

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
SHANNON LABOUR (et al.)

Case Number
2013CV2011

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
02/03/2014	Advance Fee	Advance Fee	0013888392	\$0.00	\$1,350.00
02/03/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
02/03/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
02/03/2014	Crying Sale			\$10.00	\$0.00
02/03/2014	Docketing			\$15.00	\$0.00
02/03/2014	Levy			\$15.00	\$0.00
02/03/2014	Mailing Costs			\$36.00	\$0.00
02/03/2014	Posting Handbill			\$15.00	\$0.00
02/03/2014	Press Enterprise Inc.			\$1,071.78	\$0.00
02/03/2014	Sheriff Automation Fund			\$50.00	\$0.00
02/03/2014	Web Posting			\$100.00	\$0.00
08/04/2014	Service			\$195.00	\$0.00
08/04/2014	Service Mileage			\$10.00	\$0.00
08/04/2014	Copies			\$6.50	\$0.00
08/04/2014	Notary Fee			\$15.00	\$0.00
08/04/2014	Tax Claim Search			\$5.00	\$0.00
08/04/2014	Surcharge			\$140.00	\$0.00
				\$1,716.78	\$1,350.00
				TOTAL BALANCE: \$(366.78)	

Phelan Hallinan, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001462455

PAY THREE HUNDRED SIXTY-SIX AND 78 / 100 Dollars

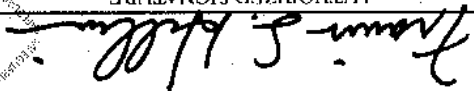
DATE
10/6/2014

AMOUNT
*****\$366.78

TO THE
ORDER
OF
Sheriff of Columbia County
35 W Main Street
Bloomensburg, PA 17815

DXB [808021] 3460 OLD BERWICK ROAD (2013-CV-2011)

AUTHORIZED SIGNATURE



⑈001462455⑈ ⑆036001808⑆ 361508666⑈

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - NO IMAGE DISAPPEARS WITH HEAT

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOTHY T. CHAMBERLAIN, SHERIFF

Fax

To: David Tran *Jill* **From:** Sheriff Timothy T. Chamberlain
Fax: *215 563 3826* **Pages:** 2
Phone: **Date:** August 6, 2014 *7-28-14*
Re: Labour **CC:**

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$366.78

9-19-14
left message
for David Tran

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax: 215-568-7616

Representing Lenders in
Pennsylvania

Foreclosure Manager

August 6, 2014

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. v.
SHANNON M. LABOUR and JAMIN D. LABOUR
3460 OLD BERWICK ROAD BLOOMSBURG, PA 17815-3344
No.: 2013-CV-2011

Dear Sir/Madam:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for August 6, 2014 due to the following: Service of NOS

Please be advised that no funds were reported to be received.

You are hereby directed to immediately discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,
David Tran for
Phelan Hallinan, LLP

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO

vs.

Defendant
SHANNON LABOUR
JAMIN D LABOUR
UNITED BANK
TENANTS/OCCUPANTS
PATRICK O'CONNELL

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, August 6, 2014

Writ of Execution No. : 2013CV2011

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,071.78
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00
Total Sheriff Costs	\$1,886.78

Municipal Costs

Sewer	\$124.59
Total Municipal Costs	\$124.59

Distribution Costs

Recording Fees	\$65.00
Total Distribution Costs	\$65.00

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

not to be used for other than the above stated purpose

Location of the real estate: 3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

Grand Total:

\$2,076.37

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(d) County-Sheriff Sheriff, Telesoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO

vs.

Defendant
SHANNON LABOUR
JAMIN D LABOUR
UNITED BANK
TENANTS/OCCUPANTS
PATRICK O'CONNELL

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, August 6, 2014

Writ of Execution No. : 2013CV2011

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,071.78
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
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Solicitor Services	\$75.00
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Service	\$195.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00

Total Sheriff Costs **\$1,886.78**

Municipal Costs

Sewer	\$124.59
-------	----------

Total Municipal Costs **\$124.59**

Distribution Costs

Recording Fees	\$65.00
----------------	---------

Total Distribution Costs **\$65.00**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(c) CountySuite Sheriff Telecost® Inc.

Location of the real estate: 3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

Grand Total:

\$2,076.37

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(cc) Columbia County Sheriff, Bloomsburg, Pa.

SHERIFF'S SALE COST SHEET

3-17

NO. _____ VS. _____
ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>36.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>435.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1,071.78</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1296.78</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>65.00</u>
TOTAL ***** \$ <u>75.00</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>

TOTAL ***** \$ 5.00

8-4-14 1420
called 2x
no one answered

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>124.59</u>
WATER 20	\$ _____

TOTAL ***** \$ 124.59

SURCHARGE FEE (DSTE)

MISC. _____	\$ _____
_____	\$ _____

TOTAL ***** \$ - 0 -

TOTAL COSTS (OPENING BID) \$ 2076.37

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

July 31, 2014

Columbia County Sheriff's Office

Attn: Tim Chamberlin

PO Box # 380

35 West Main Street

Bloomsburg, PA 17815

Reference Docket # 2013-CV-211

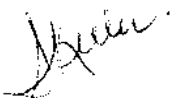
3460 Old Berwick Road, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for User Fees Jamin D Labour and Shannon M Labour, for the property located at 3460 Berwick Road, Bloomsburg, PA 17818, Columbia County in the amount of \$124.59. Services dates for the fees in question are from May 28 – August 6, 2014.

