

SHERIFF'S REAL ESTATE FINAL COST SHEET

\$ 2360.80

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO

vs.

Defendant
RICHARD SAGER

Attorney for the Plaintiff:

ZUCKER, GOLDBERG & ACKERMAN, LLC
200 SHEFFIELD STREET
SUITE 301
MOUNTAINSIDE, NJ 07092

Sheriff's Sale Date: Wednesday, May 14, 2014

Writ of Execution No. : 2013CV82

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 65 VALLEY ROAD, BREWICK, PA 18603

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	\$54.00
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	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

Total Sheriff Costs **\$1,935.80**

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs **\$55.00**

Grand Total: **\$1,990.80**

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

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

DO NOT ACCEPT THIS CHECK UNLESS THE PINK LOCK & KEY ICONS FADE WHEN WARMED AND YOU CAN SEE HEXAGONS IN A DUAL-TONE TRUE WATERMARK WHEN HELD TO THE LIGHT

083098

83098

ZUCKER, GOLDBERG & ACKERMAN, LLC

ATTORNEYS AT LAW
PA ATTORNEY BUSINESS ACCOUNT

200 SHEFFIELD ST., SUITE 301
MOUNTAIN SIDE, NJ 07092
PH. 908-233-8500

JPMORGAN CHASE BANK
MONTCLAIR, NJ 07042
55-233/212

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE

DATE

AMOUNT

4/23/2015

\$*****2,360.80

Two Thousand Three Hundred Sixty and 80/100----- US Dollars

PAY
TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF
P.O. BOX 380
BLOOMSBURG, PA 17815
United States

2013-CV-82_158280-R1

TWO SIGNATURES REQUIRED IF THE AMOUNT IS MORE THAN \$10,000.00

083098 021202337 6108811828

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

FRANCES GAMBARDELLA
BRIAN C. NICHOLAS ♦
SCOTT A. DIETTERICK ¥
KIMBERLY A. BONNER ¥
STEVEN D. KROL
CHRISTOPHER G. FORD
DENISE CARLON ΔΔ
CHRISTINE E. POTTER ◊
STEPHANIE WOLCHOK
ASHLEIGH LEVY MARIN F
DOUGLAS J. McDONOUGH
TIMOTHY J. ZIEGLER
RALPH M. SALVIA ¥
ROBERT D. BAILEY
JAIME R. ACKERMAN ♦
KACIF W. BROWN
MONIKA S. PUNDALIK
TODD MARKS Δ
JANA FRIDHINSDOTTIR ¥
DENNIS P. UHLMANN, JR. Δ
BRIAN M. GILBERT
JAMAR BENJAMIN
ROGER FAY €

ZUCKER, GOLDBERG & ACKERMAN, LLC
ATTORNEYS AT LAW

200 SHEFFIELD STREET- SUITE 101
P.O. BOX 1024
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500
FACSIMILE: 908-233-1390
E-MAIL: office@zuckergoldberg.com

*For payoff/reinstatement figures
Please send your request to: zuckergoldberg.com/pr*

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1913-1975)
LOUIS D. GOLDBERG (1923-1967)
LEONARD H. GOLDBERG (1929-1979)
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:
The Union Hotel Office Building
240 Gettysburg Pike
Mechanicsburg, PA 17055

* ALSO MEMBER OF NY, PA AND CA BAR
♦ ALSO MEMBER OF NY, PA AND ME BAR
ΔΔ ALSO MEMBER OF NY AND PA BAR
Δ ALSO MEMBER OF NY BAR
€ ALSO MEMBER OF PA BAR
¥ MEMBER OF PA BAR ONLY
◊ ALSO MEMBER OF FL BAR

XFP-158280-R1

April 24, 2015

Office of the Sheriff of Columbia County
P.O. Box 380
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A.
vs. Richard Sager
Premises: 65 Valley Road
Berwick, PA 18603-5824
Docket No.: 2013-CV-82
Sale Date: May 14, 2014

Sheriff Sale No:

Dear Sir or Madam:

Our office is the attorney on the Writ for the above-referenced sale. Please be advised that we are assigning the bid to **CP-SRMOF II 2012-A Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee 9990 Richmond Ave, Suite 400 S Houston TX 77042.**

Please issue the Deed to the specified assignee above. Attached are two (2) original Realty Transfer Tax Affidavits of Value and also a self-addressed, stamped envelope for return of the deed. Please bill us for any unpaid costs or refund any excess from our advance.

Should you have any questions, please feel free to call me. Thank you.

Very truly yours,
ZUCKER, GOLDBERG & ACKERMAN, LLC

By: Letitia Wilkinson
Letitia Wilkinson, Legal Assistant

lwi
enclosures



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid _____
Book Number _____
Page Number _____
Date Recorded _____

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name ZUCKER, GOLDBERG & ACKERMAN, LLC Telephone Number: (908) 233-8500
Mailing Address 200 SHEFFIELD STREET, SUITE 101 City MOUNTAINSIDE State NJ ZIP Code 07092

B. TRANSFER DATA

Grantor(s)/Lessor(s)
Sheriff of COLUMBIA County

Mailing Address
P.O. Box 380
City Bloomsburg State PA Zip Code 17815

C. Date of Acceptance of Document 5/14/2014

Grantees/Lessee(s)
CP-SRMOF II 2012-A Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee

Mailing Address
9990 Richmond Ave, Suite 400 S
City Houston State TX ZIP Code 77042

D. REAL ESTATE LOCATION

Street Address 65 Valley Road City, Township, Borough Township of Briar Creek
County COLUMBIA School District BERWICK AREA S D Tax Parcel Number 07-03C-01500

E. VALUATION DATA- WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration <u>\$3,860.80</u>	2. Other Consideration <u>+0.00</u>	3. Total Consideration <u>\$3,860.80</u>
4. County Assessed Value <u>\$38,480.00</u>	5. Common Level Ratio Factor <u>X 3.61</u>	6. Fair Market Value <u>\$138,912.80</u>

F. EXEMPTION DATA

1a. Amount of Exemption Claimed <u>\$3,860.80</u>	1b. Percentage of Grantor's Interest in Real Estate <u>100%</u>	1c. Percentage of Grantor's Interest Conveyed <u>100%</u>
--	--	--

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If Trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy agency/straw party agreement)
- ☐ Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default: INSTRUMENT NUMBER 201311698
- ☐ Corrective or confirmatory deed (Attach complete copy of prior deed being corrected or confirmed)
- ☐ Statutory corporate consolidation, merger or division (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed): _____

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party
Letitia Wilkinson

Date
April 24, 2015

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED

John Brown

1990.80

2000

12000

15

25000

28

38000

40

50

60

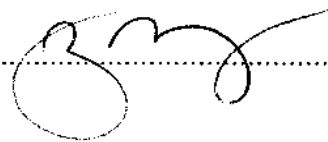
70

71000

81000

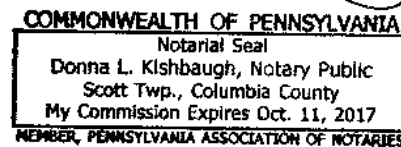
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 23, 30 and May 7, 2014 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 7th day of May, 2014.

