SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
CHARLES HELWIG

Case Number
2013CV1673

REAL ESTATE SALE REQUEST LEDGER

DATE	*CATEGORY*	*MEMO*	*CHK #*	*DEBIT*	*CREDIT*
02/04/2014	Advance Fee	Advance Fee	001388587	$0.00	$1,350.00
02/04/2014	Advertising Sale (Newspaper)			$15.00	$0.00
02/04/2014	Advertising Sale Bills & Copies			$17.50	$0.00
02/04/2014	Crying Sale			$10.00	$0.00
02/04/2014	Docketing			$15.00	$0.00
02/04/2014	Levy			$15.00	$0.00
02/04/2014	Mailing Costs			$42.00	$0.00
02/04/2014	Posting Handbill			$15.00	$0.00
02/04/2014	Press Enterprise Inc.			$1,119.30	$0.00
02/04/2014	Sheriff Automation Fund			$50.00	$0.00
02/04/2014	Web Posting			$100.00	$0.00
06/05/2014	Service			$135.00	$0.00
06/05/2014	Service Mileage			$6.00	$0.00
06/05/2014	Copies			$4.50	$0.00
06/05/2014	Notary Fee			$10.00	$0.00
06/05/2014	Tax Claim Search			$5.00	$0.00
06/05/2014	Surcharge			$100.00	$0.00
				$1,659.30	**$1,350.00**

TOTAL BALANCE: $(309.30)

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

TD Bank, NA
3-180/360

001446488

DATE
8/11/2014

AMOUNT
****$309.30

PAY THREE HUNDRED NINE AND 30 / 100 Dollars

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

DXB [933705] 358-360 MILLER AVENUE (2013-CV-1673)

AUTHORIZED SIGNATURE

⑈001446488⑈ ⑆036001808⑆ 361508666⑈

Sheriff of Columbia County

DATE 8/11/2014 CHECK # 001446488 VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
933705	8/11/2014	309.30	0.00	001386307	309.30
DXB [933705] 358-360 MILLER AVENUE (2013-CV-1673)					
TOTAL		309.30	0.00		309.30

Sheriff of Columbia County

DATE 8/11/2014 CHECK # 001446488 VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
933705	8/11/2014	309.30	0.00	001386307	309.30
DXB [933705] 358-360 MILLER AVENUE (2013-CV-1673)					
TOTAL		309.30	0.00		309.30

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

Plaintiff		**Defendant**
WELLS FARGO BANK, N.A.	**vs.**	CHARLES HELWIG

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, July 16, 2014
Writ of Execution No. : 2013CV1673
Advance Sheriff Costs: $1,350.00

Location of the real estate: 358-360 MILLER AVENUE, 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	$42.00
Posting Handbill	$15.00
Press Enterprise Inc.	$1,119.30
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	$135.00
Service Mileage	$6.00
Distribution Form	$25.00
Copies	$4.50
Notary Fee	$10.00
Tax Claim Search	$5.00
Surcharge	$100.00
Total Sheriff Costs	**$1,829.30**

Municipal Costs

Sewer	$1,247.63
Total Municipal Costs	**$1,247.63**

Distribution Costs

Recording Fees	$65.00
Total Distribution Costs	**$65.00**
Grand Total:	**$3,141.93**

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

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

Foreclosure Manager

Representing Lenders in Pennsylvania

July 16, 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, NA v.
CHARLES M. HELWIG
358-360 MILLER AVENUE BLOOMSBURG, PA 17815-1830
No.: 2013-CV-1673

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for July 16, 2014 due to the following: The mortgage company is pursuing alternatives to foreclosure with the Defendant(s).

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,
MANDY DAVID for
Phelan Hallinan, LLP

PH # 933705

PO Box 380
Bloomsburg, PA 17815

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

COLUMBIA COUNTY SHERIFF'S OFFICE
TIMOHTY T. CHAMBERLAIN, SHERIFF

Fax

To:	Mandy David	**From:**	Sheriff Timothy T. Chamberlain
Fax:		**Pages:**	2
Phone:		**Date:**	July 16, 2014
Re:	Helwig	**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 $309.30.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

Plaintiff		**Defendant**
WELLS FARGO BANK, N.A.	**vs.**	CHARLES HELWIG

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, July 16, 2014
Writ of Execution No. : 2013CV1673
Advance Sheriff Costs: $1,350.00

Location of the real estate: 358-360 MILLER AVENUE, 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	$42.00
Posting Handbill	$15.00
Press Enterprise Inc.	$1,119.30
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	$135.00
Service Mileage	$6.00
Distribution Form	$25.00
Copies	$4.50
Notary Fee	$10.00
Tax Claim Search	$5.00
Surcharge	$100.00
Total Sheriff Costs	**$1,829.30**

Municipal Costs

Sewer	$1,247.63
Total Municipal Costs	**$1,247.63**

Distribution Costs

Recording Fees	$65.00
Total Distribution Costs	**$65.00**
Grand Total:	**$3,141.93**