Per your website the sale is to take place on Wednesday, August 6, 2014. If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller

Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

Scott Township FAX: 570-784-6553 Jul 31 2014 14:58 P001/001
SCOTT TOWNSHIP AUTHORITY

350 Tenny Street
Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

July 31, 2014

Columbia County Sheriff's Office
Attn: Tim Chamberlin
PO Box # 380
35 West Main Street
Bloomsburg, PA 17815

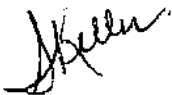
Reference Docket # 2013-CV-211
3460 Old Berwick Road, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for User Fees Jamin D Labour and Shannon M Labour, for the property located at 3460 Berwick Road, Bloomsburg, PA 17818, Columbia County in the amount of \$124.59. Services dates for the fees in question are from May 28 – August 6, 2014.

Per your website the sale is to take place on Wednesday, August 6, 2014. If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller
Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax: 215-568-7616

Nindea Isaac
Legal Assistant,

Timonthy Chamberlain
Acting Sheriff
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: WELLS FARGO BANK, N.A. v. SHANNON M. LABOUR et al.
No.: 2013-CV-2011

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

****Property is listed for the 08/06/2014 Sheriff Sale.****

Very truly yours,

Phelan Hallinan, LLP

By:

Nindea Isaac, Legal Assistant

CC: SHANNON M. LABOUR
JAMIN D. LABOUR

PHELAN HALLINAN, LLP
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

WELLS FARGO BANK, N.A.
Plaintiff,

v.

SHANNON M. LABOUR
JAMIN D. LABOUR
Defendant(s)

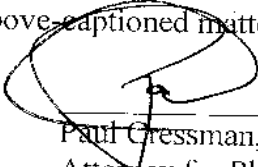
CIVIL DIVISION

No.: 2013-CV-2011

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 6.11.14


Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

WELLS FARGO BANK, N.A.
Plaintiff,

v.

**SHANNON M. LABOUR
JAMIN D. LABOUR**
Defendant(s)


CIVIL DIVISION

No.: 2013-CV-2011

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 06/11/2014 at 09:00 AM in the above-captioned matter has been continued until 08/06/2014 at 09:00 AM.

Date: 6.11.14


Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

WELLS FARGO BANK, N.A.
Plaintiff,

v.

**SHANNON M. LABOUR
JAMIN D. LABOUR**
Defendant(s)

CIVIL DIVISION

No.: 2013-CV-2011


CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

SHANNON M. LABOUR
C/O PATRICK T. O'CONNELL
14 WEST MAIN STREET
BLOOMSBURG, PA 17815

JAMIN D. LABOUR
C/O PATRICK T. O'CONNELL
14 WEST MAIN STREET
BLOOMSBURG, PA 17815

Date: 6.11.14


Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

PHILAN HALLINAN, L.L.P.
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.
Plaintiff,

v.

SHANNON M. LABOUR
JAMIN D. LABOUR
Defendant(s)

CIVIL DIVISION

No.: 2013-CV-2011

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 6.11.14

Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax: 215-568-7616

Jim Mallon
Legal Assistant,

Timonthy Chamberlain
Acting Sheriff
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: WELLS FARGO BANK, N.A. v. SHANNON M. LABOUR et al.
No.: 2013-CV-2011

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

****Property is listed for the 08/13/2014 Sheriff Sale.****

Very truly yours,

Phelan Hallinan, LLP

By:

Jim Mallon, Legal Assistant

CC: SHANNON M. LABOUR
JAMIN D. LABOUR

PHELAN HALLINAN, LLP
Jonathan Lobb, Esq., Id. No.312174
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jonathan.Lobb@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

WELLS FARGO BANK, N.A.
Plaintiff,

v.

SHANNON M. LABOUR
JAMIN D. LABOUR
Defendant(s)


CIVIL DIVISION

No.: 2013-CV-2011

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 8/25/14


Jonathan Lobb, Esq., Id. No.312174
Attorney for Plaintiff

PHELAN HALLINAN, L.L.P.
Jonathan Lobb, Esq., Id. No.312174
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jonathan.Lobb@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

WELLS FARGO BANK, N.A.
Plaintiff,

v.

SHANNON M. LABOUR
JAMIN D. LABOUR
Defendant(s)

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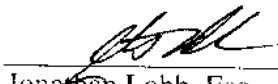
CIVIL DIVISION

No.: 2013-CV-2011

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 08/06/2014 at 09:00 AM in the above-captioned matter has been continued until 08/13/2014 at 09:00 AM.

Date: 08/25/14


Jonathan Lobb, Esq., Id. No.312174
Attorney for Plaintiff

PHILAN HALLINAN, LLP
Jonathan Lobb, Esq., Id. No.312174
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jonathan.Lobb@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

WELLS FARGO BANK, N.A.
Plaintiff,

v.