Donna L. Kishbaugh
.....
(Notary Public)



And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

SHERIFF'S SALE COST SHEET

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

— DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$180.00</u>
— LEVY (PER PARCEL	\$15.00
MAILING COSTS	<u>\$5.00</u>
— ADVERTISING SALE BILLS & COPIES	\$17.50
— ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	<u>\$24.00</u>
— POSTING HANDBILL	\$15.00
— CRYING/ADJOURN SALE	\$10.00
— SHERIFF'S DEED	\$35.00
— TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	<u>\$6.00</u>
NOTARY	<u>\$10.00</u>
TOTAL ***** \$ <u>446.50</u>	

— WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	<u>\$119.30</u>
— SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1344.30</u>	

— PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	<u>\$55.00</u>
TOTAL ***** \$ <u>65.00</u>	

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL ***** \$ <u>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$1990.80

Document Receipt

Trans #	2279	Carrier / service:	USPS Server	First-Class Mail®	3/14/2014 12:00:00 AM
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Ship to:

MERS

1901 E. VOORHEES STREET

SUITE C

DANVILLE IL 61834

Tracking #: 71901140006000022771

Doc Ref #: 2014ED47

Postage 5.3400

47

Document Receipt

Trans #	2279	Carrier / service:	USPS Server	First-Class Mail®	3/14/2014 12:00:00 AM
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Ship to:

MERS

1901 E. VOORHEES STREET

SUITE C

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Postage 5.3400

47

Document Receipt

Trans #	2278	Carrier / service:	USPS Server	First-Class Mail®	3/14/2014 12:00:00 AM
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Ship to:

MERS

PO BOX 2026

Tracking #: 71901140006000022764

Doc Ref #: 2014ED47

Postage 5.3400

FLINT MI 48501-2026

47

Document Receipt

Trans #	2277	Carrier / service:	USPS Server	First-Class Mail®	3/14/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking # 71901140006000022757

Doc Ref # 2014ED47

Postage 5.3400

PHILADELPHIA PA 19106

47

Document Receipt

Trans #	2276	Carrier / service:	USPS Server	First-Class Mail®	3/14/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #: 71901140006000022740

Doc Ref #: 2014ED47

Postage 5.3400

PHILADELPHIA PA 19107

47

Document Receipt

Trans #	2275	Carrier / service:	USPS Server	First-Class Mail®	3/14/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking # 71901140006000022733

Doc Ref #: 2014ED47

Postage 5.3400

HARRISBURG PA 17105

47

Document Receipt

Trans #	2274	Carrier / service:	USPS Server	First-Class Mail®	3/14/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000022726

Doc Ref #: 2014ED47

Postage 5.3400

HARRISBURG PA 17128

47

Document Receipt

Trans #	2280	Carrier / service:	USPS Server	First-Class Mail®	3/14/2014 12:00:00 AM
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Ship to:

MERS

3300 SW 34TH STREET STE 101

Tracking #: 71901140006000022788

Doc Ref #: 2014ED47

Postage 5.3400

OCALA FL 34474

47

Document Receipt

Trans #	2280	Carrier / service	USPS Server	First-Class Mail®	3/14/2014 12:00:00 AM
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Ship to:

MERS

3300 SW 34TH STREET STE 101

Tracking #. 71901140006000022788

Doc Ref #: 2014ED47

Postage 5.3400

OCALA FL 34474

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

ZUCKER, GOLDBERG & ACKERMAN, LLC
ATTORNEYS AT LAW

200 SHEFFIELD STREET- SUITE 101
P.O. BOX 1024
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500
FACSIMILE: 908-233-1390
E-MAIL: office@zuckergoldberg.com

*For payoff/reinstatement figures
Please send your request to: zuckergoldberg.com/pr*

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

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LOUIS D. GOLDBERG (1923-1967)
LEONARD H. GOLDBERG (1929-1979)
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Δ ALSO MEMBER OF NY BAR
£ ALSO MEMBER OF PA BAR
¥ MEMBER OF PA BAR ONLY
◊ ALSO MEMBER OF FL BAR

XFP-158280-R1

May 2, 2014

Prothonotary of Columbia County
Columbia County Courthouse
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A.
vs. Richard Sager
Premises: 65 Valley Road, Berwick PA 18603-5824.
Docket No.: 2013-CV-82

Dear Sir or Madam:

Enclosed for filing please find an original of an Affidavit of Service of Defendant/Owner and Other Parties of Interest regarding the above referenced matter. Please file the original and return a time-stamped copy of the extra face page which is enclosed in the self-addressed stamped envelope.

If you have any questions or concerns, please do not hesitate to contact our office at (908) 233-8500. Ext 326

Very Truly Yours,
ZUCKER, GOLDBERG & ACKERMAN, LLC

BY: Margaret Agyepong
Margaret Agyepong, Legal Assistant
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
Email: Office@zuckergoldberg.com
File No.: XFP-158280-R1
(908) 233-8500; (908) 233-1390 FAX

mag

enclosures

cc: Sheriff of Columbia County (w/encl.)

Zucker, Goldberg & Ackerman, LLC
XFP-158280-R1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,

CIVIL DIVISION

Plaintiff,

NO.: 2013-CV-82

vs.

Richard Sager;

TYPE OF PLEADING

Defendant.

**Pa. R.C.P. RULE 3129.2(C) AFFIDAVIT OF SERVICE
OF DEFENDANT/OWNER AND
OTHER PARTIES OF INTEREST**

FILED ON BEHALF OF:

Wells Fargo Bank, N.A.

COUNSEL OF RECORD FOR THIS PARTY:

ZUCKER, GOLDBERG & ACKERMAN, LLC

Scott A. Dietterick, Esquire PA I.D. #55650
Kimberly A. Bonner, Esquire- PA I.D. #89705
Joel A. Ackerman, Esquire- PA I.D. #202729
Ashleigh Levy Marin, Esquire- PA I.D. #306799
Ralph M. Salvia, Esquire- PA I.D. #202946
Jaime R. Ackerman, Esquire- PA I.D. #311032
Jana Fridfinnsdottir, Esquire- PA I.D. #315944
Brian Nicholas, Esquire- PA I.D. #317240
Denise Carlon, Esquire- PA I.D. #317226
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
(908) 233-1390 FAX
office@zuckergoldberg.com
File No.: XFP- 158280-R1/mag

Zucker, Goldberg & Ackerman, LLC
XFP-158280-R1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.	:	CIVIL DIVISION
	:	
Plaintiff,	:	
vs.	:	NO.: 2013-CV-82
	:	
Richard Sager;	:	
	:	
Defendant.	:	
	:	
	:	

**Pa.R.C.P. RULE 3129(c) AFFIDAVIT OF SERVICE OF
DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST**

I, Margaret Agyepong, a paralegal with the firm of Zucker, Goldberg & Ackerman, LLC, attorneys for Plaintiff, Wells Fargo Bank, N.A., being duly sworn according to law depose and make the following Affidavit regarding the service of Plaintiff's Notice of Sheriff's Sale of Real Property in this matter on Defendant/Owner and Other Parties of Interest as follows:

1. Defendant, Richard Sager, is the record owner of the real property.
2. On or about April 4, 2014, defendant Richard Sager was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via certified mail, return receipt requested at 65 Valley Road, Berwick, PA 18603-5824. A true and correct copy of said Notice and proof of Service are marked Exhibit "A", attached hereto and made a part hereof.
3. On or about April 11, 2014, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, Postage Pre-Paid, with a Certificate of Mailing. True and correct copies of said Certificates of Mailing are marked Exhibit "B", attached hereto and made a part hereof.


Finally, the undersigned deposes and says that the Defendant/Owner and all other Parties of

Zucker, Goldberg & Ackerman, LLC
XFP-158280-R1


Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.C.P.
3129.2.

