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

DATE	CATEGORY	MEMO	СНК #	DEBIT	CREDIT
02/03/2014	Advance Fee	Advance Fee	0013888391	\$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)

Printed: 8/6/2014 9:30:39AM

098/081-8 TD Bank, NA

001462455

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

Bloomsburg, PA 17815

Sheriff of Columbia County

BVX LHIEE HONDIED SIXLK-SIX VND 18 \ 100 Dollars

35 W Main Street

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THE DOCUMENT CONVINCE LEVY SENSING INC. LOVEN OF SERVE LIVE - 1400 INVECT DEVISION AND RELIVERANCE. DXB [808051] 3460 OLD BERWICK ROAD (2013-CV-2011)

#99990519E #9091009EO# #555295100#

PO Box 380 Bloomsburg, PA 17815

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





اهرا :10	and Iran	F	rom: Sn	eriff Timothy I	. Chamberlain
Fax:	915 563 30	826 P	ages: 2		
Phone:		D	ate: Au	igust 6, 2014	9-56-174
Re: Lak	oour	С	C:		
□ Urgent	☐ For Review	☐ Please Comm	ent 🗆 I	Please Reply	☐ Please Recycle
• Commen	its:				
I receive \$366.78				_	a balance due of
		a-	-19-10	<i>(</i>	
		left W	£5595 Q) ,	
		eft NO Fer Da	ve	YELL	

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 immediate 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

<u>Plaintiff</u> WELLS FARGO	vs.	<u>Defendant</u> SHANNON LABOUR JAMIN D LABOUR UNITED BANK TENANTS/OCCUPANTS	٦
		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

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

Sheriff's Sale Date:

Wednesday, August 6, 2014

Writ of Execution No.: 2013CV2011 Advance Sheriff Costs: \$1,350.00

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.

 Grand Total:	\$2,076.37

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

	Total Municipal Costs	\$124.59
Sewer		\$124.59
Municipal Costs		
	Total Sheriff Costs	\$1,886.78
Surcharge		\$140.00
Tax Claim Search		\$5.00
Notary Fee	·	\$15.00
Copies		\$6.50
Distribution Form		\$25.00
Service Mileage	·	\$10.00
Service		\$195.00
Web Posting		\$100.00
Transfer Tax Form	•	\$25.00
Solicitor Services		\$75.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Posting Handbill Press Enterprise Inc.		\$1,071.78
Mailing Costs		\$15.00
Levy		\$15.00 \$36.00
Docketing		\$15.00 \$15.00
Crying Sale		\$10.00 \$15.00
Advertising Sale Bills & Copies		\$17.50 \$10.00
Advertising Sale (Newspaper)		\$15.00 \$17.50
Automaticine Dele (Neuropean)		@4E 00

N

Distribution Costs

Recording Fees \$65.00

> \$65.00 **Total Distribution Costs**

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

 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.

3-17

SHERIFF'S SALE COST SHEET

		VS.
	NOED NO	JD DATE/TIME OF SALE
	DOCKET/RETURN	\$15.00
	SERVICE PER DEF.	\$ / 95,60
_	LEVY (PER PARCEL	\$15.00
	MAILING COSTS	\$ 36.60
	ADVERTISING SALE BILLS & COPIES	
	ADVERTISING SALE (NEWSPAPER)	\$15.00
	MILEAGE	\$ /0.00
_	POSTING HANDBILL	\$15.00
	CRYING/ADJOURN SALE	\$10.00
	SHERIFF'S DEED	\$35.00
	TRANSFER TAX FORM	\$25.00
	DISTRIBUTION FORM	\$25.00
	COPIES	\$ 6,50
		\$ 15100
	TOTAL, ********	\$ <u>/5,00</u> ********* \$ <u>435,00</u>
	WEB POSTING	\$150.00
	PRESS ENTERPRISE INC.	\$ 1.071.78
-	SOLICITOR'S SERVICES	\$ <u>1,071,78</u> \$75.00
		********* \$ 1296,78
	PROTHONOTARY (NOTARY)	\$10.00
	RECORDER OF DEEDS	
	TOTAL *******	\$65,60 ************** \$_75,00
	DEAL FORAUS GANDO	\$ 24-14 1420 \$ 24/12/ 2x / \$ 500 100 010 911500000000000000000000000
	REAL ESTATE TAXES:	8-4-19
	BORO, TWP & COUNTY 20	- 3 - Callat of /
	SCHOOL DIST. 20	to one gister ye
	DELINQUENT 20_ TOTAL *******	\$ 500 \$ 500 ********** \$ 5,00
	MUNICIPAL FEES DUE:	6 1001 ×9
	SEWER 20	\$ 194,59 \$
	WATER 20	»************ \$ / > 4 5 9
	1011	**************************************
	SURCHARGE FEE (DSTE)	\$ <u>146,00</u>
	MISC	\$
	AL MARINE AMERICAN MATERIAL CONTROL OF THE STATE OF THE S	\$
	TOTAL *******	************ \$ <u> </u>
	TOTAL COSTS (O	DENING DID) 6 257 27
	TOTAL COSTS (O	ALIMING RID) 2 QC (QC 2)