SHANNON M. LABOUR
JAMIN D. LABOUR
Defendant(s)

:
:
:
:
: **CIVIL DIVISION**
:
: **No.: 2013-CV-2011**
:


CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

SHANNON M. LABOUR
C/O PATRICK T. O'CONNELL
14 WEST MAIN STREET
BLOOMSBURG, PA 17815

JAMIN D. LABOUR
C/O PATRICK T. O'CONNELL
14 WEST MAIN STREET
BLOOMSBURG, PA 17815

Date: 6/25/14


Jonathan Lobb, Esq., Id. No.312174
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Jonathan Lobb, Esq., Id. No.312174
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jonathan.Lobb@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

WELLS FARGO BANK, N.A.
Plaintiff,

v.

SHANNON M. LABOUR
JAMIN D. LABOUR
Defendant(s)

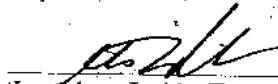
CIVIL DIVISION

No.: 2013-CV-2011

**ATTORNEY FILE COPY
PLEASE RETURN**
CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 9/25/14


Jonathan Lobb, Esq., Id. No.312174
Attorney for Plaintiff

Phelan Hallinan, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania

Foreclosure Manager

May 22, 2014

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. v.
SHANNON M. LABOUR and JAMIN D. LABOUR
3460 OLD BERWICK ROAD BLOOMSBURG, PA 17815-3344
No.: 2013-CV-2011

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for June 11, 2014 due to the following: Service of NOS.

The Property is to be relisted for the August 13, 2014 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
David Tran for
Phelan Hallinan, LLP

Phelan Hallinan, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania

Foreclosure Manager

May 22, 2014

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. v.
SHANNON M. LABOUR and JAMIN D. LABOUR
3460 OLD BERWICK ROAD BLOOMSBURG, PA 17815-3344
No.: 2013-CV-2011

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for June 11, 2014 due to the following: Service of NOS.

The Property is to be relisted for the August 6, 2014 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
David Tran for
Phelan Hallinan, LLP

23

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8656

Phelan Hallinan, LLP

Fax

To: Columbia County Sheriff Office**From:** David Tran**Fax:****Date:** 5/21/2014**Phone:****Pages:** 1**Re:** Postpone Sale Date - PHS 808021**CC:**

☒ **Urgent** ☒ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments:

Good afternoon,

Currently the sale is set for 6/11/14. We would like to postpone our scheduled sheriff sale for 60 days. Please provide a new sale date and time as soon as possible.

Defendants:LABOUR, SHANNON M.**Property:**LABOUR, JAMIN D.3460 OLD BERWICK ROADBLOOMSBURG, PA 17815-3344**Complaint Docket #:**2013-CV-2011

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

David Tran

Phone – 215-320-0007 Ext 1495

Fax – 215-563-8656

Sale is August 6, 2014 9:00 AM

Phelan Hallinan, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania

Foreclosure Manager

March 18, 2014

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. v.
SHANNON M. LABOUR and JAMIN D. LABOUR
3460 OLD BERWICK ROAD BLOOMSBURG, PA 17815-3344
No.: 2013-CV-2011

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for April 2, 2014 due to the following: Service of NOS.

The Property is to be relisted for the June 11, 2014 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
David Tran for
Phelan Hallinan, LLP

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV211

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on: **WEDNESDAY, APRIL 02, 2014 AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that tract of land, situate in the Village of Almedia, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the south side of the State Highway leading from Bloomsburg to Berwick at the northeast corner of land conveyed by Florence P. White to Benjamin D. Shuman and Lena M. Shuman, his wife;

THENCE running along said highway, North 82 degrees East, 33 feet to an iron pin corner;

THENCE by land now or late of E.R. Hartzel and Charles Hagenbuch, South 24 degrees East, 208 feet to an iron pin corner in line of land now or late of Mrs. Herbert Hoffman;

THENCE along said lands, South 82 degrees West, 66 feet (erroneously stated as 67 feet in prior deeds) to the southeast corner of land now or late of said Benjamin D. Shuman and Lena M. Shuman, his wife;

THENCE along lands now or late of said Shuman, North 14 degrees, 30 minutes West, 200 feet to the PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Jamin D. Labour and Shannon M. Labour, his wife, by Deed from Lesley H. Samsel, Jr. and Yvonne A. Samsel, his wife, dated 09/22/2006, recorded 09/25/2006 in Instrument Number 200610086.

Tax Parcel: 31 4C102300000

Premises Being: 3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815-3344

PROPERTY ADDRESS: 3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

LPI / TAX PARCEL NUMBER: 314C102300000

Seized and taken into execution to be sold as the property of SHANNON LABOUR, JAMIN D LABOUR, UNITED BANK, TENANTS/OCCUPANTS, PATRICK O'CONNELL in suit of WELLS FARGO.

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
PHELAN & HALLINAN LLP
Philadelphia, pa 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

law deposes and says that Press Enterprise is principal office and place of business at 3185 Columbia and State of Pennsylvania, and was has been published daily, continuously in said the attached notice March 12, 19, 26, 2014 that designated agent of the owner or publisher of said blished; that neither the affiant nor Press said notice and advertisement and that all of the place, and character of publication are true.