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS Charles Helwig

NO. 25-14 ED NO. 1673-13 JD

DATE/TIME OF SALE: July 16 9:00

BID PRICE (INCLUDES COST) $_____

POUNDAGE – 2% OF BID $_____

TRANSFER TAX – 2% OF FAIR MKT $_____

MISC. COSTS $_____

TOTAL AMOUNT NEEDED TO PURCHASE $_____

PURCHASER(S):_____

ADDRESS:_____

NAMES(S) ON DEED:_____

PURCHASER(S) SIGNATURE(S):_____

_____

TOTAL DUE: $_____

LESS DEPOSIT: $_____

DOWN PAYMENT: $_____

TOTAL DUE IN 8 DAYS $_____

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 03/19/2014

Fee: $5.00

Cert. NO: 17325

HELWIG CHARLES M
360 MILLER AVE
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 20110 -1200
Location: 358-360 MILLER AVE
Parcel Id:05E-03 -061-00,000

Assessment: 24,389
Balances as of 03/19/2014

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Columbia County Sheriff Per: dm.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, NA Plaintiff	:	Court of Common Pleas
vs.	:	Civil Division
CHARLES M. HELWIG	:	COLUMBIA County
Defendant	:	No.: 2013-CV-1673

ORDER

AND NOW, this 24 day of June, 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	$89,401.15
Interest Through August 1, 2014	$5,475.82
Late Charges	$179.82
Legal fees	$1,900.00
Cost of Suit and Title	$815.66
Property Preservation	$71.72
Mortgage Insurance Premium/ Private Mortgage Insurance	$658.36
Mortgage Insurance Premium to be Paid Prior	$195.51
Escrow to be Paid Prior	$948.88
Escrow Deficit	$3,546.95
Suspense/Misc. Credits	($30.63)
TOTAL	$103,163.24

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

FILED
PROTHONOTARY
2014 JUN 25 A 9:43
CLERK OF COURTS OFFICE
COLUMBIA CO., PA.

933705

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

Foreclosure Manager

Representing Lenders in Pennsylvania

June 10, 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, NA v.
CHARLES M. HELWIG
358-360 MILLER AVENUE BLOOMSBURG, PA 17815-1830
No.: 2013-CV-1673

Dear Sir/Madam:

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

The Property is to be relisted for the July 16, 2014 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK WIRT for
Phelan Hallinan, LLP

PH # 933705

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:**	Patrick Ralston
Fax:	570-389-5625	**Date:**	June 6, 2014
Phone:	570-389-5622	**Pages:**	1
Re:	Postpone Sale Date	**CC:**	

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

•Comments:

Hello,

We would like to postpone our scheduled sheriff sale for one month to a date in July 2014. Currently the sale is set for 06/11/14 at 9:00 AM. Please provide a new sale date and time as soon as possible via fax to 215-563-8656.

RE: WELLS FARGO BANK, NA v. CHARLES M. HELWIG
COLUMBIA County, 2013-CV-1673

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

Thank you for you assistance in this matter.

Thank you.

Patrick Ralston

Fax – 215-563-8656

Sale July 16, 2014 9:00 Am

SHERIFF'S SALE COST SHEET

_____ VS. _____

NO._____ED NO._____JD DATE/TIME OF SALE_____

DOCKET/RETURN	$15.00
SERVICE PER DEF.	$ 135.00
LEVY (PER PARCEL	$15.00
MAILING COSTS	$ 42.00
ADVERTISING SALE BILLS & COPIES	$17.50
ADVERTISING SALE (NEWSPAPER)	$15.00
MILEAGE	$ 6.00
POSTING HANDBILL	$15.00
CRYING/ADJOURN SALE	$10.00
SHERIFF'S DEED	$35.00
TRANSFER TAX FORM	$25.00
DISTRIBUTION FORM	$25.00
COPIES	$ 4.50
NOTARY	$ 10.00

TOTAL ********** $ 370.00

WEB POSTING	$150.00
PRESS ENTERPRISE INC.	$ 1119.30
SOLICITOR'S SERVICES	$75.00

TOTAL ********** $ 1344.30

PROTHONOTARY (NOTARY)	$10.00
RECORDER OF DEEDS	$ 55.00

TOTAL ********** $ 65.00

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20__	$_____
SCHOOL DIST.	20__	$_____
DELINQUENT	20__	$ 5.00

TOTAL ********** $ 5.00

MUNICIPAL FEES DUE:

SEWER	20__	$_____
WATER	20__	$_____

TOTAL ********** $ -0-

SURCHARGE FEE (DSTE) $ 100.00

MISC._____ $_____

_____ $_____

TOTAL ********** $ -0-

TOTAL COSTS (OPENING BID) $ 1884.30

Phelan Hallinan, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103
215-563-7000
Main Fax 215-568-7616

David A. Blakesley
Legal Assistant

Representing Lenders in
Pennsylvania

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE

Re: WELLS FARGO BANK, NA
vs. CHARLES M. HELWIG
No.: 2013-CV-1673

Dear Sir/Madame:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office. We have forwarded copies of same to the sheriff.

Thank you for your cooperation.

Sincerely,

David A. Blakesley
cc: Prothonotary of COLUMBIA County

PHELAN HALLINAN, LLP
Attorney for Plaintiff
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

WELLS FARGO BANK, NA Plaintiff vs. CHARLES M. HELWIG Defendant	:	COLUMBIA COUNTY COURT OF COMMON PLEAS CIVIL DIVISION NO. 2013-CV-1673

AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE
PURSUANT TO P.R.C.P., 404(2)/403

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter was sent by regular mail, to CHARLES M. HELWIG on 4/10/2014 in accordance with the Order of Court dated 3/24/2014. The property was posted on 4/16/2014.