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,

\$haron Keller

Administrative Assistant

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

SCOTT TOWNSHIP FAX: 5707846553 Jul 31 2014 14:58 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 <u>08/06/2014</u> 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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A. Plaintiff,	:
v.	: : CIVIL DIVISION
SHANNON M. LABOUR JAMIN D. LABOUR	: :
Defendant(s)	No.: <u>2013-CV-2011</u>

CERTIFICATE OF FILING

Or	n this date, I filed with the Prot	honotary of COLUMBIA County a copy of the Notice
of the Dat	e of Continued Sheriff's Sale i	n the above captioned matter.
	6.11.14	
		Paul Gressman, Esq., Id. No.318079
		Attorney for Plaintiff

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

Attorney for Plaintiff

-	IN THE CO	URT OF	COMMO	N PLEAS
OF	COLUMBIA	\ COUN	TY, PENI	NSYLVANIA

WELLS FARGO BANK, N.A. Plaintiff,	: :
V.	:
SHANNON M. LABOUR JAMIN D. LABOUR	: CIVIL DIVISION :
Defendant(s)	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.

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

Plaintiff.

v.

CIVIL DIVISION

SHANNON M. LABOUR JAMIN D. LABOUR

Defendant(s)

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

Date: _ 6'11.14

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

Rauf 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

WELLS FARGO BANK, N.A.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

;
: CIVIL DIVISION
No.: <u>2013-CV-2011</u>
PRUMBIA County a copy of the Notice ptioned matter. ul Cressman, Esq., Id. No.318079 to ney 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 TH	E COU	RT OF	COMN	ION PI	LEAS
OF COLU	UMBIA	COUN	TY, PE	NNSYI	LVANIA

Plaintiff.

٧.

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: <u>4/25/19</u>

Jorathan 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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.	:
Plaintiff,	:
v.	:
SHANNON M. LABOUR	: CIVIL DIVISION
JAMIN D. LABOUR Defendant(s)	No.: <u>2013-CV-2011</u>

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale 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.

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A. Plaintiff,	: :
v.	: :
SHANNON M. LABOUR	: CIVIL DIVISION
JAMIN D. LABOUR Defendant(s)	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 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: 6/25/19

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

Plaintiff,

٧.

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

CIVIL DIVISION

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: <u>\$/2.5/19</u>

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

1/001

Fax Server

23

1617 John F Kennedy Blvd Suite 1400 Philadelphia, PA 19103 Phone: (215) 563-7000 Fax: (215) 503-8656

Phelan Hallinan, LLP



101	Columbia County Shariff Offi	ice From:	David Tran		
Fax	HIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	Date:	5/21/2014	-4	
Phone:		Pages	1		
Re:	Postpone Sale Date - PHS 8	808021 CC:			
ଔ Urge	nt 🗹 For Review 🖺	Please Comment	□ Please Reply	☐ Please Recycle	
+Comm	ents:	*.**	· · · · · · · · · · · · · · · · · · ·		
Good at	ternoon,				
Current Please (y the sale is set for 6/11/14. provide a new sale date and ti	We would like to postr ime as soon as possib	one our scheduled le.	sheriff sale for 60 days.	
Defendar Property: Complain	1.48QUR. 3460 OL	<u>D BERWICK ROAD</u> BURG, PA 17815-3344			
Should	you have any questions or co	oncerns, please (eel (re	e to contact me as :	soon as possible.	
Thank y	ou for you assistance in this n	natter.			
Thank y	ou,	,) . A	ar .	^
David Tr	ran	591	le is Hus	ust 6,2014	9,00 AN
Phone -	215-320-0007 Ext 1495				
Fax - 21	5-563-8656				

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

Atin: 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

SHERIFPS 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 with

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 Lene M. Shuman, his wife;

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

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 comer 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 proper ty, 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

b law deposes and says that Press Enterprise is cipal office and place of business at 3185 Columbia and State of Pennsylvania, and was has been published daily, continuously in said he attached notice <u>March 12, 19, 26, 2014</u> 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.

day of Mrs. 20.14

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seel

Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County

My Commission Expires July 3, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

Phelan Hallinan, LLP



To:	Columbia County	Sheriff Office	From:	David Tran		
Fax:		·	Date:	3/17/2014		
Phone:			Pages:	1		
Re:	Postpone Sale Da	nte - PHS 808021	CC:			
☑ Urge	ent 🖾 For Rev	iew 🔲 Please C	omment	□ Please Reply	☐ Please Recycle	
•Comm	rents:					
Good at	fternoon,					
Current Please	ly the sale is set for provide a new sale	r 4/2/14. We would lit date and time as soo	ke to postpo n as possibl	ne our scheduled st le.	eniff sale for 60 days.	
Defendant Property: Complain		LABOUR, SHANNON M. LABOUR, JAMIN D. 2460 OLD BERWICK RO. BLOOMSBURG PA 1781 2613-CV-2011	AD(YAC)			
Should	you have any ques	stions or concerns, pla	ease feel fre	e to contact me as s	oon as possible.	
Thank y	ou for you assistan	ice in this matter.				
Thank y	юu,		3			
David T	ัสลก	4	() ()			
Phone -	-215-320-0007 Ex	d 1495	74 IC			
Fax - 2°	15-563-8 65 6) UNE	. 11, 201	if 09,00	> 4