ZUCKER, GOLDBERG & ACKERMAN, LLC
Attorneys for Plaintiff

Dated: May 5, 2014


MARGARET AGYEPONG
Paralegal/Legal Assistant

Sworn to and subscribed before
me this 5 day of May, 2014


Notary Public

MY COMMISSION EXPIRES:

Cheryl DeBenedetto Notary Public
My Comm. Expires Oct. 16, 2016
ID # 1280276
State of New Jersey

Zucker, Goldberg & Ackerman, LLC
XFP-158280-R1

EXHIBIT A

Zucker, Goldberg & Ackerman, LLC
P.O. Box 1219
Mountainside, NJ 07092-1219



9314 7100 1170 0731 5779 52

20140324-102

Richard Sager
12 HAMILTON CIR
WALDEN, NY 12586-2400

PANOS



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.

Plaintiff,

vs.

Richard Sager;

Defendant.

CIVIL DIVISION

NO.: 2013-CV-82

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Richard Sager
65 Valley Road
Berwick, PA 18603-5824
AND
12 Hamilton Circle
Walden, NY 12586

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street
Bloomsburg, PA 17815 on May 14, 2014 at 9:00am prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement
of the measured boundaries of the property, together with a brief mention of the buildings and any
other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

65 Valley Road, Berwick, PA, 18603-5824

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2013-CV-82

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Richard Sager



A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Lawyer Referral Service of the Columbia
County Bar Association**

**Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
Phone (800) 692-7375**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.



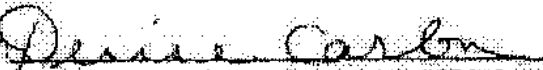
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated:

3/4/2014

BY



Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032
Jana Fridfinnsdottir, Esquire; PA I.D. #315944
Brian Nicholas, Esquire; PA I.D. #317240
Denise Carlon, Esquire; PA I.D. #317226
Attorneys for Plaintiff
XFP-158280-R1/pn
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500; (908) 233-1390 FAX
Email: Office@zuckergoldberg.com

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**



Zucker, Goldberg & Ackerman, LLC
XFP-158280-R1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,

Plaintiff,

vs.

Richard Sager;

Defendant(s).

CIVIL DIVISION

NO.: 2013-CV-82

Execution No.:

LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGNNING at a set iron pin on the west side of a 33 foot right of way known as Township Route 744 right of way; THENCE along other land now or formerly of previous grantor in chain of title, south 67 degrees 41 minutes 25 seconds west, a distance of 210 feet to a set iron pin; THENCE continuing along other land now or formerly of the previous Grantor in chain of title, north 22 degrees 18 minutes, 35 seconds west, a distance of 210.00 feet to a set iron pin; THENCE continuing along other land now or formerly of the previous Grantor in chain of title, north 67 degrees 41 minutes 25 seconds east, a distance of 210.00 feet to a set iron pin on the west side of the aforementioned 33 feet right of way; THENCE along the west side of said right of way south 22 degrees 18 minutes 35 seconds east, a distance of 210.00 feet to the set iron pin, the place of Beginning.

CONTAINING 1.012 acres in accordance to the survey of Dennis R. Peters, P.E. R.S., and designated as Parcel No. 3, all in accordance to Map as noted in Deed Book 321, Page 327.

PARCEL No. 07-03C-01500

BEING the same premises which MARLIN D. HENRIE AND TERI R. HENRIE, HIS WIFE, by Deed dated November 1, 2006 and recorded November 3, 2006 in and for Columbia County, Pennsylvania, Instrument No. 200611646, granted and conveyed unto Richard Sager.

Property known as 65 Valley Road, Berwick, PA, 18603-5824

Exhibit "A"



2. Article Number



9314 7100 1170 0731 5779 52

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

Richard Sager
12 HAMILTON CIR
WALDEN, NY 12586-2400

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

Rich Sager

B. Date of Delivery

4-4-14

C. Signature

[Signature]

Agent's Address ☐ Yes ☒ No

D. Is delivery address different from item 1?
If YES, enter delivery address below:

Reference Information

158280-R1
PANOSS

9314 7100 1170 0731 5779 52-1
3/24/12

UNITED STATES POSTAL SERVICE

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10



Zucker, Goldberg & Ackerman, LLC
PO Box 9076
Temecula, CA 92589-9076

EXHIBIT B



Certificate Of Mailing



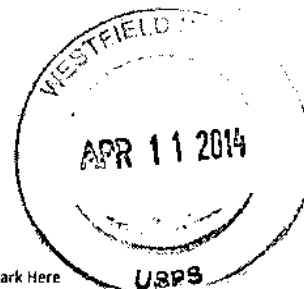
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: **Scott A. Dietterick, Esquire**
 c/o Zucker, Goldberg & Ackerman, LLC
 200 Sheffield Street, Suite 101
 Mountainside, NJ 07092

XFP-158280-R1/nfe TEAM- C

To: **COLUMBIA COUNTY TAX CLAIM BUREAU**
 Columbia County Courthouse
 P.O. Box 380
 Bloomsburg, PA 17815

Postmark Here



County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

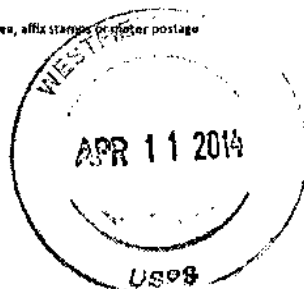
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

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 c/o Zucker, Goldberg & Ackerman, LLC
 200 Sheffield Street, Suite 101
 Mountainside, NJ 07092

XFP-158280-R1/nfe TEAM- C

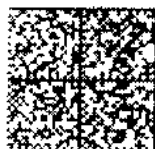
To: **COMMONWEALTH OF PENNSYLVANIA**
 DEPARTMENT OF WELFARE
 P.O. Box 2675
 Harrisburg, PA 17105

Postmark Here



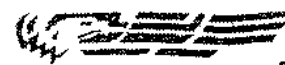
County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065




**Certificate Of
Mailing**


U.S. POSTAGE >>> PITNEY BOWES


 ZIP 07092 \$ 001.20⁰
 02 11
 0001387430 APR 11 2014

To pay fee, affix stamps or meter postage here.

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From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

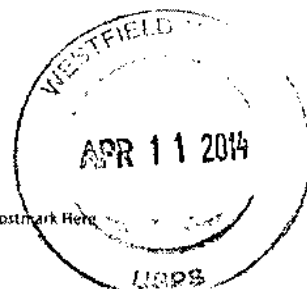
XFP-158280-R1/nfe TEAM- C

To: UNKNOWN TENANT OR TENANTS

65 Valley Road

Berwick, PA 18603-5824

Postmark Here



County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065


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c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

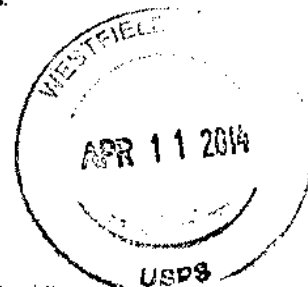
XFP-158280-R1/nfe TEAM- C

To: SECRETARY OF HOUSING AND URBAN DEVELOPMENT

451 7th STREET, SW.