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. §4904 relating to the unsworn falsification to authorities.

DATE: 5/8/14

Phelan Hallinan, LLP

By: _____
Jonathan M. Etkowicz, Esq., Id. No.208786
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, NA Plaintiff v. CHARLES M. HELWIG Defendant	:	CIVIL DIVISION NO. 2013-CV-1673

ORDER

AND NOW, this 24th day of March 2014, after consideration of Plaintiff's Motion for Service of Notice of Sale Pursuant to Special Order of Court, it is hereby:

ORDERED that pursuant to Pa. R.C.P. 430(a), service of the Notice of Sale is permitted on Defendant CHARLES M. HELWIG by:

✓ REGULAR MAIL TO CHARLES M. HELWIG at 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830 Service by mail is complete upon the date of mailing

✓ POSTING 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830

BY THE COURT:

/S/ Thomas A. James Jr. J.

PH # 933705

CC PHELAN HALLINAN, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103

Name and Address of Sender ➡ **PHELAN HALLINAN, LLP**
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	
1	*****	CHARLES M. HELWIG 358-360 MILLER AVENUE BLOOMSBURG, PA 17815-1830		
2	****			
3				
4				
5				
6				
7				
8				
		RE: HELWIG PHS# 933705		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

U.S. POSTAGE PITNEY BOWES
ZIP 19103 $ 001.79
02 4W
0001381191 APR 10 2014

APR 10 2014

LAS/NOS-CERTIFICATE OF MAILING-
CODE 1020

PLAINTIFF
WELLS FARGO BANK, NA

AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PH # 933705

DEFENDANT
CHARLES M. HELWIG

SERVICE TEAM/ spl
COURT NO.: 2013-CV-1673

SERVE CHARLES M. HELWIG AT:
358-360 MILLER AVENUE
BLOOMSBURG, PA 17815-1830

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: 06/11/2014

****PLEASE POST THE PROPERTY***

SERVED

Served and made known to CHARLES M. HELWIG, Defendant on the 16TH day of APRIL, 20 14, at 3:45 o'clock P.M., at 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830, in the manner described below:

__ Defendant personally served.
__ Adult family member with whom Defendant(s) reside(s).
Relationship is _____.
__ Adult in charge of Defendant's residence who refused to give name or relationship.
__ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
__ Agent or person in charge of Defendant's office or usual place of business.
_____ an officer of said Defendant's company.
XX Other: POSTED THE PROPERTY.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

I, J. NEUBAUER, a competent adult, hereby verify that I personally posted the property with a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 04-16-2014

NAME: John Neubauer
PRINTED NAME: JOHN NEUBAUER
TITLE: PROCESS SERVER

NOT SERVED

On the _____ day of _____, 20__, at _____ o'clock __. M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

__ Vacant __ Does Not Exist __ Moved __ Does Not Reside (Not Vacant)
__ No Answer on _____ at _____; _____ at _____
__ Service Refused
Other:

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: _____

PRINTED NAME: _____

ATTORNEY FOR PLAINTIFF
Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
Michele M. Bradford, Esq., Id. No. 69849
Judith T. Romano, Esq., Id. No. 58745
Jenine R. Davey, Esq., Id. No. 87077
Lauren R. Tabas, Esq., Id. No. 93337
Jay S. Jones, Esq., Id. No. 86657
Andrew L. Spivack, Esq., Id. No. 84439
Chrisovalante P. Filakos, Esq., Id. No. 94620
Courtenay R. Dunn, Esq., Id. No. 206779
Mario J. Hanyon, Esq., Id. No. 203993
John M. Kolesnik, Esq., Id. No. 308877
Matthew G. Brushwood, Esq., Id. No. 310592
Justin F. Kobeski, Esq., Id. No. 200392
Adam Davis, Esq., Id. No. 203034

11

6/10

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1673

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 CERTAIN piece and parcel of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
BEGINNING on the corner of Centre Street and an alley; THENCE Southwardly 41 feet and 6 inches along said Centre Street to a lot now or formerly owned by Charles Heiss; THENCE in an Eastwardly direction along said Heiss lot 188 feet to Miller's Alley; THENCE Northwardly along said alley 41 feet and 6 inches to the aforesaid alley; THENCE along said alley Westwardly 188 feet to the place of BEGINNING. Containing one thousand eight hundred and two square feet of land, be the same more or less. EXCEPTING AND RESERVING, NEVERTHELESS, from the above described premises a tract of land fronting on Center Street approximately 41 1/2 feet and being of equal width Eastwardly therefrom approximately 125 feet and 8 inches as contained in Deed dated March 3, 1929 and remaining of record in Columbia County Deed Book 105, at Page 656.
There is erected on these premises, fronting on Miller Avenue, a double two and one-half story frame dwelling house. THIS conveyance is subject to all the restrictions, reservations and conditions as appear in prior Deeds in chain of title.
TITLE TO SAID PREMISES IS VESTED IN Charles M. Helwig, by Deed from John D. Krankoski, single and Theresa M. Baylor, unmarried, dated 01/31/2011, recorded 02/03/2011 in Instrument Number 201101200.
Tax Parcel: 05E-03-061-00,000
Premises Being: 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830

PROPERTY ADDRESS: 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-03-061-00,000

Seized and taken into execution to be sold as the property of CHARLES HELWIG in suit of WELLS FARGO BANK, N.A..