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,

March 05, 2014

TIMOTHY T. CHAMBERLAIN, SHERIFF

				COMMONWEALTH OF PENNSYLVANIA Notarial Sezi Sarah Jane Klingaman, Notary Public
Affirmed and s	ubscribed to be	efore me this	NOTARY	Town of Bloomsburg, Columbia County My Commission Expires Oct. 4, 2016
5TH	day of	MARCH	2014	Mah Jane Klengama

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO

Case Number

vs. SHANNON	N LABOUR (et al.)					2	013CV211
		SEF	RVICE CO	VER SHE	ET		
Service De	tails:						
Category:	Real Estate Sale	- Sale Notice		w		Zone:	
Manner:	< Not Specified >		i e i i i i i i i i i i i i i i i i i i	Expires:		Warran	n t:
Notes:		ICE OF SHERIFF'S		EBTOR'S RI	GHTS	Men	
	Bloomsbn	ر,)	NET HILVESS				
	·	Cost 1	tllvess		AN HAI		
Serve To:				Final Servic	e		
Name:	JAMIN D LABOU	JR		Served: 🧹	Personally	Adult In Charg	je · Posted · Other
Primary Address:	3460 OLD BERV BLOOMSBURG,	_		Adult In Charge:	J., 172.	, L. h.	
Phone:		DOB:		Relation:	120	<u> </u>	
Alternate Address:	1610 ORANGE S BERWICK, PA 1		er e e e e e e e e e e e e e e e e e e	Date:	3:4/	Time:	1240
Phone:	Language and the second	and the second second second		Deputy:	\$	Mileage	9:
Attorney /	Originator:						
Name:	PHELAN & HALL	INAN LLP		Phone:	215-563-700	0	
Service Att	lempts:						
Date:	2-10-14	2/11/14	2/18/14	2/21	/14 2	124/14	3-4-14
Time: Mileage:	09:50	13:13	14:45	10:		9:30	1740
Deputy:	3	h 1	17	רו	PP.SMA72-P-7-SM	17	8
Service Att	tempt Notes:						
-1. 4/C	-NO ANSW	er - House ma	y be vucun	+			
2. J~N	ET Address a	mes but to	hick lighte	d address	ς <u>. </u>		
3. Has	never live	2 @ 16	10 Orang	2 Street	مككر	85	
4. L/C	Q 242	o 2nd st	Bloom A	Ulvers			
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6. Car.	r in Can	cpost - (a	x 2 901	ne- Ni	/ A		
(6-	154:11 6	24 Stour 15	tister -				

3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

WRITE OF EXECUTION - (MORTGAGE FORECLOSURE)

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

WELLS FARGO BANK, N.A.

SHANNON M. LABOUR JAMIN D. LABOUR

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 47815-3344 (See Legal Description attached)

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

\$90,577.40 and costs.

(Clerk) Office of the Prothy Support, Common Pleas Court

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: <u>2013-€V-2011</u> Q ((

2014-ED-23 COLUMBIA COUNTY

of Columbia County, Penna.

PH#808021

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

Court of Common Pleas WELLS FARGO BANK, N.A.

Plaintiff

Civil Division

VS.

COLUMBIA County

SHANNON M. LABOUR

2013-CV-211

JAMIN D. LABOUR

No:: 2013-CV-2011-

Defendants

AND NOW, this 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	\$2,044.84

\$98,305.71 TOTAL

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.

CLERK OF COURTS OFFICE!

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.: <u>2013</u>-C<u>V-2011</u>

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 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. <u>It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale</u>. 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,	: COLUMBIA COUNTY :
	: COURT OF COMMON PLEAS
ν,	:
CITA NINIZANI NA TELEDIZATUD	: CIVIL DIVISION
SHANNON M. LABOUR JAMIN D. LABOUR	
Defendant(s)	; . No. 2012 CW 2013
Dolondam(3)	: No.: <u>2013-CV-2011</u> No.:
AFFIDAVIT OF SERVICE PU	RSUANT TO RULE 3129.2
COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:
As required by Pa. R.C.P. 3129.2(a) Noti and any known interested party in the manner of the persons or parties named, at that address, so applicable. A copy of the Certificate of Mailing Receipt stamped by the U.S. Postal Service is at	required by Pa. R.C.P. 3129.2(c) on each of et forth on the Affidavit and as amended if (Form 3817) and/or Certified Mail Return
	_4//
Date: 2/25/14	John Mehael 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.

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.

TYKER HINOJOSA, DEPU

SO ANSWERS,

February 12, 2014

TIMOTHY T. CHAMBERLAIN, SHERIFF

NOTARY

Affirmed and subscribed to before me this

12TH day of

FEBRUARY

2014

COMMONWEALTH OF PENNSYLVANTA

Notariat Sea!