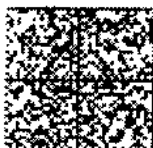
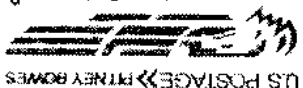
WASHINGTON D.C., 20410

Postmark Here



County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065

 ZIP 07092 \$ 001.20⁰
 02 11
 0001387430 APR 11 2014



**Certificate Of
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U.S. POSTAGE >> PITNEY BOWES


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 02 1W
 0001387430 APR 11, 2014

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From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

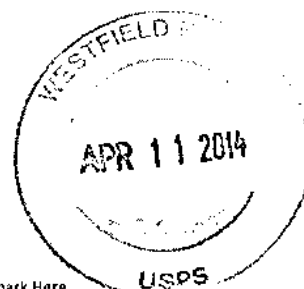
XFP-158280-R1/nfe TEAM- C

To: MERS AS NOMINEE FOR AMERICAN HOME MORTGAGE

PO Box 2026

Flint, MI 48501-2026

Postmark Here



County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065


**Certificate Of
Mailing**

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From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

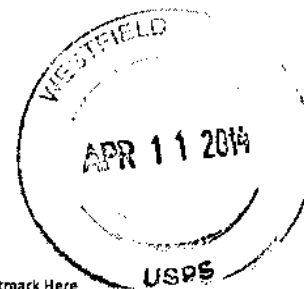
XFP-158280-R1/nfe TEAM- C

To: MERS AS NOMINEE FOR AMERICAN HOME MORTGAGE

1901 E. Voorhees Street, Suite C

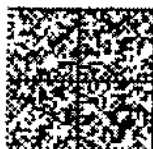
Danville, IL 61834

Postmark Here



County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065

 0001387430 APR 11 2014
 ZIP 07092 \$ 001.20⁰
 02 1W




Certificate Of Mailing



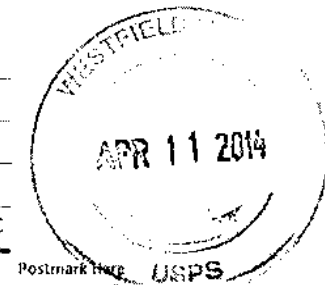
U.S. POSTAGE >> PITNEY BOWES
 ZIP 07092 \$ 001.20⁰
 02 1M
 0001387430 APR 11 2014

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From: Scott A. Dietterick, Esquire
 c/o Zucker, Goldberg & Ackerman, LLC
 200 Sheffield Street, Suite 101
 Mountainside, NJ 07092

XFP-158280-R1/nfe TEAM- C

To: MERS AS NOMINEE FOR AMERICAN HOME MORTGAGE
 538 Broadhollow Road
 Melville, NY 11747



County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

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From: Scott A. Dietterick, Esquire
 c/o Zucker, Goldberg & Ackerman, LLC
 200 Sheffield Street, Suite 101
 Mountainside, NJ 07092

XFP-158280-R1/nfe TEAM- C

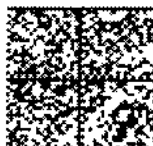
To: MERS AS NOMINEE FOR AMERICAN HOME MORTGAGE
 3300 SW 34th Ave, Ste 101
 Ocala, FL 34474-4438



County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065

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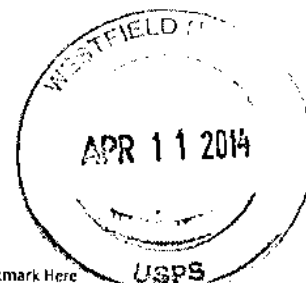
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 c/o Zucker, Goldberg & Ackerman, LLC
 200 Sheffield Street, Suite 101
 Mountainside, NJ 07092

XFP-158280-R1/nfe TEAM- C

To: **COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE**
 Columbia County Courthouse
 P.O. Box 380
 Bloomsburg, PA 17815

Postmark Here



County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065


**Certificate Of
Mailing**

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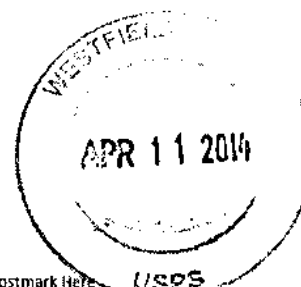
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From: **Scott A. Dietterick, Esquire**
 c/o Zucker, Goldberg & Ackerman, LLC
 200 Sheffield Street, Suite 101
 Mountainside, NJ 07092

XFP-158280-R1/nfe TEAM- C

To: **PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION**
 Dept. 280601
 Harrisburg, PA 17128-0601

Postmark Here



County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065

 U.S. POSTAGE >>> PITNEY BOWES
 ZIP 07092 \$ 001.20⁰
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Certificate Of
Mailing



U.S. POSTAGE >> PITNEY BOWES



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c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XFP-158280-R1/nfe TEAM- C

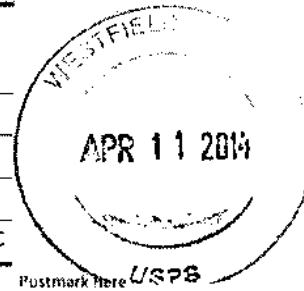
To: UNKNOWN SPOUSE

65 Valley Road

Berwick, PA 18603-5824

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



To pay fee, affix stamps or meter postage here.

Postmark Here USPS

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

ZUCKER, GOLDBERG & ACKERMAN, LLC
ATTORNEYS AT LAW

200 SHEFFIELD STREET- SUITE 101
P.O. BOX 1024
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500
FACSIMILE: 908-233-1390
E-MAIL: office@zuckergoldberg.com

*For payoff/reinstatement figures
Please send your request to: zuckergoldberg.com/pr*

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1918-1979)
LOUIS D. GOLDBERG (1923-1967)
LEONARD H. GOLDBERG (1929-1979)
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:
The Union Hotel Office Building
240 Gettysburg Pike
Mechanicsburg, PA 17055

FRANCES GAMBARDIELLA
BRIAN C. NICHOLAS ♦
SCOTT A. DIETTERICK ¥
KIMBERLY A. BONNER ¥
STEVEN D. KROL
CHRISTOPHER G. FORD
DENISE CARLON ΔΔ
CHRISTINE E. POTTER ◊
RYAN S. MALC
STEPHANIE WOLCHOK
ASHLEIGH LEVY MARIN E
DOUGLAS J. McDONOUGH
TIMOTHY J. ZIEGLER
RALPH M. SALVIA ¥
ROBERT D. BAILEY
JAIME R. ACKERMAN ♦
KACIE W. BROWN
MONIKA S. PUNDALIK
TODD MARKS Δ
JANA FRIDFINNSDOTTIR ¥
DENNIS P. UHLMANN, JR.
BRIAN M. GILBERT
JAMAR BENJAMIN

* ALSO MEMBER OF NY, PA AND CA BAR
♦ ALSO MEMBER OF NY, PA AND ME BAR
ΔΔ ALSO MEMBER OF NY AND PA BAR
Δ ALSO MEMBER OF NY BAR
E ALSO MEMBER OF PA BAR
¥ MEMBER OF PA BAR ONLY
◊ ALSO MEMBER OF FL BAR

XFP-158280-R1

April 10, 2014

Prothonotary of Columbia County
Columbia County Courthouse
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A.
vs. Richard Sager
Property Address: 65 Valley Road
Berwick, PA 18603-5824
Docket No.: 2013-CV-82
Sale Ref No.:

Dear Sir/Madam:

Enclosed for filing please find an original and one (1) copy of an Amended Affidavit Pursuant to Rule 3129.1, to be filed in the above-referenced case. Please file the Affidavit upon receipt and return the time-stamped copy to me in the enclosed, self-addressed, stamped envelope.

If you should have any questions, please do not hesitate to contact Nixon Feliz of our office at 908-233-8500 Ext. 299.

Very Truly Yours,
ZUCKER, GOLDBERG & ACKERMAN, LLC

BY:

Nixon Feliz

Nixon Feliz, Legal Assistant
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
E-mail: Office@zuckergoldberg.com
(908) 233-8500; (908) 233-1390 FAX

cc: Sheriff of Columbia County

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2013-CV-82
vs.	:	
	:	Execution No.:
Richard Sager;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 65 Valley Road, Berwick, PA 18603-5824.