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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

deposes and says that Press Enterprise is
ffice and place of business at 3185
bia and State of Pennsylvania, and was
en published daily, continuously in said
ched notice March 12, 19, 26, 2014 that
ated agent of the owner or publisher of said
d; that neither the affiant nor Press
tice and advertisement and that all of the
, and character of publication are true.

.....

.....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
publishing the foregoing notice, and the

.....

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

Date: 03/19/2014

REAL ESTATE TAX CERTIFICATION
Fee: $5.00

Cert. NO: 17325

HELWIG CHARLES M
360 MILLER AVE
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 20110 -1200
Location: 358-360 MILLER AVE
Parcel Id: 05E-03 -061-00,000

Assessment: 24,389
Balances as of 03/19/2014

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
NO TAX CLAIM TAXES DUE						

By: Columbia County Sheriff Per: dm.

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

Foreclosure Manager

Representing Lenders in Pennsylvania

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, NA v.
CHARLES M. HELWIG
358-360 MILLER AVENUE BLOOMSBURG, PA 17815-1830
No.: 2013-CV-1673

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

PH # 933705

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:** 3/17/2014

Phone: **Pages:** 1

Re: Postpone Sale Date – PHS 933705 **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.

Defendant:	HELWIG, CHARLES M,
Property:	358-360 MILLER AVENUE (VAC) BLOOMSBURG, PA 17815-1930
Complaint Docket #:	2013-CV-1673

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

Thank you for you assistance in this matter.

Thank you,

David Tran

Phone – 215-320-0007 Ext 1495

Fax – 215-563-8656

Sale

June 11, 2014 9:00 Am

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-1673
No.:

Re: WELLS FARGO BANK, NA VS. CHARLES M. HELWIG
No.: 2013-CV-1673, 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

PH # 933705

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

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, NA Plaintiff,	COLUMBIA COUNTY
v.	COURT OF COMMON PLEAS
CHARLES M. HELWIG Defendant(s)	CIVIL DIVISION
	No.: 2013-CV-1673 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: 3/10/14

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

PH # 933705

Name and Address Of Sender

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

AZK/CET – 04/02/2014 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 358-360 MILLER AVENUE BLOOMSBURG, PA 17815-1830	$0.45
2	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128	$0.45
3	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	$0.45
4	****	TENANT/OCCUPANT 358 MILLER AVENUE BLOOMSBURG, PA 17815	$0.45
5	****	TENANT/OCCUPANT 360 MILLER AVENUE BLOOMSBURG, PA 17815	$0.45
6	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	$0.45
7	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	$0.45
8	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	$0.45
9	****	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: CHARLES M. HELWIG (COLUMBIA) PH # 933705/1021 Page 1 of 1 Writ Team	$4.05

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 document reconstruction insurance is $50,000 per piece subject to a limit of $500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is $500. The maximum indemnity payable is $25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.

Form 3877 Facsimile

U.S. POSTAGE PITNEY BOWES
ZIP 19103 $ 005.53
02 1M 0001381191 FEB 27 2014

PLEASE FAX BACK TO :

389-5625

THANK YOU

TIMOTHY T. CHAMBERLAIN

SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

24 HOUR PHONE
(570) 784-6300

Postmaster
Bloomsburg, PA 17815
City, State, ZIP Code

Date 2-10-14

Request for Change of Address or Boxholder
Information Needed for Service of Legal Process

Please furnish the new address or the name and street address (if a boxholder) for the following:

Name: Charles Helwig

Address: 358 Miller Avenue Bloomsburg, PA

NOTE: The name and last known address are required for change of address information. The name, if known, and post office box address are required for boxholder information.

The following information is provided in accordance with 39 CFR 265.6(d)(6)(ii). There is no fee for providing boxholder information. The fee for providing change of address information is waived in accordance with 39 CFR 265.6(d)(1) and (2) and corresponding Administrative Support Manual 352.44a and b.

1. Capacity of requester (e.g., process server, attorney, party representing himself):

2. Statute or regulation that empowers me to serve process (not required when requester is an attorney or a party acting *pro se* - except a corporation acting *pro se* must cite statute):

3. The names of all known parties to the litigation:

4. The court in which the case has been or will be heard:

5. The docket or other identifying number if one has been issued:

6. The capacity in which this individual is to be served (e.g. defendant or witness):

WARNING

THE SUBMISSION OF FALSE INFORMATION TO OBTAIN AND USE CHANGE OF ADDRESS INFORMATION OR BOXHOLDER INFORMATION FOR ANY PURPOSE OTHER THAN THE SERVICE OF LEGAL PROCESS IN CONNECTION WITH ACTUAL OR PROSPECTIVE LITIGATION COULD RESULT IN CRIMINAL PENALTIES INCLUDING A FINE OF UP TO $10,000 OR IMPRISONMENT OR (2) TO AVOID PAYMENT OF THE FEE FOR CHANGE OF ADDRESS INFORMATION OF NOT MORE THAN 5 YEARS, OR BOTH (TITLE 18 U.S.C. SECTION 1001).

I certify that the above information is true and that the address information is needed and will be used solely for service of legal process in connection with actual or prospective litigation.