26th day of March 2014

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

....., I hereby certify that the advertising and
...for publishing the foregoing notice, and the

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8656

Phefan Hallinan, LLP

Fax

To: Columbia County Sheriff Office **From:** David Tran
Fax: **Date:** 3/17/2014
Phone: **Pages:** 1
Re: Postpone Sale Date - PHS 808021 **CC:**
☒ **Urgent** ☒ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments:

Good afternoon,

Currently the sale is set for 4/2/14. We would like to postpone our scheduled sheriff sale for 60 days. Please provide a new sale date and time as soon as possible.

Defendants:	LABOUR, SHANNON M.
Property:	LABOUR, JAMON D.
	3460 OLD BERWICK ROAD (VAC)
	BLOOMSBURG, PA 17815-3444
Complaint Docket #:	2063-CV-2011

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

David Tran

Phone - 215-320-0007 Ext 1495

Fax - 215-563-8656

Sale
June 11, 2014 09:00 AM

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

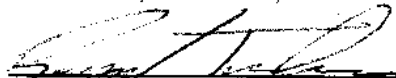


WELLS FARGO
vs.
SHANNON LABOUR (et al.)

Case Number
2013CV211

SHERIFF'S RETURN OF SERVICE

03/04/2014 05:40 PM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JAMIN D LABOUR AT 1610 ORANGE STREET, BERWICK, PA 18603.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

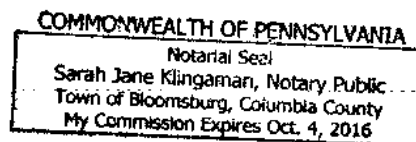

TIMOTHY T. CHAMBERLAIN, SHERIFF

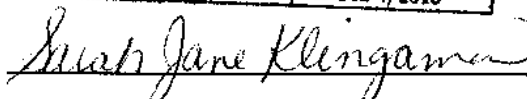
March 05, 2014

NOTARY

Affirmed and subscribed to before me this

5TH day of MARCH, 2014





PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
SHANNON LABOUR (et al.)

Case Number
2013CV211

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

2420 2nd st

Bloomsburg

JNET -
Good Address

[Handwritten signature/initials]

Serve To:

Name: JAMIN D LABOUR

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 3460 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Adult In Charge:

Phone:

DOB:

Relation:

Alternate Address: 1610 ORANGE STREET
BERWICK, PA 18603

Date:

Time:

Phone:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:	2-10-14	2/11/14	2/18/14	2/21/14	2/24/14	3-4-14
Time:	09:30	13:13	14:45	10:45	09:30	1740
Mileage:						
Deputy:	3	n 8	17	17	17	8

Service Attempt Notes:

1. L/C - No Answer - House may be vacant
 2. J-NET Address comes back to highlighted address.
 3. Has never lived @ 1610 Orange Street address
 4. L/C @ 2420 2nd st Bloom Address
 5. Card still in door - N/A
 6. Car in carport - Card gone - N/A
- Card still on steps 10/14

LABOUR, JAMIN D

2013CV211

3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

WELLS FARGO BANK, N.A.

vs.

SHANNON M. LABOUR
JAMIN D. LABOUR

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-2077 211

2014-ED-23

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):

PREMISES: 3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815-3344
(See Legal Description attached).

Amount Due

\$90,577.40

Interest from 01/16/2014 to Date of Sale

\$_____ and costs.

@ \$14.89 per diem

Dated:

01-31-14

(SEAL)

PH # 808021

Barbara N. Silvette
(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.

FILED IN CLERK'S OFFICE
OF COLUMBIA COUNTY, PENNA.
JAN 31 2014

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.
Plaintiff

vs.

SHANNON M. LABOUR
JAMIN D. LABOUR

Defendants

: Court of Common Pleas
:
:
: Civil Division
:
:
: COLUMBIA County
: ~~2013-CV-211~~
: No. ~~2013-CV-2014~~
:

ORDER

AND NOW, this 28th day of February, 2014 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$80,579.56
Interest Through April 1, 2014	\$9,518.46
Late Charges	\$178.62
Legal fees	\$2,125.00
Cost of Suit and Title	\$1,614.59
Property Inspections	\$105.00
Mortgage Insurance Premium/ Private Mortgage Insurance	\$553.91
Mortgage Insurance Premium to be Paid Prior	\$96.30
Escrow to be Paid Prior	\$1,489.43
Escrow Deficit	<u>\$2,044.84</u>

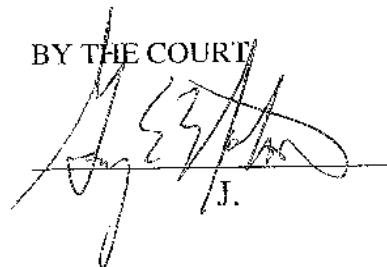
TOTAL

\$98,305.71

Plus interest at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT


J.