Sarah Jane Klingaman, Notary Public

Town of Bioomsburg, Columbia County

My Commission Expires Oct. 4, 2016

Sarah Jane Klengaman

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA	RGO		Case Number
vs. SHANNON	LABOUR (et al.)	2013CV211	
	SERVICE	COVER SHE	EET
Service De	talls:		
Category:	Real Estate Sale - Posting - Sale Bill		Zone:
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SHERIFF'S SALE BILL		
Serve To:		Final Servi	lce:
Name:	(POSTING)	Served:	Personally Adult In Charge Posted Other
Primary Address:	3460 OLD BERWICK ROAD BLOOMSBURG, PA 17815	Adult In Charge:	121
Phone:	DOB:	Relation:	
Alternate Address:		Date:	2-11-14 Time: 1239
Phone:		Deputy:	8¥17 Mileage:
Attorney /	Originator:		
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000
Service At	tempts:		
Date:			
Time:			
Mileage:			
Deputy:			
Service At	tempt Notes:		
1.			
2.			
3.			
4.		 	
5.			
6			

(POSTING)

013CV211

3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

Timothy T. Chamberlain Sheriff

WELLS FARGO



Earl D. Mordan, Jr. Chief Deputy

Case Number 2013CV211 SHANNON LABOUR (et al.) SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: Warrant: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Notes: Serve To: Final Service: Name: SHANNON LABOUR Served: Personally · Adult In Charge · Posted · Other 3460 OLD BERWICK ROAD Adult in Primary Address: **BLOOMSBURG, PA 17815** Charge: Relation: Phone: DOB: 1610 ORANGE STREET Alternate Date: Time: Address: BERWICK, PA 18603 Deputy: Mileage: Phone: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts:

2-10-14

09:50

Date:

Time:

Mileage: Deputy:

	1c - Itause may be Vacanit
2.	J-NET comes back to highlighted address
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LABOUR, SHANNON

OLD BERWICK ROAD, BLOOMSBURG, PA 17815

Z EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. SHANNON	ARGO N LABOUR (et al.)					Number 3CV211
		SERVICE CO	VER SH	EET		
	Real Estate Sale - Sale Not < Not Specified >	ice	Expires:		Zone: Warrant:	
Notes:	PLAINTIFF NOTICE OF SHE	ERIFF'S SALE AND	DEBTOR'S F	RIGHTS		
Serve To:		/	Final Serv	ice:		
Name:	H. James Hock	:	Served:	Personally Adu	ılt In Charge	Posted Other
Primary Address:	2626 Old Berwick Road Bloomsburg, PA 17815		Adult In Charge: /	J. James 16		
Phone:	570-784-7823 E	OOB:	Relation:	Tax Collect	bc	
Alternate Address:	e e e e e e e e e e e e e e e e e e e		Date:	2-10-14	Time:	09:20
Phone:	The state of the s		Deputy:	3	Mileage:	:
Attorney /	Originator:					
Name:	PHELAN & HALLINAN LLP		Phone:	215-563-7000		managaman sasas sasa
Service At	lempts:	Maria San				
Date:						7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7
Time:	***************************************					
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Deputy:		Secretaria de la composição de la compos				· F - CHICART CO. T. C. C. BRACK MARK AND ALL CO. C.
Service At	tempt Notes:	No.		Record Control		
1.	The state of the s	entantanta internativa di Companya di Comp	or transfer communities (Consequence)		a tau i seasan illimante de de en esterat a	o de la company de la company Management
2.			•			
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HOCK, H. JAMES

013CV211

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

A Committee of the second of the second

Timothy T. **Chamberlain** Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO Case Number VS. 2013CV211 SHANNON LABOUR (et al.) SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: Warrant: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Notes: Final Service: Name: Central Columbia SD Served: Adult in Charge Posted Other Primary 4777 Old Berwick Road Adult In Address: Bloomsburg, PA 17815 Charge: Relation: Phone: 570-784-2850 DOB: Alternate Date: Time: Address: Deputy: Mileage: Phone: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 2. 3. 4. 5. 6.

CENTRAL COLUMBIA

2013CV211

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. SHANNON	ARGO I LABOUR (et al.)			Case Number 2013CV211
		E COVER SH		- · · ·
Service De				
	Real Estate Sale - Sale Notice < Not Specified > PLAINTIFF NOTICE OF SHERIFF'S SAL	<i>Expires:</i> E AND DEBTOR'S F	RIGHTS	Zone: Warrant:
Serve To:		Final Serv	The state of the s	
Name: Primary Address:	PATRICK O'CONNELL 14 WEST MAIN STREET BLOOMSBURG, PA 17815	Served: Adult In Charge:	and the second second	It In Charge · Posted · Other
Phone:	570-380-1280 DOB:	Relation:	Dei	· · · · · · · · · · · · · · · · · · ·
Alternate Address:	Section 1. Married and the section 1. Sectio	Date:	2-7-14	Time: 12:50
Phone:		Deputy:	3	Mileage:
Attorney /	Orlginator:			
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	The service transfer and all the services are services as a service and the services are services are services as a service and the services are services as a service and the services are services as a service are services as a service and the services are services are services as a service and the services are services as a service and the services are services are services as a service and the services are se
Service Att	tempts:			
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Time:				A PROPERTY SENSOR PARTY.
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Service Att	empt Notes:			
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O'CONNELL, PATRICK

2013CV21

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 failts 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 agiainst 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 conneciton 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

REAL ESTATE OUTLINE

ED# <u>2014 ED</u> 23

	DATE RECEIVED \(\section \)	b. 3°	° 2014			
	DOCKET AND INDEX	2013	CV 211			
	CHECK FOR PR	OPER	R INFO.			
	WRIT OF EXECUTION		X		·	
	COPY OF DESCRIPTION		×			
	WHEREABOUTS OF LKA		X			
*	NON-MILITARY AFFIDAV	IT		Calledon	38 848 64	Path
,	NOTICES OF SHERIFF SAL	E	×			
	WAIVER OF WATCHMAN		X.			
	AFFIDAVIT OF LIENS LIST	•	X			
	CHECK FOR \$1,350.00 OR _		_X	. CK#	001388	392
	**IF ANY OF ABOVE IS W	IISSII	NG DO NOT I	PROCEED*	*	
	SALE DATE		April 21	TIME	9:00	Am
	POSTING DATE		•		_	
	ADV. DATES FOR NEWSPA	APER	1 ST WEEK		_	
			2 ND WEEK			
			3 RD WEEK			

WREE OF EXECUTION - (MORTGAGE FORECLOSCRE)

Pa.R.C.P. 3(80-3183 and Rule 3257

WELLS TARGO BANK, N.A.