Signature

Scott Mayewski
Printed Name

Address 35 W. Main St.
Bloomsburg, PA 17815
City, State, ZIP Code

FOR POST OFFICE USE ONLY

BOXHOLDER'S POSTMARK

X Not known at address given.
Moved, left no forwarding address
No such address.

No change of address order on file. NEW ADDRESS or BOX AND STREET ADDRESS

PLEASE FAX BACK TO :

389-5625

THANK YOU

TIMOTHY T. CHAMBERLAIN

SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

24 HOUR PHONE
(570) 784-6300

Postmaster
Bloomsburg PA 17815
City, State, ZIP Code

Date 2-10-14

Request for Change of Address or Boxholder
Information Needed for Service of Legal Process

Please furnish the new address or the name and street address (if a boxholder) for the following

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Address: 358 Miller Avenue Bloomsburg PA

NOTE: The name and last known address are required for change of address information. The name, if known, and post office box address are required for boxholder information.

The following information is provided in accordance with 39 CFR 265.6(d)(6)(ii). There is no fee for providing boxholder information. The fee for providing change of address information is waived in accordance with 39 CFR 265.6(d)(1) and (2) and corresponding Administrative Support Manual 352.44a and b.

1. Capacity of requester (e.g., process server, attorney, party representing himself) _____

2. Statute or regulation that empowers me to serve process (not required when requester is an attorney or a party acting *pro se* - except a corporation acting *pro se* must cite statute) _____

3. The names of all known parties to the litigation _____

4. The court in which the case has been or will be heard _____

5. The docket or other identifying number if one has been issued _____

6. The capacity in which this individual is to be served (e.g. defendant or witness): _____

WARNING

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I certify that the above information is true and that the address information is needed and will be used solely for service of legal process in connection with actual or prospective litigation.

Signature

Scott Mayewski
Printed Name

Address 35 W. Main St.
Bloomsburg, PA 17815
City, State, ZIP Code

FOR POST OFFICE USE ONLY

BOXHOLDER'S POSTMARK

___ Not known at address given
___ Moved, left no forwarding address
___ No such address

___ No change of address order on file. NEW ADDRESS or NEW STREET ADDRESS

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
CHARLES HELWIG

Case Number
2013CV1673

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: CHARLES HELWIG
Primary Address: 358-360 MILLER AVENUE BLOOMSBURG, PA 17815
Phone:
DOB:
Alternate Address: 360 -
Phone: 358 - Vacant

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation:
Date:
Time:
Deputy:
Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP
Phone: 215-563-7000

Service Attempts:

Date:	2-7-14	2-10-14				
Time:	13:15	0930				
Mileage:						
Deputy:	3	16				

Service Attempt Notes:

1. House vacant
2. J-Net comes back to same address.
3. ~~Not~~ House vacant
4.
5.
6.

HELWIG, CHARLES
2013CV1673
358-360 MILLER AVENUE, BLOOMSBURG, PA 17815
NO EXPIRATION

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
Pa.R.C.P. 3180-3183 and Rule 3257

WELLS FARGO BANK, NA

vs.

CHARLES M. HELWIG

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-1673

2014-ED-25

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: 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830
(See Legal Description attached)

Amount Due	$92,496.25
Interest from 02/04/2014 to Date of Sale @ $15.20 per diem	$__ __ __ __ and costs.

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

Dated 2-3-14
(SEAL)

PH # 933705

WELLS FARGO BANK, NA	:	COURT OF COMMON PLEAS
	:	
Plaintiff	:	CIVIL DIVISION
	:	
vs.	:	NO.: 2013-CV-1673
	:	
CHARLES M. HELWIG	:	
	:	
Defendant(s)	:	COLUMBIA COUNTY
	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: CHARLES M. HELWIG
358-360 MILLER AVENUE
BLOOMSBURG, PA 17815-1830

****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 **358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830** is scheduled to be sold at the Sheriff's Sale on April 2nd 2014 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 **$92,496.25** obtained by **WELLS FARGO BANK, NA** (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-1673**

WELLS FARGO BANK, NA
v.
CHARLES M. HELWIG

owner(s) of property situate in **BLOOMSBURG TOWN,** COLUMBIA County, Pennsylvania, being

358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830
Parcel No. 05E-03-061-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **$92,496.25**

Attorneys for Plaintiff
Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the corner of Centre Street and an alley;
THENCE Southwardly 41 feet and 6 inches along said Centre Street to a lot now or formerly owned by Charles Heiss;
THENCE in an Eastwardly direction along said Heiss lot 188 feet to Miller's Alley;
THENCE Northwardly along said alley 41 feet and 6 inches to the aforesaid alley;
THENCE along said alley Westwardly 188 feet to the place of BEGINNING.

Containing one thousand eight hundred and two square feet of land, be the same more or less.

EXCEPING AND RESERVING, NEVERTHELESS, from the above described premises a tract of land fronting on Center Street approximately 41 1/2 feet and being of equal width Eastwardly therefrom approximately 125 feet and 8 inches as contained in Deed dated March 3, 1929 and remaining of record in Columbia County Deed Book 105, at Page 656.

There is erected on these premises, fronting on Miller Avenue, a double two and one-half story frame dwelling house.