1. Name and Address of Owner(s) or Reputed Owner(s):

RICHARD SAGER
65 Valley Road
Berwick, PA 18603-5824

2. Name and Address of Defendant(s) in the Judgment:

RICHARD SAGER
65 Valley Road
Berwick, PA 18603-5824

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

WELLS FARGO BANK, N.A.
Plaintiff

4. Name and Address of the last record holder of every mortgage of record:

WELLS FARGO BANK, N.A.
Plaintiff

MERS AS NOMINEE FOR AMERICAN HOME MORTGAGE
PO Box 2026
Flint, MI 48501-2026
AND
1901 E. Voorhees Street, Suite C
Danville, IL 61834
AND
3300 SW 34th Ave, Ste 101
Ocala, FL 34474-4438
AND
538 Broadhollow Road
Melville, NY 11747

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
451 7th STREET, SW.
WASHINGTON D.C., 20410

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

COLUMBIA COUNTY TAX CLAIM BUREAU
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS
65 Valley Road
Berwick, PA 18603-5824

UNKNOWN SPOUSE
65 Valley Road
Berwick, PA 18603-5824

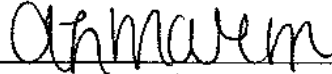
PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION
Dept. 280601
Harrisburg, PA 17128-0601

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

Dated: 4/15/14

ZUCKER, GOLDBERG & ACKERMAN, LLC

BY:



Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032
Jana Fridfinnsdottir, Esquire; PA I.D. #315944
Brian Nicholas, Esquire; PA I.D. #317240
Denise Carlon, Esquire; PA I.D. #317226
Attorneys for Plaintiff
XCP-158280-R1/nfe
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500; (908) 233-1390 FAX
Email: Office@zuckergoldberg.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2013-CV-82
vs.	:	
	:	Execution No.:
Richard Sager;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	

LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGNNING at a set iron pin on the west side of a 33 foot right of way known as Township Route 744 right of way; THENCE along other land now or formerly of previous grantor in chain of title, south 67 degrees 41 minutes 25 seconds west, a distance of 210 feet to a set iron pin; THENCE continuing along other land now or formerly of the previous Grantor in chain of title, north 22 degrees 18 minutes, 35 seconds west, a distance of 210.00 feet to a set iron pin; THENCE continuing along other land now or formerly of the previous Grantor in chain of title, north 67 degrees 41 minutes 25 seconds east, a distance of 210.00 feet to a set iron pin on the west side of the aforementioned 33 feet right of way; THENCE along the west side of said right of way south 22 degrees 18 minutes 35 seconds east, a distance of 210.00 feet to the set iron pin, the place of Beginning.

CONTAINING 1.012 acres in accordance to the survey of Dennis R. Peters, P.E. R.S., and designated as Parcel No. 3, all in accordance to Map as noted in Deed Book 321, Page 327.

PARCEL No. 07-03C-01500

BEING the same premises which MARLIN D. HENRIE AND TERI R. HENRIE, HIS WIFE, by Deed dated November 1, 2006 and recorded November 3, 2006 in and for Columbia County, Pennsylvania, Instrument No. 200611646, granted and conveyed unto Richard Sager.

Property known as 65 Valley Road, Berwick, PA, 18603-5824

Exhibit "A"

**JOAN ROTHERY
TAX COLLECTOR
BRIAR CREEK TOWNSHIP**

**122 TWIN CHURCH ROAD
BERWICK, PA 18603**

**(570) 759-2118
(570) 759-1681 FAX**

TO: Sheriff's office

FAX: 570-389-5625

PAGES: 1 (INC. COVER)

ax Notice 2014 County & Municipality

MAKE CHECKS PAYABLE TO:
Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

OURS: MAR & APR & JULY & AUG
TUE, WED & THUR: 1-4 PM & 6-8 PM
OTHER MONTHS WED: 1-4 PM & 6-8 PM
PHONE: 570-759-2118

ES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SAGER RICHARD
12 HAMILTON CIRCLE
WALDEN NY 12586 2400

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FOR: COLUMBIA County		DATE 03/01/2014		BILL NO. 11687	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	38,480	9.148	344.90	351.94	387.13
SINKING		1.345	50.72	51.76	56.94
FIRE		1	37.71	38.48	42.33
TWP RE		6	226.26	230.88	253.97
The discount & penalty have been calculated for your convenience			659.59	873.06	740.37
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after
CNTY TWP Discount 2 % 2 % Penalty 10 % 10 % PARCEL: 07-03C-015-00,000 65 VALLEY RD 1.01 Acres Land Buildings Total Assessment			5,455	33,025	38,480
This tax returned to courthouse on: January 1, 2015 CL Rothery			FILE COPY		

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
RICHARD SAGER

Case Number
2013CV82

SHERIFF'S RETURN OF SERVICE

04/09/2014 03:40 PM - DEPUTY RAYMOND TONKINSON, 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 65 VALLEY ROAD, BREWICK, PA 18603.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

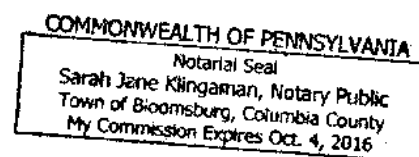

TIMOTHY T. CHAMBERLAIN, SHERIFF

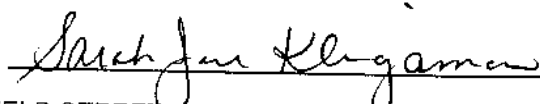
April 14, 2014

NOTARY

Affirmed and subscribed to before me this

14TH day of APRIL, 2014





intiff Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAIN SIDE, NJ 07093

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
RICHARD SAGER

Case Number
2013CV82

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Zone:

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 65 VALLEY ROAD
BREWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation: Posted

Date: 4.9.14 Time: 1540

Deputy: 8 Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2013CV82

65 VALLEY ROAD, BREWICK, PA 18603

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 04/10/2014

Fee: \$5.00

Cert. NO: 18008

SAGER RICHARD
12 HAMILTON CIRCLE
WALDEN NY 12586 2400

District: BRIARCREEK TWP
Deed: 20061 -1646
Location: 65 VALLEY RD
Parcel Id:07 -03C-015-00,000

Assessment: 38,480
Balances as of 04/10/2014

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Columbia County Sheriff Per: ICS

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



71901140006000022740

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

47

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.

Plaintiff,

vs.

Richard Sager;

Defendant.

CIVIL DIVISION

NO.: 2013-CV-82

2014-ED-47

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

Richard Sager
65 Valley Road
Berwick, PA 18603-5824
AND
12 Hamilton Circle
Walden, NY 12586

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street
Bloomsburg, PA 17815 on May 14 2014 at 9:00 AM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement
of the measured boundaries of the property, together with a brief mention of the buildings and any
other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

65 Valley Road, Berwick, PA, 18603-5824

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2013-CV-82

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Richard Sager

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



71901140006000022788

MERS
3300 SW 34TH STREET STE 101

OCALA FL 34474

47

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2013-CV-82
	:	
vs.	:	
	:	
Richard Sager;	:	2014-ED-47
	:	
Defendant.	:	
	:	

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

Richard Sager
65 Valley Road
Berwick, PA 18603-5824
AND
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65 Valley Road, Berwick, PA, 18603-5824

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2013-CV-82

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Richard Sager

**JOAN ROTHERY
TAX COLLECTOR
BRIAR CREEK TOWNSHIP**

**122 TWIN CHURCH ROAD
BERWICK, PA 18603**

**(570) 759-2118
(570) 759-1681 FAX**

TO: Sheriff's office

FAX: 570-389-5625

PAGES: 1 (INC. COVER)

x Notice 2014 County & Municipality

MAKE CHECKS PAYABLE TO:
Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: MAR & APR & JULY & AUG
TUE, WED & THUR: 1-4 PM & 6-8 PM
OTHER MONTHS WED: 1-4PM & 6-8PM