SHANNON M. LABOUR JAMIN D. LABOUR COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: <u>2013-CV-2011</u> 2 (1

2014-ED- 23

Commonwealth of Ponnsylvania:

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 178 (5-3344 (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 01-31-14 (SEAL)

PH#808021

(Clerk) Office of the Prothy Support, Common Pleas Court of Columbia County, Penna.

ATOMIC CONTRACTOR DOINGS

COLUMBIA COUNTY, PENNSYLVANIA IN THE COURT OF COMMON PLEAS OF

WELLS FARGO BANK, N.A.

SHANNON M. LABOUR JAMIN D. LABOUR

WRIT OF EXECUTION Mortgage Föreclosure)

Costs

Jurig, Hee

Office of Judicial Support

: |-|-

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

M. GRATTA MONAND A POMSBURGLEVI AF A THE TRAINED BY

CONTRACTOR 10年20年2月2日

BERRY, GALLS EL SONT DRIBBASION OF SECOND BLANKING COLORS

PEL VEDNIESSA PER TERRISHAMOORALI

WELLS FARGO BANK, N.A. COURT OF COMMON PLEAS :

Plaintiff

CIVIL DIVISION

v.

NO.: 2013-CV-2011 2 \

SHANNON M. LABOUR JAMIN D. LABOUR

2014-ED-23

Defendant(s) **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,

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

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

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

SHANNON M. LABOUR

Name Address (if address cannot be reasonably

> ascertained, please so indicate) 3460 OLD BERWICK ROAD BUOOMSBURG, 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

Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold: 3. 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 Address (if address cannot be

reasonably ascertained, please indicate)

CNITED BANK 21 TWELFTH STREET

WHEELING, WV 26003

5. Name and address of every other person who has any record lien on the property:

Address (if address cannot be

reasonably ascertained, please indicate)

None.

Name and address of every other person who has any record interest in the property and whose interest may be affected by the 6.

Name Address (if address cannot be

reasonably ascertained, please indicate)

None.

Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may 7.

be affected by the sale:

Name Address (if address cannot be

reasonably ascertained, please indicate)

TENANT/OCCUPANT 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 COURTHOUSE

COLUMBIA COUNTY P.O. BOX 380

BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA P.O. BOX 2675

DEPARTMENT OF WELFARE HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY | 1000 LIBERTY AVENUE ROOM 704

PITTSBURGH, PA 15222

U.S. DEPARTMENT OF JUSTICE 228 WALNUT STREET, SUITE 220

U.S. ATTORNEY FOR THE MIDDLE PO BOX 11754

DISTRICT OF PA HARRISBURG, PA 17108-1754

FEDERAL BUILDING

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: //30//4

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 Bonlevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Adam.Davis@PhelanFfallinan.com 215-563-7000

Attorneys for Plaintiff

WELLS FARGO BANK, N.A.

Plaintiff

: CIVIL DIVISION

: NO.: 2013-CV-2### QU

204-ED-23

COURT OF COMMON PLEAS

COLUMBIA COUNTY

SHANNON M. LABOUR JAMIN D. LABOUR

v.

Defendant(s)

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.

Phelan Hallinan, LLP

Adam H. Davis, Eşq., fd. No.203034

Attorney for Plaintiff

WELLS FARGO BANK, N.A.
Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

V.

NO.: <u>2013-CV-2011</u> QU

SHANNON M. LABOUR JAMIN D. LABOUR

2014-ED-23

Defendant(s)

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.

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

Address of a silves and a root by tensorably ascenting oil, 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

SHANNON M. LABOUR

ascertained, please so indicate)
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

Name and last known address of every judgment crediter whose judgment is a recent from on the real property to be sold:
 Name
 Address (if address cannot be

reasonably ascertained, please indicate).

None.

Name and address of last recorded holder of every mortgage of record: Name Address til address cannot be reasonably ascertained, please indicate) UNITED BANK 21 TWELFTH STREET WHEELING, WV 26003 Name and address of every other person who has any record lien on the property. Name Address (if address cannot be reasonably ascortained, please indicate) None. Name and address of every other person who has any record increst in the property and whose interest may be affected by the Name Address (if address cannot be reasonably ascertained, please indicate) None: Name and address of every other person of whom the plaintiff his knowledge who has any interest in the property which may

be alrected by the safe:

Name

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

TENANT/OCCUPANT

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 COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA P.O. BOX 2675
DEPARTMENT OF WELFARE 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 and correct to the best of my personal knowledge or information and belief. Funderstand that false statements berein are made subject to the penalties of 48 Pa. C.S.A. § 4904 relating to unsworn faisification to authorities.

Date: 1/30//4

Phelan Halfinan, LLP

Adam B. Davis, Esq., Id. No.203056

Attorney for Planetiff.