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2014 MAR -3 P 3:19

FILED
PROTHONOTARY

808021

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

CHRISTINE SCHOFFLER
Legal Assistant, 1286

Representing Lenders in
Pennsylvania

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

No.: 2013-CV-2011
No.:

Re: WELLS FARGO BANK, N.A. VS. SHANNON M. LABOUR, and JAMIN D. LABOUR
No.: 2013-CV-2011, No.:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

****Property is listed for the 04/02/2014 Sheriff Sale.****

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan, LLP

By:

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN, LLP
John Michael Kolesnik, Esq., Id. No.308877
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
John.Kolesnik@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.
Plaintiff,

v.

SHANNON M. LABOUR
JAMIN D. LABOUR
Defendant(s)

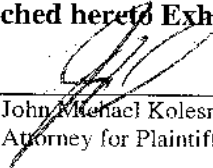
: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2013-CV-2011
No.:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

Date: 2/25/14


John Michael Kolesnik, Esq., Id. No.308877
Attorney for Plaintiff

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Name and
Address
Of Sender

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

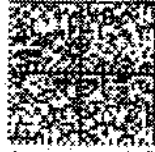
AZK/SCS - 04/02/2014 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 3460 OLD BERWICK ROAD BLOOMSBURG, PA 17815-3344	\$0.45
2	****	SHANNON M. LABOUR & JAMIN D. LABOUR C/O PATRICK T. O'CONNELL, ESQUIRE 14 WEST MAIN STREET BLOOMSBURG, PA 17815	\$0.45
3	****	UNITED BANK 21 TWELFTH STREET WHEELING, WV 26003	\$0.45
4	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.45
5	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.45
6	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.45
7	****	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17108-1754	\$0.45
		RE: SHANNON M. LABOUR (COLUMBIA COUNTY) - Page 1 of 1	\$3.60

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail domestic reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail international insurance is \$500. The maximum indemnity payable is \$5,000 for registered mail, sent with optional insurance. See Domestic Mail Manual (R900) 5913 and 5921 for limitations of coverage.
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Form 3877 Facsimile

U.S. POSTAGE >> PITNEY BOWES
ZIP 19103 \$ 004.59
02 1M
0001381191 FEB 19 2014



FEB 19 2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
SHANNON LABOUR (et al.)

Case Number
2013CV211

SHERIFF'S RETURN OF SERVICE

02/11/2014 12:39 PM - DEPUTY TYLER HINOJOSA, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.

Tyler Hinojosa
TYLER HINOJOSA, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

February 12, 2014

NOTARY

Affirmed and subscribed to before me this

12TH day of FEBRUARY, 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2015

Sarah Jane Klingaman

PHILAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
SHANNON LABOUR (et al.)

Case Number
2013CV211

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 3460 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: 1 Post

Relation:

Date: 2-11-14

Time: 1239

Deputy: 8+17

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2013CV211

3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
SHANNON LABOUR (et al.)

Case Number
2013CV211

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

Warrant:

Serve To:

Name: SHANNON LABOUR

Primary Address: 3460 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 1610 ORANGE STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Ryan Wilkins

Relation: Boyfriend

Date: 2/11/14 Time: 13:13

Deputy: 17 8 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:	2-10-14					
Time:	09:50					
Mileage:						
Deputy:	3					

Service Attempt Notes:

1. LIC - House may be vacant
2. J-NET comes back to highlighted address

LABOUR, SHANNON

2013CV211

3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
SHANNON LABOUR (et al.)

Case Number
2013CV211

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: H. James Hock

Primary Address: 2626 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-7823

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: H. James Hock

Relation: Tax Collector

Date: 2-10-14

Time: 09:20

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

HOCK, H. JAMES

2013CV211

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
SHANNON LABOUR (et al.)

Case Number
2013CV211

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Terri Mumaw

Relation:

Secretary / curriculum Secretary

Date:

2-10-14

Time:

10:00

Deputy:

3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

CENTRAL COLUMBIA SD

2013CV211

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
SHANNON LABOUR (et al.)

Case Number
2013CV211

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: PATRICK O'CONNELL

Primary Address: 14 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: 570-380-1280

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Patrick O'Connell

Relation:

Def

Date:

2-7-14

Time:

12:50

Deputy:

3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

O'CONNELL, PATRICK

2013CV211

14 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV211

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, APRIL 02, 2014
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that tract of land, situate in the Village of Almedia, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the south side of the State Highway leading from Bloomsburg to Berwick at the northeast corner of land conveyed by Florence P. White to Benjamin D. Shuman and Lena M. Shuman, his wife;

THENCE running along said highway, North 82 degrees East, 33 feet to an iron pin corner;

THENCE by land now or late of E.R. Hartzel and Charles Hagenbuch, South 24 degrees East, 208 feet to an iron pin corner in line of land now or late of Mrs. Herbert Hoffman; THENCE along said lands, South 82 degrees West, 66 feet (erroneously stated as 67 feet in prior deeds) to the southeast corner of land now or late of said Benjamin D. Shuman and Lena M. Shuman, his wife;

THENCE along lands now or late of said Shuman, North 14 degrees, 30 minutes West, 200 feet to the PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Jamin D. Labour and Shannon M. Labour, his wife, by Deed from Lesley H. Samsel, Jr. and Yvonne A. Samsel, his wife, dated 09/22/2006, recorded 09/25/2006 in Instrument Number 200610086.