THIS conveyance is subject to all the restrictions, reservations and conditions as appear in prior Deeds in chain of title.

TITLE TO SAID PREMISES IS VESTED IN Charles M. Helwig, by Deed from John D. Krankoski, single and Theresa M. Baylor, unmarried, dated 01/31/2011, recorded 02/03/2011 in Instrument Number 201101200.

Tax Parcel: 05E-03-061-00,000

Premises Being: 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
CHARLES HELWIG

Case Number
2013CV1673

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: OCCUPANT
Primary Address: 358-360 MILLER AVENUE BLOOMSBURG, PA 17815
Phone:
DOB:
Alternate Address: Post
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation: Vacant
Date: 2-10-14
Time: 08:30
Deputy: 3
Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP
Phone: 215-563-7000

Service Attempts:

Date:	2-7-14					
Time:	13:15					
Mileage:						
Deputy:	3					

Service Attempt Notes:

1. House Vacant
2.
3.
4.
5.
6.

OCCUPANT 2013CV1673 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
CHARLES HELWIG

Case Number
2013CV1673

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: **Columbia County Tax Office**

Primary Address: **PO Box 380**
Bloomsburg, PA 17815

Phone: 570-389-5649 ***DOB:***

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: ~~Clerk~~ Sherry Evans

Relation: Clerk

Date: 2-6-14 ***Time:*** 10:35

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.

COLUMBIA COUNTY TAX C

2013CV1673

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
CHARLES HELWIG

Case Number
2013CV1673

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: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581 **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Mary Ward

Relation: Tax Collector

Date: 2-6-14 **Time:** 10:50

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.

WARD, MARY F.
2013CV1673
01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
CHARLES HELWIG

Case Number
2013CV1673

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: 358-360 MILLER AVENUE BLOOMSBURG, PA 17815
Phone:
DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation:
Date: 5-5-14
Time: 1500
Deputy: 8
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) 2013CV1673 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1673

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 CERTAIN piece and parcel of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
BEGINNING on the corner of Centre Street and an alley; THENCE Southwardly 41 feet and 6 inches along said Centre Street to a lot now or formerly owned by Charles Heiss; THENCE in an Eastwardly direction along said Heiss lot 188 feet to Miller's Alley; THENCE Northwardly along said alley 41 feet and 6 inches to the aforesaid alley; THENCE along said alley Westwardly 188 feet to the place of BEGINNING.
Containing one thousand eight hundred and two square feet of land, be the same more or less.
EXCEPING AND RESERVING, NEVERTHELESS, from the above described premises a tract of land fronting on Center Street approximately 41 1/2 feet and being of equal width Eastwardly therefrom approximately 125 feet and 8 inches as contained in Deed dated March 3, 1929 and remaining of record in Columbia County Deed Book 105, at Page 656.
There is erected on these premises, fronting on Miller Avenue, a double two and one-half story frame dwelling house.
THIS conveyance is subject to all the restrictions, reservations and conditions as appear in prior Deeds in chain of title.
TITLE TO SAID PREMISES IS VESTED IN Charles M. Helwig, by Deed from John D. Krankoski, single and Theresa M. Baylor, unmarried, dated 01/31/2011, recorded 02/03/2011 in Instrument Number 201101200.
Tax Parcel: 05E-03-061-00,000
Premises Being: 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830

PROPERTY ADDRESS: 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-03-061-00,000

Seized and taken into execution to be sold as the property of CHARLES HELWIG in suit of WELLS FARGO BANK, N.A..

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 # 2014 ED 25

DATE RECEIVED 2-4-2014
DOCKET AND INDEX 2012 CV 1473

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	x
COPY OF DESCRIPTION	x
WHEREABOUTS OF LKA	x
NON-MILITARY AFFIDAVIT	X
NOTICES OF SHERIFF SALE	x
WAIVER OF WATCHMAN	X
AFFIDAVIT OF LIENS LIST	x
CHECK FOR $1,350.00 OR _____	x

CK# 00138858 7

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

SALE DATE April 2nd 2014 TIME 9.00am
POSTING DATE
ADV. DATES FOR NEWSPAPER
1ST WEEK
2ND WEEK
3RD WEEK

WELLS FARGO BANK, NA	:	COURT OF COMMON PLEAS
	:	
Plaintiff	:	CIVIL DIVISION
	:	
vs.	:	NO.: 2013-CV-1673
	:	
CHARLES M. HELWIG	:	
	:	
Defendant(s)	:	COLUMBIA COUNTY
	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: CHARLES M. HELWIG
358-360 MILLER AVENUE
BLOOMSBURG, PA 17815-1830

****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 **358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830** is scheduled to be sold at the Sheriff's Sale on April 2nd 2014 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 **$92,496.25** obtained by **WELLS FARGO BANK, NA** (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-1673**

WELLS FARGO BANK, NA
v.
CHARLES M. HELWIG

owner(s) of property situate in **BLOOMSBURG TOWN,** COLUMBIA County, Pennsylvania, being

358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830
Parcel No. 05E-03-061-00,000
(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **$92,496.25**

Attorneys for Plaintiff
Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the corner of Centre Street and an alley;
THENCE Southwardly 41 feet and 6 inches along said Centre Street to a lot now or formerly owned by Charles Heiss;
THENCE in an Eastwardly direction along said Heiss lot 188 feet to Miller's Alley;
THENCE Northwardly along said alley 41 feet and 6 inches to the aforesaid alley;
THENCE along said alley Westwardly 188 feet to the place of BEGINNING.