PECLANDALLINAN, DE

1617 JEK Bonleyard, Sante 1460.

One Peon Center Plaza, Philadelphia, PA 19103

2.15.565.7000

WELLS FARGO BANK, N.A.

COURT OF COMMON PLEAS

Plaintiff.

CIVIL DIVISION

VS.

NO.: 2013-CV-2014 Q.W.

2014-ED-23

COLUMBIA COUNTY

SHANNON M. LABOUR JAMIN D. LABOUR

Delendant(s) :

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

st 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 2.50 at ______at _____at ______at $Q : O \cap A$ 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 PREVEN THIS SHERRES SALE

To prevent this Sheritt'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 Ices due. To find out how much you must pay, you may cail: 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 judement 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 <u>215-563-7000</u>.
- 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 safe will go through only if the buyer pays the Shorift the fall amount due in the safe. 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 being 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 AV

WELLS FARGO BANK, N.A.:

SHANNON M, LABOUR JAMIN D, LABOUR

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

3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815-3344 Parcei 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:

PEGINNING on the South side of the State Highway lending from Bloomsburg to Perwick 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 fands. South 8% 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 II. 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

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Tax Parcel: 31 4C102300000

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 QAA

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.

Phelan Hallinan, L.Y.P

Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

LEGAL DESCRIPTION

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Tax Parcel: 31 4C102300000

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

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2013-CV-2013 るい 2014-巨コーる3

WELLS FARGO BANK, N.A.

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.

VS.

Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

SHANNON M. LABOUR JAMIN D. LABOUR

No.: 2013-CV-2011 2N

2014-ED-23

ISSUED

	Defendants	133011
NOW,	_ 201,	High Sheriff of Columbia County, Pennsylvania, do
hereby deputize the Sheriff of		
made at the request and risk of the Plaintiff.		
Defendants alleged address is	, <u> </u>	
		-
		Sheriff, Columbia County, Pennsylvania
		Ву
	AFFIDAVIT	Deputy Sheriff OF SERVICE
Now,	20, at	O'Clock m served the within
		atat
		by handing to
	7.	a true and correct copy of the original Notice of
Sale and made known to		the contents thereof.
Sworn and Subscribed before me		C. A.
Sworn and Subscribed before me		So Answers,
this		
day of	20	· ·
Notary Public		Sheriff
<u> </u>		20 See return endorsed hereon by Sheriff of
	·	County. Pennsylvania, and made a part of this
return	···	part to annotation
		So Answers,
		Sheriff
		Deputy Sheriff

PROCESS RECEIPT and AFFIDAVIT OF RETU	URN readability		pe or print legibly, insuring not detach any copies.
MI 1 cree	Expiration		
Plaintiff WELLS FARGO BANK, N.A.		No.: 2013-CV-2014	
		2014 -	ED-33
Defendant CHANTACA A DOMESTIC CONTROL OF THE CONTRO		Type or Writ of Comp	plaint
SHANNON M. LABOUR		EXECUTION/NO	OTICE OF SALE
JAMIN D. LABOUR		 - -	
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SEE		PROPERTY TO BE LEVI	ED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zite 3460 OLD BERWICK ROAD	p Code)		
BLOOMSBURG, PA 17815-3344		~	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN	N EXPEDITING SERVICE.	\.	
PLEASE POST THE PREMISES WITH THE SHERIFF'S HAT NOW. 20 1 Sheriff of COLUMBIA County P.	NDBILL OF SALE.	- Cas	
NOW,	'A do hereby deputize the Sh	neriff of	
,			
	Sheriff of COLUMBIA	County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF	F WATCHMAN — Anvider	outy sheriff levying upo	on or attendame or a
property under within writ may leave same without a watchman, in custody of w	whomever is found in possess	sion, after notifying ner	son of levy or
attachment without liability on the part of such deputy or sheriff to any plaintiff' sheriff's sale thereof.	herein for any loss, destructi	on or removal of any s	uch property before
Sucriti & Saic Incress.			
Signature of Attorney or other Originator requesting service on behalf of XX Plaintit	ff Telephone	Number	Date
Defen Defen	ndant		
ADDRESS: One Penn Center at Suburban Station, 1617 John F, Kennedy Boulevard Philadelphia, PA 19103-1814	d, Suite 1400 (215)563	I-7000 !	1/30/14
SPACE BELOW FOR USE OF SHERIFF	ONLV DO NOT	WDITE DELO	W THIC I TANK
PLAINTIFF	ONLI — DO NOI	Court Number	W I HIS LINE
		Court Number	
	•		
			
RETURNED:			
AFFIRMED and subscribed to before me thisday Se	O ANSWERS		Date
į s	ignature of Dep. Sheriff		
of 20			
	ignature of Shert!	<u></u>	- Due
	ignature of Sheriff	_	Date -
Si		<u>.</u>	Date
Si	ignature of Sheri!!		Date
Si			Date