Tax Parcel: 31 4C102300000

Premises Being: 3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815-3344

PROPERTY ADDRESS: 3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 314C102300000

Seized and taken into execution to be sold as the property of SHANNON LABOUR, JAMIN D LABOUR, UNITED BANK, TENANTS/OCCUPANTS, PATRICK O'CONNELL in suit of WELLS FARGO.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
PHELAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(X) To include Sheriff's Office in sale

ED # 2014 ED 23

CHECK FOR PROPER INFO.

COPY OF DESCRIPTION	<u>X</u>
---------------------	----------

WHEREABOUTS OF LKA X

* NON-MILITARY AFFIDAVIT _____ *October 11 1968* *Pdte*

NOTICES OF SHERIFF SALE X

WAIVER OF WATCHMAN X

AFFIDAVIT OF LIENS LIST 4

CHECK FOR \$1,350.00 OR X CK# 001388392

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE April 2nd TIME 9:00 Am

POSTING DATE

ADV. DATES FOR NEWSPAPER 1ST WEEK2ND WEEK3RD WEEK

Pa.R.C.P. 3180-3183 and Rule 3257

 $\frac{1}{2}, \frac{1}{3}$

COLUMBIA COUNTY

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):

PREMISES: 3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815-3344
(See Legal Description attached).

Amount Due
Interest from 01/16/2014 to Date of Sale
@ \$14.89 per diem

\$90,577.40
\$ _____ and costs.

Dated: 11-31-14 _____
(SEAL)

PH # 808021

Barbara R. Silvette
(Clerk) Office of the Prothonotary Support, Common Pleas Court
of Columbia County, Penna.

From: State of Tenn. Courts
 MyCamp MyLife Monday, 6/20/16

Nov 2013 CV-2011

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

vs.

SHANNON M. LABOUR
DEFENDANT

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judge Fee

Cost

Sum

Adam H. Davis

Phelan Hallinan, LLP

Adam H. Davis, Esq., Id. No. 203034
Attorney for Plaintiff

\$115.00 pd
\$15.00 pd
\$25.00 pd
\$10.00

WELLS FARGO BANK, N.A.
1000 MARKET STREET
PHILADELPHIA, PA 19102
1-800-368-2211
WWW.WELLSFARGO.COM
1-800-368-2211
WWW.WELLSFARGO.COM

WELLS FARGO BANK, N.A.
Plaintiff

v.

SHANNON M. LABOUR
JAMIN D. LABOUR
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-2011 211**
:
: **2014-ED-23**
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815-3344**.

1. Name and address of Owner(s) or reputed Owner(s):
Name

Address (if address cannot be reasonably ascertained,
please so indicate)

SHANNON M. LABOUR

**3460 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-3344**

**1610 ORANGE STREET
BERWICK, PA 18603**

JAMIN D. LABOUR

**3460 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-3344**

**2420 SECOND STREET
BLOOMSBURG, PA 17815**

2. Name and address of Defendant(s) in the judgment:
Name

Address (if address cannot be reasonably
ascertained, please so indicate)

SHANNON M. LABOUR

**3460 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-3344**

**1610 ORANGE STREET
BERWICK, PA 18603**

JAMIN D. LABOUR

**3460 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-3344**

**2420 SECOND STREET
BLOOMSBURG, PA 17815**

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name

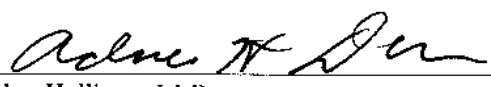
Address (if address cannot be
reasonably ascertained, please indicate)

None.

4. Name and address of last recorded holder of every mortgage of record:
 Name **UNITED BANK** Address (if address cannot be reasonably ascertained, please indicate) **21 TWELFTH STREET
WHEELING, WV 26003**
5. Name and address of every other person who has any record lien on the property:
 Name **None.** Address (if address cannot be reasonably ascertained, please indicate)
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
 Name **None.** Address (if address cannot be reasonably ascertained, please indicate)
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
 Name **TENANT/OCCUPANT** Address (if address cannot be reasonably ascertained, please indicate) **3460 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-3344**
- SHANNON M. LABOUR & JAMIN D. LABOUR C/O PATRICK T. O'CONNELL, ESQUIRE** **14 WEST MAIN STREET
BLOOMSBURG, PA 17815**
- DOMESTIC RELATIONS OF COLUMBIA COUNTY** **COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**
- COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE** **P.O. BOX 2675
HARRISBURG, PA 17105**
- INTERNAL REVENUE SERVICE ADVISORY** **1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222**
- U.S. DEPARTMENT OF JUSTICE
U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA
FEDERAL BUILDING** **228 WALNUT STREET, SUITE 220
PO BOX 11754
HARRISBURG, PA 17108-1754**

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Date: 1/30/14

By: 
Phelan Hallinan, LLP
 Adam H. Davis, Esq., Id. No. 203034
 Attorney for Plaintiff
 PHELAN HALLINAN, LLP
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza, Philadelphia, PA 19103
 215-563-7000

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No. 203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorneys for Plaintiff

WELLS FARGO BANK, N.A.
Plaintiff

v.