PHONE: 570-759-2118

FEES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

**SAGER RICHARD
12 HAMILTON CIRCLE
WALDEN NY 12586 2400**

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FOR: COLUMBIA County		DATE 03/01/2014	BILL NO. 11687												
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT												
GENERAL	38,480	9.148	344.90												
SINKING		1.345	50.72												
FIRE		1	37.71												
TWP RE		6	226.26												
The discount & penalty have been calculated for your convenience		<table border="1"> <thead> <tr> <th>TAX AMOUNT DUE</th> <th>INCL. PENALTY</th> </tr> </thead> <tbody> <tr> <td>351.94</td> <td>387.13</td> </tr> <tr> <td>51.76</td> <td>56.94</td> </tr> <tr> <td>38.48</td> <td>42.33</td> </tr> <tr> <td>230.88</td> <td>253.97</td> </tr> <tr> <td>659.59</td> <td>740.37</td> </tr> </tbody> </table>		TAX AMOUNT DUE	INCL. PENALTY	351.94	387.13	51.76	56.94	38.48	42.33	230.88	253.97	659.59	740.37
TAX AMOUNT DUE	INCL. PENALTY														
351.94	387.13														
51.76	56.94														
38.48	42.33														
230.88	253.97														
659.59	740.37														
PAY THIS AMOUNT		<table border="1"> <thead> <tr> <th>APRIL 30 If paid on or before</th> <th>JUNE 30 If paid on or before</th> <th>JUNE 30 If paid after</th> </tr> </thead> <tbody> <tr> <td>659.59</td> <td>673.06</td> <td>740.37</td> </tr> </tbody> </table>	APRIL 30 If paid on or before	JUNE 30 If paid on or before	JUNE 30 If paid after	659.59	673.06	740.37	This tax returned to courthouse on: January 1, 2015						
APRIL 30 If paid on or before	JUNE 30 If paid on or before	JUNE 30 If paid after													
659.59	673.06	740.37													
CL - Discount 2 % 2 % Penalty 10 % 10 % PARCEL: 07-03C-015-00,000 65 VALLEY RD 1.01 Acres Land 5,455 Buildings 33,025 Total Assessment 38,480		FILE COPY													

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
RICHARD SAGER

Case Number
2013CV82

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

Address - 12 hamilton circle
Forwarding Wal Denny NY 12586

Serve To:

Name: RICHARD SAGER
Primary Address: 65 VALLEY ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 3-20-14

Time: 11:45

Deputy: 3

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:	3-19-14	3-20-14				
Time:						
Mileage:						
Deputy:	3	3				

Service Attempt Notes:

1. Check - P.O. - House vacant
2. J-NET same Address
3. sent Add res request
- 4.
- 5.
- 6.

SAGER, RICHARD

2013CV82

65 VALLEY ROAD, BERWICK, PA 18603

NO EXPIRATION

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2013-CV-82
vs.	:	
	:	Execution No.: 2014-ED-47
Richard Sager;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	

To the Sheriff of Columbia County:

To satisfy the Judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

See Exhibit "A" attached.

Amount Due	\$170,248.54
Interest from 1/3/2013 to date of sale	\$15,438.05
Total	\$185,686.59
	plus costs to be added

Prothonotary:

By: Barbara A. Silvette
Clerk

Date: 03-14-14 *2014-ED-47*

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2013-CV-82
vs.	:	
	:	Execution No.: 2014-ED-47
Richard Sager;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	
	:	

LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGNNING at a set iron pin on the west side of a 33 foot right of way known as Township Route 744 right of way; THENCE along other land now or formerly of previous grantor in chain of title, south 67 degrees 41 minutes 25 seconds west, a distance of 210 feet to a set iron pin; THENCE continuing along other land now or formerly of the previous Grantor in chain of title, north 22 degrees 18 minutes, 35 seconds west, a distance of 210.00 feet to a set iron pin; THENCE continuing along other land now or formerly of the previous Grantor in chain of title, north 67 degrees 41 minutes 25 seconds east, a distance of 210.00 feet to a set iron pin on the west side of the aforementioned 33 feet right of way; THENCE along the west side of said right of way south 22 degrees 18 minutes 35 seconds east, a distance of 210.00 feet to the set iron pin, the place of Beginning.

CONTAINING 1.012 acres in accordance to the survey of Dennis R. Peters, P.E. R.S., and designated as Parcel No. 3, all in accordance to Map as noted in Deed Book 321, Page 327.

PARCEL No. 07-03C-01500

BEING the same premises which MARLIN D. HENRIE AND TERI R. HENRIE, HIS WIFE, by Deed dated November 1, 2006 and recorded November 3, 2006 in and for Columbia County, Pennsylvania, Instrument No. 200611646, granted and conveyed unto Richard Sager.

Property known as 65 Valley Road, Berwick, PA, 18603-5824

Exhibit "A"

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
RICHARD SAGER

Case Number
2013CV82

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone:

Warrant:

Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Joan Rothery

Relation: Tax Collector

Date: 3-19-14

Time: 10:12

Deputy: 3

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

ROTHERY, JOAN M.

2013CV82

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
RICHARD SAGER

Case Number
2013CV82

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: OCCUPANT

Primary Address: 65 VALLEY ROAD
BREWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date: 3-19-14 Time: 10:20

Deputy: 3 Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. House Vacant

2.

3.

4.

5.

6.

OCCUPANT

2013CV82

65 VALLEY ROAD, BREWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION TRUSTEE
vs.
WILLIAM ARNER

Case Number
2013CV326

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone:

Warrant:

Serve To:

Name: OCCUPANTS

Primary Address: 155 MOUNTIAN ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 3-19-14

Time: 10:35

Deputy: 3

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:	3-14-14					
Time:	10:55					
Mileage:						
Deputy:	3					

Service Attempt Notes:

1. 41c house looks lived in

2.

3.

4.

5.

6.

ARNER, WILLIAM

2013CV326

155 MOUNTIAN ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
RICHARD SAGER

Case Number
2013CV82

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:

Evangeline Sherry

Relation:

Clerk

Date:

3/17/14

Time:

12:05

Deputy:

#2

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2013CV82

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
vs.
RICHARD SAGER

Case Number
2013CV82

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:

Relation:

Date:

Deputy:

Time:

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DOMESTIC RELATIONS OF

2013CV82

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.

Plaintiff,

vs.

Richard Sager;

Defendant.