Containing one thousand eight hundred and two square feet of land, be the same more or less.

EXCEPING AND RESERVING, NEVERTHELESS, from the above described premises a tract of land fronting on Center Street approximately 41 1/2 feet and being of equal width Eastwardly therefrom approximately 125 feet and 8 inches as contained in Deed dated March 3, 1929 and remaining of record in Columbia County Deed Book 105, at Page 656.

There is erected on these premises, fronting on Miller Avenue, a double two and one-half story frame dwelling house.

THIS conveyance is subject to all the restrictions, reservations and conditions as appear in prior Deeds in chain of title.

TITLE TO SAID PREMISES IS VESTED IN Charles M. Helwig, by Deed from John D. Krankoski, single and Theresa M. Baylor, unmarried, dated 01/31/2011, recorded 02/03/2011 in Instrument Number 201101200.

Tax Parcel: 05E-03-061-00,000

Premises Being: 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
Pa.R.C.P. 3180-3183 and Rule 3257

WELLS FARGO BANK, NA

vs.

CHARLES M. HELWIG

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-1673

2014-ED-25

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: 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830
(See Legal Description attached)

Amount Due	$92,496.25
Interest from 02/04/2014 to Date of Sale @ $15.20 per diem	$_ _ _ _ _ and costs.

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

Dated 2-3-14
(SEAL)

PH # 933705

Document Receipt

Trans # 2021 Carrier / service: USPS Server First-Class Mail® 2/4/2014 12:00:00 AM

Ship to:

U.S.DEPT OF JUSTICE

228 WALNUT STREET
SUTE 220

HARRISBURG PA 17108

Tracking #: 71901140006000020258
Doc Ref #: 2014ED25
Postage 5.3400

2

Document Receipt

Trans # 2020 Carrier / service: USPS Server First-Class Mail® 2/4/2014 12:00:00 AM

Ship to:

DEPT OF PUBLIC WELFAR

P.O. BOX 8486
WILLOW OAK BUILDING

HARRISBURG PA 17128

Tracking # 71901140006000020241
Doc Ref #: 2014ED25
Postage 5.3400

Document Receipt

Trans # 2020 Carrier / service: USPS Server First-Class Mail® 2/4/2014 12:00:00 AM

Ship to:

DEPT OF PUBLIC WELFAR

P.O BOX 8486
WILLOW OAK BUILDING

HARRISBURG PA 17128

Tracking #: 71901140006000020241
Doc Ref #: 2014ED25
Postage 5.3400

2

Document Receipt

Trans # 2019 Carrier / service: USPS Server First-Class Mail® 2/4/2014 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE SERVICE

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 71901140006000020234
Doc Ref #: 2014ED25
Postage 5.3400

Document Receipt

Trans # 2018 Carrier / service: USPS Server First-Class Mail® 2/4/2014 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS ADMINISTRATION

900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

PHILADELPHIA PA 19107

Tracking #: 71901140006000020227
Doc Ref #: 2014ED25
Postage 5 3400

Document Receipt

Trans # 2017 Carrier / service: USPS Server First-Class Mail® 2/4/2014 12:00:00 AM

Ship to:

OFFICE OF F.A.f.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 71901140006000020210
Doc Ref #: 2014ED25
Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans # 2016 Carrier / service: USPS Server First-Class Mail® 2/4/2014 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

DEPARTMENT 281230

HARRISBURG PA 17128

COMMONWEALTH OF PA

Tracking #: 71901140006000020203

Doc Ref #: 2014ED25

Postage $ 3400

LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the corner of Centre Street and an alley;
THENCE Southwardly 41 feet and 6 inches along said Centre Street to a lot now or formerly owned by Charles Heiss;
THENCE in an Eastwardly direction along said Heiss lot 188 feet to Miller's Alley;
THENCE Northwardly along said alley 41 feet and 6 inches to the aforesaid alley;
THENCE along said alley Westwardly 188 feet to the place of BEGINNING.

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There is erected on these premises, fronting on Miller Avenue, a double two and one-half story frame dwelling house.

THIS conveyance is subject to all the restrictions, reservations and conditions as appear in prior Deeds in chain of title.

TITLE TO SAID PREMISES IS VESTED IN Charles M. Helwig, by Deed from John D. Krankoski, single and Theresa M. Baylor, unmarried, dated 01/31/2011, recorded 02/03/2011 in Instrument Number 201101200.

Tax Parcel: 05E-03-061-00,000

Premises Being: 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830

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

Attorneys for Plaintiff

WELLS FARGO BANK, NA
Plaintiff

v.

CHARLES M. HELWIG
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-1673**
:
:
: **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:

(X) the mortgage is an FHA Mortgage
( ) the premises is non-owner occupied
( ) 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
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

WELLS FARGO BANK, NA

vs.

CHARLES M. HELWIG

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-1673**
:

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant CHARLES M. HELWIG is over 18 years of age and resides at 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830.