SHANNON M. LABOUR
JAMIN D. LABOUR
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-~~344~~ 20
: 204-ED-23
: COLUMBIA COUNTY
:

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- (X) the premises is vacant
- () Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By: 

Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No. 203034
Attorney for Plaintiff

WELLS FARGO BANK, N.A.
Plaintiff

v.

SHANNON M. LABOUR
JAMIN D. LABOUR
Defendant(s)

: COURT OF COMMON PLEAS
:
:
: CIVIL DIVISION
:
: NO.: 2013-CV-2011 211
: 2014-ED-23
: COLUMBIA COUNTY
:

AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815-3344**.

1. Name and address of Owner(s) or reputed Owner(s):
Name:

Address (if address cannot be reasonably ascertained,
please so indicate)

SHANNON M. LABOUR

3460 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-3344

1610 ORANGE STREET
BERWICK, PA 18603

JAMIN D. LABOUR

3460 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-3344

2420 SECOND STREET
BLOOMSBURG, PA 17815

2. Name and address of Defendant(s) in the judgment:
Name:

Address (if address cannot be reasonably
ascertained, please so indicate)

SHANNON M. LABOUR

3460 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-3344

1610 ORANGE STREET
BERWICK, PA 18603

JAMIN D. LABOUR

3460 OLD BERWICK ROAD
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BLOOMSBURG, PA 17815

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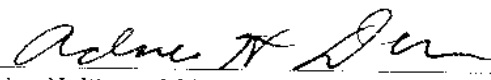
Address (if address cannot be
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None.

4. Name and address of last recorded holder of every mortgage of record:
 Name **UNITED BANK** Address (if address cannot be reasonably ascertained, please indicate) **21 TWELFTH STREET
WHEELING, WV 26003**
5. Name and address of every other person who has any record lien on the property.
 Name **None.** Address (if address cannot be reasonably ascertained, please indicate)
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
 Name **None.** Address (if address cannot be reasonably ascertained, please indicate)
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
 Name **TENANT/OCCUPANT** Address (if address cannot be reasonably ascertained, please indicate) **3460 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-3344**
- SHANNON M. LABOUR & JAMIN D. LABOUR C/O PATRICK T. O'CONNELL, ESQUIRE** **14 WEST MAIN STREET
BLOOMSBURG, PA 17815**
- DOMESTIC RELATIONS OF COLUMBIA COUNTY** **COLUMBIA COUNTY COURTHOUSE
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U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA
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I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Date: 1/30/14

By: 
 Phelan Hallinan, LLP
 Adam B. Davis, Esq., Id. No. 203054
 Attorney for Plaintiff
 PHELAN HALLINAN, LLP
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza, Philadelphia, PA 19103
 215-563-7000

WELLS FARGO BANK, N.A.

Plaintiff

vs.

SHANNON M. LABOUR

JAMIN D. LABOUR

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-~~2011~~ 211

2014-ED-23

COLUMBIA COUNTY

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SHANNON M. LABOUR
JAMIN D. LABOUR
3460 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-3344

SHANNON M. LABOUR
1610 ORANGE STREET
BERWICK, PA 18603

JAMIN D. LABOUR
2420 SECOND STREET
BLOOMSBURG, PA 17815

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at **3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815-3344** is scheduled to be sold at the Sheriff's Sale on April 2nd at 9:00 am in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$90,577.40** obtained by **WELLS FARGO BANK, N.A.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2013-CV-~~2011~~ 200

WELLS FARGO BANK, N.A.

v.

SHANNON M. LABOUR

JAMIN D. LABOUR

owner(s) of property situate in the **TOWNSHIP OF SCOTT**, COLUMBIA County,
Pennsylvania, being

3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815-3344

Parcel No. 31 4C102300000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$90,577.40**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL that tract of land, situate in the Village of Almedia, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the south side of the State Highway leading from Bloomsburg to Berwick at the northeast corner of land conveyed by Florence P. White to Benjamin D. Shuman and Lena M. Shuman, his wife;

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Tax Parcel: 31 4C102300000

Premises Being: 3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815-3344

LEGAL DESCRIPTION

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Premises Being: 3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815-3344

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorneys for Plaintiff

WELLS FARGO BANK, N.A.
Plaintiff

v.

SHANNON M. LABOUR
JAMIN D. LABOUR
Defendant(s)

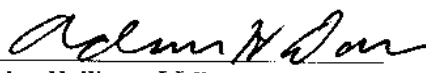
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-2011 211**
: **2014-ED-23**
: **COLUMBIA COUNTY**
:

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- (X) the premises is vacant
- () Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By: 
Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

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Tax Parcel: 31 4C102300000

Premises Being: 3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815-3344

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2013-CV-~~211~~ 211 2014-ED-23

WELLS FARGO BANK, N.A.

v.

SHANNON M. LABOUR

JAMIN D. LABOUR

owner(s) of property situate in the TOWNSHIP OF SCOTT, COLUMBIA County,
Pennsylvania, being

3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815-3344

Parcel No. 31 4C102300000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$90,577.40**

Attorneys for Plaintiff

Phelan Hallinan, LLP

SHERIFF'S RETURN

WELLS FARGO BANK, N.A.

Plaintiff

vs.