CIVIL DIVISION

NO.: 2013-CV-82

2014-ED-47

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Richard Sager
65 Valley Road
Berwick, PA 18603-5824
AND
12 Hamilton Circle
Walden, NY 12586

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street
Bloomsburg, PA 17815 on *May 14 2014* at *9:00 am* prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement
of the measured boundaries of the property, together with a brief mention of the buildings and any
other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

65 Valley Road, Berwick, PA, 18603-5824

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2013-CV-82

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Richard Sager

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Lawyer Referral Service of the Columbia
County Bar Association**

**Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
Phone (800) 692-7375**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

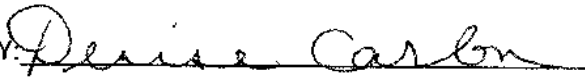
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated:

3/4/2014

BY:



Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032

Jana Fridfinnsdottir, Esquire; PA I.D. #315944

Brian Nicholas, Esquire; PA I.D. #317240

— Denise Carlon, Esquire; PA I.D. #317226

Attorneys for Plaintiff

XFP-158280-R1/pn

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

(908) 233-8500; (908) 233-1390 FAX

Email: Office@zuckergoldberg.com

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2013-CV-82
vs.	:	
	:	Execution No.: 2014-ED-47
Richard Sager;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	

LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGNNING at a set iron pin on the west side of a 33 foot right of way known as Township Route 744 right of way; THENCE along other land now or formerly of previous grantor in chain of title, south 67 degrees 41 minutes 25 seconds west, a distance of 210 feet to a set iron pin; THENCE continuing along other land now or formerly of the previous Grantor in chain of title, north 22 degrees 18 minutes, 35 seconds west, a distance of 210.00 feet to a set iron pin; THENCE continuing along other land now or formerly of the previous Grantor in chain of title, north 67 degrees 41 minutes 25 seconds east, a distance of 210.00 feet to a set iron pin on the west side of the aforementioned 33 feet right of way; THENCE along the west side of said right of way south 22 degrees 18 minutes 35 seconds east, a distance of 210.00 feet to the set iron pin, the place of Beginning.

CONTAINING 1.012 acres in accordance to the survey of Dennis R. Peters, P.E. R.S., and designated as Parcel No. 3, all in accordance to Map as noted in Deed Book 321, Page 327.

PARCEL No. 07-03C-01500

BEING the same premises which MARLIN D. HENRIE AND TERI R. HENRIE, HIS WIFE, by Deed dated November 1, 2006 and recorded November 3, 2006 in and for Columbia County, Pennsylvania, Instrument No. 200611646, granted and conveyed unto Richard Sager.

Property known as 65 Valley Road, Berwick, PA, 18603-5824

Exhibit "A"

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV82

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, MAY 14, 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 Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a set iron pin on the west side of a 33 foot right of way known as Township Route 744 right of way: THENCE along other land now or formerly of previous grantor in chain of title, south 67 degrees 41 minutes 25 seconds west, a distance of 210 feet to a set iron pin; THENCE continuing along other land now or formerly of the previous Grantor in chain of title, north 22 degrees 18 minutes, 35 seconds west, a distance of 210.00 feet to a set iron pin; THENCE continuing along other land now or formerly of the previous Grantor in chain of title, north 67 degrees 41 minutes 25 seconds east, a distance of 210.00 feet to a set iron pin on the west side of the aforementioned 33 feet right of way; THENCE along the west side of said right of way south 22 degrees 18 minutes 35 seconds east, a distance of 210.00 feet to the set iron pin, the place of Beginning.

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Property known as 65 Valley Road, Berwick, PA, 18603-5824

PROPERTY ADDRESS: 65 VALLEY ROAD, BREWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03C-01500

Seized and taken into execution to be sold as the property of RICHARD SAGER in suit of WELLS FARGO.

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

Attorney for the Plaintiff:
ZUCKER, GOLDBERG & ACKERMAN, LLC
MOUNTAINSIDE, NJ 908-233-8500

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 2014 ED 47

DATE RECEIVED 3-14-14
DOCKET AND INDEX 2013 CV 82

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR # <u>1580.</u> ^w	<u>X</u>	CK# <u>11313</u>

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

SALE DATE May 14 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2013-CV-82
vs.	:	
	:	Execution No.: 2014-ED-47
Richard Sager;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	
	:	

To the Sheriff of Columbia County:

To satisfy the Judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

See Exhibit "A" attached.

Amount Due	\$170,248.54
Interest from 1/3/2013 to date of sale	\$15,438.05
Total	\$185,686.59
	plus costs to be added

Prothonotary:

By: Barbara N. Silvette
~~Clerk~~

Prothonotary of the Court of Common Pleas
Date: 03-14-14 My Com. Ex. 1st Monday in 2016

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2013-CV-82
vs.	:	
	:	Execution No.: 2014-ED-47
Richard Sager;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	
	:	

LEGAL DESCRIPTION

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PARCEL No. 07-03C-01500

BEING the same premises which MARLIN D. HENRIE AND TERI R. HENRIE, HIS WIFE, by Deed dated November 1, 2006 and recorded November 3, 2006 in and for Columbia County, Pennsylvania, Instrument No. 200611646, granted and conveyed unto Richard Sager.

Property known as 65 Valley Road, Berwick, PA, 18603-5824

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.

Plaintiff,

vs.

Richard Sager;

Defendant.

CIVIL DIVISION

NO.: 2013-CV-82

2014-ED-47

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

Richard Sager
65 Valley Road
Berwick, PA 18603-5824
AND
12 Hamilton Circle
Walden, NY 12586

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street
Bloomsburg, PA 17815 on *May 14 2014* at *9:00 AM* prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement
of the measured boundaries of the property, together with a brief mention of the buildings and any
other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

65 Valley Road, Berwick, PA, 18603-5824

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2013-CV-82

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Richard Sager

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Lawyer Referral Service of the Columbia
County Bar Association**

**Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
Phone (800) 692-7375**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated:

3/4/2014

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032

Jana Fridfinnsdottir, Esquire; PA I.D. #315944

Brian Nicholas, Esquire; PA I.D. #317240

— Denise Carlon, Esquire; PA I.D. #317226

Attorneys for Plaintiff

XFP-158280-R1/pn

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

(908) 233-8500; (908) 233-1390 FAX

Email: Office@zuckergoldberg.com

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2013-CV-82
vs.	:	
	:	Execution No.: 2014-ED-47
Richard Sager;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	
	:	

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Property known as 65 Valley Road, Berwick, PA, 18603-5824

Exhibit "A"

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Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2013-CV-82
vs.	:	
	:	Execution No.: 2014-ED-47
Richard Sager;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 65 Valley Road, Berwick, PA 18603-5824.

1. Name and Address of Owner(s) or Reputed Owner(s):

RICHARD SAGER
65 Valley Road
Berwick, PA 18603-5824

2. Name and Address of Defendant(s) in the Judgment:

RICHARD SAGER
65 Valley Road
Berwick, PA 18603-5824

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

WELLS FARGO BANK, N.A.
Plaintiff

4. Name and Address of the last record holder of every mortgage of record:

WELLS FARGO BANK, N.A.
Plaintiff

MERS AS NOMINEE FOR AMERICAN HOME MORTGAGE

PO Box 2026

Flint, MI 48501-2026

AND

1901 E. Voorhees Street, Suite C

Danville, IL 61834

AND

3300 SW 34th Ave, Ste 101

Ocala, FL 34474-4438

AND

538 Broadhollow Road

Melville, NY 11747

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

COLUMBIA COUNTY TAX CLAIM BUREAU

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

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:

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF WELFARE

P.O. Box 2675

Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS

65 Valley Road

Berwick, PA 18603-5824

UNKNOWN SPOUSE

65 Valley Road

Berwick, PA 18603-5824

PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION
Dept. 280601
Harrisburg, PA 17128-0601

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

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated: 3/4/2014

BY: Denise Carlon
Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032
Jana Fridfinnsdottir, Esquire; PA I.D. #315944
Brian Nicholas, Esquire; PA I.D. #317240
— Denise Carlon, Esquire; PA I.D. #317226
Attorneys for Plaintiff
XFP-158280-R1/pn
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500; (908) 233-1390 FAX
Email: Office@zuckergoldberg.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2013-CV-82
vs.	:	
	:	Execution No.: 2014-ED-47
Richard Sager;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	
	:	

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IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.,

CIVIL DIVISION

Plaintiff,

NO.: 2013-CV-82

vs.

2014-ED-47

RICHARD SAGER;

Defendant.