		SERVICE		INSTRUCT	IONS: Please	type or print legibly, insuring
	PROCESS RECEIPT and	AFFIDAVIT OF RE		Expiration		Do not detach any copies.
Plaintiff					. uate No.: 2013-CV -201	+ 211 · · · · · · · · · · · · · · · · · ·
WELLS FAR	RGO BANK, N.Λ.				·	ED-83
Defendant SHANNON I JAMIN D. L.	M. LABOUR ABOUR				Type or Writ of Co	
SERVE	NAME OF INDIVIDUAL, COMPAN SIIANNON M. LABOUR	Y, CORPORATION, ETC., TO	SERVICE OR DESC	CRIPTION OF P	ROPERTY TO BE I	EVIED, ATTACHED OR SALE,
AT	ADDRESS (Street or RFD, Apartment 3460 OLD BERWICK RO		d Zip Code)			***
BLOOMSBU	JRG, PA 1781 <u>5-3</u> 344	'1 Fm.				
SPECIAL INST	RUCTIONS OR OTHER INFORMA	TION THAT WILL ASSIST	T IN EXPEDITING	G SERVICE.		
SERVE DEF	FENDANT WITH THE NO	TICE OF SALE				
NOW,	, 20, I, Si ute the within and make return theree	beriff of COLUMBIA Count	ty. PA do hereby d	leputize the Sh	eriff of	
			Sheriff of 0	COLUMBIA (County, Penna.	
property ur	LY APPLICABLE ON WRIT OF Exider within write may leave same with without liability on the part of such a le thereof.	out a watchman, in custody	of whomever is for	and in possessi	on, after notifying	upon or attaching any person of levy or ly such property before
ADDRESS: On	orney or other Originator requesting s to Penn Center at Suburban Station, 1 alladelphia, PA 19103-1814		fendant	(215)563-		Date 1/30/14
	SPACE BELOW FOR	R USE OF SHERIF	FONLY I	DO NOT	WRITE BEL	OW THIS LINE
PLAINTIFF				i '	Court Number	
	·		-			
-						
RETURNED: AFFIRMED and	: Subscribed to before me this	day	SOANSWERS			Due
			SO ANSWERS Signature of Dep			Date
		day	Signature of Deg	n. Sheriff	<u></u>	Date
AFFIRMED and				n. Sheriff		Date Date
AFFIRMED and			Signature of Dep	n. Sheriff		
AFFIRMED and			Signature of Deg	n. Sheriff		