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

Phelan Hallinan, LLP
Jonathan Lobb, Esq., Id. No.312174
Attorney for Plaintiff

WELLS FARGO BANK, NA Plaintiff	:	**COURT OF COMMON PLEAS**
	:	
v.	:	**CIVIL DIVISION**
	:	
CHARLES M. HELWIG Defendant(s)	:	**NO.: 2013-CV-1673**
	:	
	:	**COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, NA, 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 **358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830.**

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
CHARLES M. HELWIG	**358-360 MILLER AVENUE BLOOMSBURG, PA 17815-1830**

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
CHARLES M. HELWIG	**358-360 MILLER AVENUE BLOOMSBURG, PA 17815-1830**

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	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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	Address (if address cannot be reasonably ascertained, please indicate)
None.	

PH # 933705

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	Address (if address cannot be reasonably ascertained, please indicate)
TENANT/OCCUPANT	358-360 MILLER AVENUE BLOOMSBURG, PA 17815-1830
COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION	6TH FLOOR, STRAWBERRY SQ. DEPT 280601 HARRISBURG, PA 17128
DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM	P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105
TENANT/OCCUPANT	358 MILLER AVENUE BLOOMSBURG, PA 17815
TENANT/OCCUPANT	360 MILLER AVENUE 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: 1/31/14

By: _____

Phelan Hallinan, LLP
Jonathan Lobb, Esq., Id. No.312174
Attorney for Plaintiff
PHELAN HALLINAN, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

PH # 933705

WELLS FARGO BANK, NA Plaintiff	:	**COURT OF COMMON PLEAS**
v.	:	**CIVIL DIVISION**
CHARLES M. HELWIG Defendant(s)	:	**NO.: 2013-CV-1673**
	:	**COLUMBIA COUNTY**

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WELLS FARGO BANK, NA, 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 **358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830.**

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
CHARLES M. HELWIG	**358-360 MILLER AVENUE BLOOMSBURG, PA 17815-1830**

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	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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	Address (if address cannot be reasonably ascertained, please indicate)
None.	

PII # 933705

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:

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TENANT/OCCUPANT	358-360 MILLER AVENUE BLOOMSBURG, PA 17815-1830
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DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM	P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105
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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: 1/31/14

By: _____

Phelan Hallinan, LLP
Jonathan Lobb, Esq., Id. No.312174
Attorney for Plaintiff
PHELAN HALLINAN, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

PH # 933705

LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the corner of Centre Street and an alley;
THENCE Southwardly 41 feet and 6 inches along said Centre Street to a lot now or formerly owned by Charles Heiss;
THENCE in an Eastwardly direction along said Heiss lot 188 feet to Miller's Alley;
THENCE Northwardly along said alley 41 feet and 6 inches to the aforesaid alley;
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Containing one thousand eight hundred and two square feet of land, be the same more or less.

EXCEPING AND RESERVING, NEVERTHELESS, from the above described premises a tract of land fronting on Center Street approximately 41 1/2 feet and being of equal width Eastwardly therefrom approximately 125 feet and 8 inches as contained in Deed dated March 3, 1929 and remaining of record in Columbia County Deed Book 105, at Page 656.

There is erected on these premises, fronting on Miller Avenue, a double two and one-half story frame dwelling house.

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TITLE TO SAID PREMISES IS VESTED IN Charles M. Helwig, by Deed from John D. Krankoski, single and Theresa M. Baylor, unmarried, dated 01/31/2011, recorded 02/03/2011 in Instrument Number 201101200.

Tax Parcel: 05E-03-061-00,000

Premises Being: 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2013-CV-1673**

WELLS FARGO BANK, NA
v.
CHARLES M. HELWIG

owner(s) of property situate in **BLOOMSBURG TOWN,** COLUMBIA County, Pennsylvania, being

358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830
Parcel No. 05E-03-061-00,000
(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **$92,496.25**

Attorneys for Plaintiff
Phelan Hallinan, LLP

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
CHARLES HELWIG

Case Number
2013CV1673

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 Cou

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

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Richendrfer

Relation: clerk II

Date: 2-6-14

Time: 10 30

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.

DOMESTIC RELATIONS OF 2013CV1673 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

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, NA

No.: 2013-CV-1673

Defendant
CHARLES M. HELWIG

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.

AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
358-360 MILLER AVENUE

BLOOMSBURG, PA 17815-1830

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 XX Plaintiff
__ 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

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, NA

No.: 2013-CV-1673

Defendant
CHARLES M. HELWIG

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.
CHARLES M. HELWIG

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
358-360 MILLER AVENUE

BLOOMSBURG, PA 17815-1830

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 _ 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

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

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

TD Bank, NA
3-180/360

001388587

DATE
1/28/2014

AMOUNT
****$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

CET [933705] 358-360 MILLER AVENUE (2013-CV-1673)

AUTHORIZED SIGNATURE

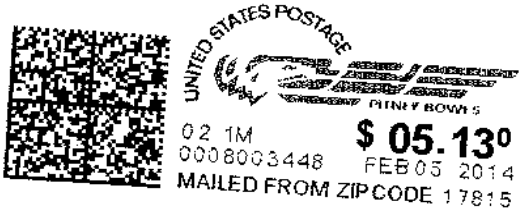
⑈001388587⑈ ⑆036001808⑆ 361508666⑈

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815

71901140006000020227

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

CERTIFIED MAIL™



NJ XLB 176 DE 1009 0402/12/14
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 17815038080 *0219-05791-05-39
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