AFFIDAVIT OF LAST KNOWN ADDRESS

STATE OF NEW JERSEY :
: SS:
COUNTY OF UNION :

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Scott A. Dietterick, Esquire, Kimberly A. Bonner, Esquire, Joel Ackerman, Esquire, Ashleigh Levy Marin, Esquire, Ralph M. Salvia, Esquire, Jaime R. Ackerman, Esquire, Jana Fridfinnsdottir, Esquire, Brian Nicholas, Esquire, Denise Carlon, Esquire, attorney for Plaintiff, who being duly sworn according to law deposes and says that the owner of the property located at 65 Valley Road, Berwick, PA 18603-5824 is Richard Sager, with a last known address of 65 Valley Road, Berwick, PA 18603-5824, to the best of his knowledge, information and belief.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated: 3/4/2014

By: Denise Carlon

Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh Levy Marin, Esquire; PA I.D. #306799
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Jana Fridfinnsdottir, Esquire; PA I.D. #315944
Brian Nicholas, Esquire; PA I.D. #317240
--- Denise Carlon, Esquire; PA I.D. #317226
Atty File No.: XFP-158280-R1
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
Email: Office@zuckergoldberg.com
(908) 233-8500; (908) 233-1390 FAX

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 4 DAY OF March 2014.

Cheryl DeBenedetto

NOTARY PUBLIC

Cheryl DeBenedetto Notary Public
My Comm. Expires Oct. 16, 2016
ID # 2280276
State of New Jersey

Zucker, Goldberg & Ackerman, LLC
XFP-158280-R1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2013-CV-82
vs.	:	
	:	Execution No.: 2014-ED-47
Richard Sager;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated: 8/4/2014

BY: Denise Carlon
Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
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XFP-158280-R1/pn
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(908) 233-8500; (908) 233-1390 FAX
Email: Office@zuckergoldberg.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,

CIVIL DIVISION

Plaintiff,

NO.: 2013-CV-82

vs.

Execution No.: 2014-ED-47

Richard Sager;

Defendant(s).

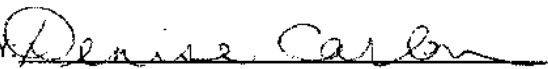
AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF NEW JERSEY)
) SS
COUNTY OF UNION)

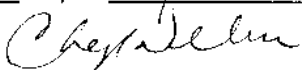
Before me, the undersigned authority, a notary public in and for said County and State, personally appeared Scott A. Dietterick, Esquire, Kimberly A. Bonner, Esquire, Joel Ackerman, Esquire, Ashleigh Levy Marin, Esquire, Ralph M. Salvia, Esquire, Jaime R. Ackerman, Esquire, Jana Fridfinnsdottir, Esquire, Brian Nicholas, Esquire, Denise Carlon, Esquire, attorney for Plaintiff, who being duly sworn according to law deposes and says that the Defendant(s) is(are) not in the military service of the UNITED STATES OF AMERICA to the best of his knowledge, information and belief.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated: 3/4/2014

BY: 
Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
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— Denise Carlon, Esquire; PA I.D. #317226
Attorneys for Plaintiff
XFP-158280-R1/pn
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500; (908) 233-1390 FAX
Email: Office@zuckergoldberg.com

Sworn to and subscribed before me this
4 day of March, 2014.



Notary Public
Cheryl DeBenedetto Notary Public
My Comm. Expires Oct. 16, 2016
ID # 2280276
State of New Jersey

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2013-CV-82
vs.	:	
	:	Execution No.: 2014-ED-47
Richard Sager;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	

LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGNNING at a set iron pin on the west side of a 33 foot right of way known as Township Route 744 right of way; THENCE along other land now or formerly of previous grantor in chain of title, south 67 degrees 41 minutes 25 seconds west, a distance of 210 feet to a set iron pin; THENCE continuing along other land now or formerly of the previous Grantor in chain of title, north 22 degrees 18 minutes, 35 seconds west, a distance of 210.00 feet to a set iron pin; THENCE continuing along other land now or formerly of the previous Grantor in chain of title, north 67 degrees 41 minutes 25 seconds east, a distance of 210.00 feet to a set iron pin on the west side of the aforementioned 33 feet right of way; THENCE along the west side of said right of way south 22 degrees 18 minutes 35 seconds east, a distance of 210.00 feet to the set iron pin, the place of Beginning.

CONTAINING 1.012 acres in accordance to the survey of Dennis R. Peters, P.E. R.S., and designated as Parcel No. 3, all in accordance to Map as noted in Deed Book 321, Page 327.

PARCEL No. 07-03C-01500

BEING the same premises which MARLIN D. HENRIE AND TERI R. HENRIE, HIS WIFE, by Deed dated November 1, 2006 and recorded November 3, 2006 in and for Columbia County, Pennsylvania, Instrument No. 200611646, granted and conveyed unto Richard Sager.

Property known as 65 Valley Road, Berwick, PA, 18603-5824

Exhibit "A"

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania

DOCKET NO: 2013-CV-82 2014-ED-47

PLAINTIFF: Wells Fargo Bank, N.A.

DEFENDANT(S): Richard Sager;

TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

SERVE AT: 65 Valley Road, Berwick, PA 18603-5824

Sir: ☒ Please serve Defendant, Margaret Agyepong, or an adult individual with whom the defendant resides with a true and correct copy of the Notice of Sale.

Should you have any questions please contact Paul Nadratowski of our office at 908-233-8500 ext 326.

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____

Date: _____ Name: _____

Title: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

Zucker, Goldberg & Ackerman, LLC

ATTN: Margaret Agyepong

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

Dated: February 28, 2014

For office use only:

C_158280-R1_SRE1_C

Zucker, Goldberg & Ackerman, LLC

Attorneys for Plaintiff

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

(908) 233-8500

XFP-158280-R1

SHERIFF'S INSTRUCTION

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DOCKET NO: 2013-CV-82 2014-ED-47

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TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

SERVE AT: 65 Valley Road, Berwick, PA 18603-5824

Sir: ☒ Please POST the Handbill at the above Mortgaged Premises.

Should you have any questions please contact Margaret Agyepong of our office at 908-233-8500 ext 326.

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above):

Columbia County Sheriff's Office: _____

Date: _____ Name: _____

Title: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

Zucker, Goldberg & Ackerman, LLC

ATTN: Margaret Agyepong

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Dated: February 28, 2014

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Attorneys for Plaintiff

200 Sheffield Street, Suite 101

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XFP-158280-R1

For office use only:

C_158280-R1_SRE1_C

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ZUCKER, GOLDBERG & ACKERMAN, LLC

ATTORNEYS AT LAW
ATTORNEY SHERIFF ADVANCE ACCOUNT
200 SHEFFIELD ST. SUITE 301
MOUNTAIN SIDE, NJ 07092
PH. 908-233-8500

JPMORGAN CHASE BANK, N.A.
MONTCLAIR, NJ 07042

55-233/212

DATE

AMOUNT

3/10/2014

\$*****1,500.00

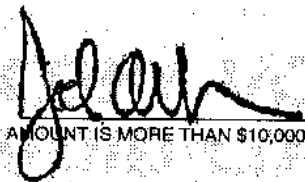
One Thousand Five Hundred and 00/100----- US Dollars

PAY
TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF
P.O. BOX 380
BLOOMSBURG, PA 17815
United States

158280-R1;;158280-R1_Sheriff S

TWO SIGNATURES REQUIRED IF THE AMOUNT IS MORE THAN \$10,000.00



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454955118⑈

RUB OR BREATHE ON THE PINK LOCK & KEY ICONS - COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK - IF COLOR DOES NOT FADE DO NOT ACCEPT