SHERIFF SERVICE	INSTRUC	TIONS: Please	type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETURN			Do not detach any copies.
	Expiration		
Plaintiff Will L.S. FAD.CO. D.A.N.C. N. A.		No.: <u>2013-CV-20</u>	± .えい
WELLS FARGO BANK, N.A.		2014-	ED-23
Defendant		Type or Writ of C	omplaint
SHANNON M. LABOUR			NOTICE OF SALE
JAMIN D. I.ABOUR			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SURVICE OR	DESCRIPTION OF F	ROPERTY TO BE I	EVIED, ATTACHED OR SALE.
SHANNON M. LABOUR	. <u>.</u> .		
AT 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 EXPED	ITING SERVICE.		
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW,	reby deputize the Sh	eriff of	
County, to execute the within and make return thereof according to law,	,,		
The second	er e con many		<u></u>
Sheri	iff of COLUMBIA (County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCH	HMΛN — Any đẹp	uty sheriff lovying	upon or attaching any
property under within writ may leave same without a watchman, in custody of whomever	is found in possess	ion, after notifying	person of icyy or
attachment without liability on the part of such deputy or sheriff to any plaintiff herein for sheriff's sale thereof	r any loss, destruction	on or removal of an	ty such property before
SHORE SAME THERE			
Signature of Attorney or other Originator requesting service on behalf of XX Piaintiff	Telephone I	Number	Date
Signature of Attorney or other Originator requesting service on behalf of XX Piaintiff Defendant ADDRESS One Read Content of Substitute 1612 lefts T. F.			
ADDRESS: One Penn Center of Suburban Station, 1617 John F. Kennody Boulevard, Suite 1-	Telephone 1 400 (215)563-		1/20/14
ADDRESS: One Penn Center of Suburban Station, 1617 John F. Kennody Boulevard, Suite 1- Philadelphia, PA 19103-1814	400 (215)563-	-7000	1/20/14
ADDRESS: One Penn Center of Suburban Station, 1617 John F. Kennody Boulevard, Suite 1-	400 (215)563 — DO NOT	-7000	1/20/14
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennody Boulevard, Suite 1- Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ONLY	400 (215)563 — DO NOT	-7000 WRITE BEI	1/20/14
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennody Boulevard, Suite 1- Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ONLY	400 (215)563 — DO NOT	-7000 WRITE BEI	1/20/14
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ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennody Boulevard, Suite 19 Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ONLY PLAINTIFF RETURNED: AFFIRMED and subscribed to before me this	#00 (215)563. — DO NOT	-7000 WRITE BEI	OW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 19 Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ONLY PLAINTIFF RETURNED: AFFIRMED and subscribed to before me this	### (215)563. — DO NOT ERS of Dep. Sheriff	-7000 WRITE BEI	Date
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SHERIFF SERVICE		INSTRUCTIONS: P	lease type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RET	TURN 🗀	readability of all copi	es. Do not detach any copies.
		Expiration date	
Plaintiff WULLS FARCO BANK ALA		No.: 2013-C	116 1100 -7
WELLS FARGO BANK, N.A.		1 20	4-ED-23
Defendant		Type or Wri	t of Complaint
SHANNON M. LABOUR		EXECUT	ION/NOTICE OF SALE
JAMIN D. LABOUR			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S	SERVICE OR DESC	RIPTION OF PROPERTY TO	BE LEVIED, ATTACHED OR SALE.
JAMIN D. LABOUR			.
AT ADDRESS (Street or RFD, Apartment No., City, Born, Twp., State and 3460 OLD BERWICK ROAD	Zip Code)		
5400 OLD BERWICK ROAD			
BLOOMSBURG, PA 17815-3344			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	'IN EXPEDITING	ESERVICE	
		J DER CICIS	
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW,	7. PA do hereby d	eputize the Sheriff of	
country, to execute the within and make router dieleth according to law.	_		
	Sheriff of C	COLUMBIA County, Penr	ui.
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER	OFWATCHMA	V — Any donoty , basiff ta	reina nama arattarkia ana
property under within writ may leave same without a watchman, in custody of	f whomever is for	nd in possession, after not	ifving person of levy or
attachment without liability on the part of such deputy or sheriff to any plainti shcriff's sale thereof.	iff herein for any I	oss, destruction or remova	Lof any such property before
SHCITI S Sale Interfol,			
Signature of Attorney or other Originator requesting service on behalf of XX Plair	ntiff	Telephone Number	Date
Chalin & w/m Del	fendant		_
	fendant	Telephone Number (215)563-7000	Date 1/30/14
ADDRESS: One Penn Center at Suburban Station, 1647 John F. Kersnedy Bouley. Philadelphia, PA 19103-1814	fendant ard, Suite (400	(215)563-7000	1/30/14
ADDRESS: One Penn Center at Suburban Station, 1647 John F. Kennedy Bouley.	fendant ard, Suite (400	(215)563-7000	I/30/14 BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kersnedy Boulev. Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFI	fendant ard, Suite (400	(215)563-7000 OO NOT WRITE	I/30/14 BELOW THIS LINE
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ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kersnedy Boulev. Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFI	fendant ard, Snite 1400	(215)563-7000 OO NOT WRITE	I/30/14 BELOW THIS LINE
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SHERIFF SERVICE	11	NSTRUCTIONS: PI	ease type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RE	TURN re	eadability of all copic	s. Do not detach any copies.
		xpiration date	
Plaintiff Will L. C. F. A. D. C. C. D. A. N. C.		No.: 2013-CV	Faur 211
WELLS FARGO BANK, N.A.		i ∂t	14-ED-93
Defendant	-	Type or Writ	
SHANNON M. LABOUR			ON/NOTICE OF SALE
JAMIN D. LABOUR			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S JAMIN D. LABOUR		IPTION OF PROPERTY TO	BE LEVIED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment Nn., City, Boro, Twp., State and 2420 SECOND STREET	LZip Code)		
BLOOMSBURG, PA 17815			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	F IN EVOLUTION	CERVICA	
2) DOWN WALLOWS ON OTHER BLOKWIVI TOK THAT MICE V22121	I IN EXPEDITING	SERVICE.	
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW,, 20, 1, Sheriff of COLUMBIA County	y, PA do horeby der	outize the Sheriff of	
County, to execute the within and make return thereof according to law.			
	Sheriff of CO	OLUMBIA County, Penna	-
NOTE ONLY ADDITIONAL CANADAR AND THE CONTRACTOR OF THE THREE		•	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody of	OF WATCHMAN	 Any deputy sheriff levy Any deputy sheriff levy 	ying upon or attaching any
altachment without hability on the part of such deputy or sheriff to any plaint:	iff herein for any lo	ss. destruction or removal	of any such property before
sheriff's sale thereof.			, and property access
Signature of Attorney or other Originator requesting service on behalf of XX Plain	ntiff .	Talankana Namba	
Def Def	fendant	Telephone Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814	ard, Suite 1400	(215)563-7000	1130/14
SPACE BELOW FOR USE OF SHERIFI	F <u>ONLY — D</u>	<u>O NOT WRITE B</u>	ELOW THIS LINE
PLAINTIFF		Court Number	
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RETURNED:			
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1989



XSIL

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS F	ARGO			Case Number	
vs. SHANNOI	N LABOUR (et al.)			2013CV211	
	SERVICE CO	OVER SH	EET		
Service De	etails:				
Category	Real Estate Sale - Sale Notice			Zone:	****
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS		:
					:
Serve To:		Final Servi	ir e		aana GMM
Name:	Domestic Relations Office of Columbia Cou	Served:	The second design of the second	Adult In Charge - Posted - Othe	### } r
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	Hoven	Michendrifer	
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	Clerk	Ţ	:
Alternate Address:	The second secon	Date:	2.3.14	Time: / 6:00	
Phone:	Control of the contro	Deputy:	16	Mileage:	
Attorney /	Originator:				2.112es 8.59621
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000)	
Service At	tempts:		apara (
Date:					******
Time:			· · · · · · · · · · · · · · · · · · ·		
Mileage:	NAME OF THE PROPERTY OF THE PR	***		THE PROPERTY OF THE STREET, TH	
Deputy:	Committee to the committee of the commit			empresentation de la descripción de la contraction de la contracti	
Service At	tempt Notes:			Annual Control of the	
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DOMESTIC RELATIONS OF

2013CV211

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Phelan Hallinan, LLP Onc Ponn 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)

Trans S. Hellunauthorized SIGNATURE

THE PACTURENT CONTAINS HEAT SERBITUE IVE. YOUGH OF PRESS (ERE, REI IMAGE OF APPEARS WITH HEAT