SHANNON M. LABOUR

JAMIN D. LABOUR

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2013-CV-241 2M

2014-ED-23

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__, at _____ O'Clock _____ m., served the within upon _____ at _____ by handing to _____ a true and correct copy of the original Notice of Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

_____, 20__, See return endorsed hereon by Sheriff of _____ County, Pennsylvania, and made a part of this return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Plaintiff WELLS FARGO BANK, N.A.	Expiration date No: 2013-CV- 2014 211 2014-ED-23
Defendant SHANNON M. LABOUR JAMIN D. LABOUR	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
3460 OLD BERWICK ROAD

BLOOMSBURG, PA 17815-3344

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

 Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <input checked="" type="checkbox"/> Plaintiff <i>Adam H. Davis</i> Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date 11/30/14
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SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
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RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	<table style="width: 100%;"> <tr> <td style="width: 70%;">SO ANSWERS</td> <td style="width: 30%;">Date</td> </tr> <tr> <td>Signature of Dep. Sheriff</td> <td></td> </tr> <tr> <td>Signature of Sheriff</td> <td>Date</td> </tr> <tr> <td>Sheriff of</td> <td></td> </tr> </table>	SO ANSWERS	Date	Signature of Dep. Sheriff		Signature of Sheriff	Date	Sheriff of	
SO ANSWERS	Date								
Signature of Dep. Sheriff									
Signature of Sheriff	Date								
Sheriff of									

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff
WELLS FARGO BANK, N.A.

No.: 2013-CV-2011 211

Defendant
SHANNON M. LABOUR
JAMIN D. LABOUR

2014-ED-23
Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

SHANNON M. LABOUR

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

3460 OLD BERWICK ROAD

BLOOMSBURG, PA 17815-3344

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

John P. Davis

Defendant

Telephone Number

(215)563-7000

Date

11/30/14

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Count Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

WELLS FARGO BANK, N.A.

No.: 2013-CV-2011-211

2014-ED-23

Defendant

SHANNON M. LABOUR

JAMIN D. LABOUR

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

SHANNON M. LABOUR

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

1610 ORANGE STREET

BERWICK, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20__ I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

Telephone Number

Date

ADDRESS: *Adam X. Dini*
One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

1/20/14

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____, 20__

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

WELLS FARGO BANK, N.A.

No: ~~2013-CV-2011~~ **211**

2014-ED-23

Defendant

SHANNON M. LABOUR
JAMIN D. LABOUR

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

JAMIN D. LABOUR

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

3460 OLD BERWICK ROAD

BLOOMSBURG, PA 17815-3344

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Sheriff of COLUMBIA County, Penna.

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Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

Adam X. Don

Defendant

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

11/30/14

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____, 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

WELLS FARGO BANK, N.A.

No.: 2013-CV-2011 211

2014-ED-23

Defendant

SHANNON M. LABOUR

JAMIN D. LABOUR

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE

JAMIN D. LABOUR

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

2420 SECOND STREET

BLOOMSBURG, PA 17815

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20__ 1, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

Adam R. Dan

Defendant

Telephone Number

(215)563-7000

Date

11/30/14

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20__

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

Document Receipt

Trans #	1993	Carrier / service:	USPS Server	First-Class Mail®	2/3/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000019979

Doc Ref #: 2014ED23

Postage 5.3400

PHILADELPHIA PA 19106

73

Document Receipt

Trans #	1992	Carrier / service:	USPS Server	First-Class Mail®	2/3/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: 71901140006000019962

Doc Ref #: 2014ED23

Postage 5.3400

PHILADELPHIA PA 19107

23

Document Receipt

Trans #	1992	Carrier / service:	USPS Server	First-Class Mail®	2/3/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #:	71901140006000019962
Doc Ref #	2014ED23
Postage	5.3400

PHILADELPHIA PA 19107

2.3

Document Receipt

Trans #	1991	Carrier / service:	USPS Server	First-Class Mail®	2/3/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000019955

Doc Ref #: 2014ED23

Postage 5.3400

HARRISBURG PA 17105

23

Document Receipt

Trans #	1990	Carrier / service:	USPS Server	First-Class Mail®	2/3/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000019948

Doc Ref #: 2014ED23

Postage 5.3400

HARRISBURG PA 17128

25

Document Receipt

Trans #	1989	Carrier / service:	USPS Server	First-Class Mail®	2/3/2014 12:00:00 AM
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Ship to:

UNITED BANK

21 TWELFTH STREET

Tracking #: 71901140006000019931

Doc Ref #: 2014ED23

Postage 5.3400

WHEELING WV 26003

23

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
SHANNON LABOUR (et al.)

Case Number
2013CV211

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloombsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Sharon Richendrfer

Relation: Clerk II

Date: 2-3-14 Time: 11:00

Deputy: 16 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2013CV211 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Phelan Hallinan, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001388392

DATE
1/28/2014

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE Sheriff of Columbia County
ORDER 35 W Main Street
OF Bloomsburg, PA 17815

SCS [808021] 3460 OLD BERWICK ROAD (2013-CV-2011)


AUTHORIZED SIGNATURE

⑈001388392⑈ ⑆036001808⑆ 361508666⑈