

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo VS Jennifer Uelbeck

NO. 110-15 ED NO. 686-15 JD

DATE/TIME OF SALE: NOVEMBER 4, 2015 @9:00 AM

BID PRICE (INCLUDES COST) \$ 45000.00 (2048.75)

POUNDAGE - 2% OF BID \$ 900.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3198.75

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan, Halligan Diamond & Jones

[Signature]

TOTAL DUE: \$ 3198.75

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1848.75

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO

vs.

Defendant
JENNIFER VERBECK

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, November 4, 2015

Writ of Execution No. : 2015CV686

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 260 EAST 8TH STREET, 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		\$24.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,232.25
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		\$150.00
Service Mileage		\$6.00
Distribution Form		\$25.00
Copies		\$5.00
Notary Fee		\$10.00
Tax Claim Search		\$5.00
Surcharge		\$110.00
Other	MONTOUR CO	\$32.00

Total Sheriff Costs **\$1,981.75**

Distribution Costs

Recording Fees	MONTOUR CO	\$67.00
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Total Distribution Costs **\$67.00**

Grand Total: **\$2,048.75**

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



1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-568-7616
marielena.santiago@phelanhallinan.com

Marielena Santiago
Legal Assistant,

November 12, 2015

Office of the Sheriff
COLUMBIA County Courthouse
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: JENNIFER L. VERBECK A/K/A JENNIFER VERBECK
260 EAST 8TH STREET A/K/A, 260 EAST EIGHTH STREET,
BLOOMSBURG, PA 17815-2804
2015-CV-686

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," please prepare the Sheriff's Deed to **WELLS FARGO BANK, NA**, 3476 STATEVIEW BOULEVARD, FORT MILL, SC 29715.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,

Marielena Santiago

For Phelan Hallinan Diamond & Jones, LLP

cc: WELLS FARGO BANK, NA

PH # 966800

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 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 Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

Name Phelan Hallinan Diamond & Jones, LLP	Telephone Number: 215-563-7000
Mailing Address 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza	City Philadelphia
	State PA
	ZIP Code 19103

B. TRANSFER DATA

Date of Acceptance of Document 2/11/16	
Grantor(s)/Lessor(s) Timothy Chamberlain	Telephone Number: (570) 389-5622
Grantee(s)/Lessee(s) WELLS FARGO BANK, NA	Telephone Number: (704) 329-3200
Mailing Address PO Box 380, W. Main Street	Mailing Address 3476 STATEVIEW BOULEVARD
City Bloomsburg	City FORT MILL
State PA	State SC
ZIP Code 17815	ZIP Code 29715

C. REAL ESTATE LOCATION

Street Address 260 EAST 8TH STREET A/K/A, 260 EAST EIGHTH STREET, BLOOMSBURG, PA 17815-2804	City, Township, Borough BLOOMSBURG TOWN
County COLUMBIA	School District BLOOMSBURG AREA S.D.
	Tax Parcel Number 05E-02-168-00,000

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration \$ 45,000.00 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$ 45,000.00
4. County Assessed Value \$ 23,868.00	5. Common Level Ratio Factor X 3.6	6. Computed Value = \$85,924.80

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed = \$85,924.80	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. 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 of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in 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.
(Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☐ *Other (Please explain exemption claimed, if other than listed above.)

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 Marielena Santiago	Date 2-11-16
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

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

TD Bank, NA
3-180/360

001570355

DATE
12/1/2015

AMOUNT
****\$1,848.75

PAY ONE THOUSAND EIGHT HUNDRED FORTY-EIGHT AND 75 / 100 Dollars

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

MSA [966800] 260 EAST 8TH STREET A/K/A (2015-CV-686)

Francis S. Hallinan
AUTHORIZED SIGNATURE

MP

rebeck

⑈001570355⑈ ⑆036001808⑆ 361508666⑈

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

Jessica Gliwa
Legal Assistant

Representing Lenders in
Pennsylvania

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

No.: 2015-CV-686
No.: 2015-ED-110

Re: **WELLS FARGO BANK, NA VS. JENNIFER L. VERBECK A/K/A JENNIFER VERBECK**
No.: 2015-CV-686, No.: 2015-ED-110

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 11/04/2015 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 Diamond & Jones, LLP

By:

Jessica Gliwa, Legal Assistant

cc: Sheriff of COLUMBIA County

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

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, NA
Plaintiff,

v.

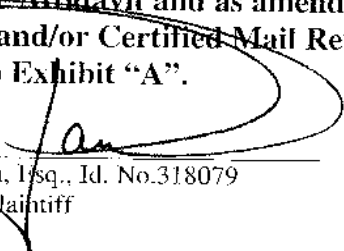
JENNIFER L. VERBECK A/K/A JENNIFER
VERBECK
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2015-CV-686
: No.: 2015-ED-110

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".


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

Date: 10/22/15

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.

WELLS FARGO BANK, NA	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
v.	:	
	:	NO.: <u>2015-CV-686</u>
JENNIFER L. VERBECK A/K/A JENNIFER VERBECK	:	
Defendant(s)	:	COLUMBIA COUNTY

AMENDED 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 **260 East 8th Street a/k/a, 260 East Eighth Street, Bloomsburg, PA 17815-2804.**

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
JENNIFER L. VERBECK A/K/A JENNIFER VERBECK	205 UPPER STREET, DANVILLE, PA 17821-8499

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
JENNIFER L. VERBECK A/K/A JENNIFER VERBECK	205 UPPER STREET DANVILLE, PA 17821-8499

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.	

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
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reasonably ascertained, please indicate)

TENANT/OCCUPANT

260 EAST 8TH STREET A/K/A
260 EAST EIGHTH STREET
BLOOMSBURG, PA 17815-2804

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

NORMAN L VERBECK III

61 BUCKHORN RD
BLOOMSBURG, PA 17815-9792

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

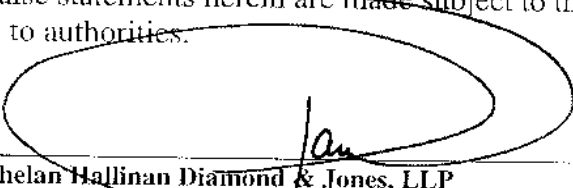
U.S. DEPARTMENT OF JUSTICE
U.S. ATTORNEY FOR THE MIDDLE
DISTRICT OF PA
FEDERAL BUILDING

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: 10/22/15

By: _____


Phelan Hallinan Diamond & Jones, LLP
Paul Cressman, Esq., Id. No. 318079
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

Name and
Address
Of Sender



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

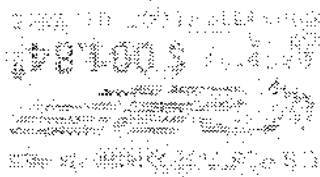
AZK/JSG - 11/04/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address
1		NORMAN L VERBECK III 61 BUCKHORN RD BLOOMSBURG, PA 17815-9792
RF: JENNIFER L. VERBECK A/K/A JENNIFER VERBECK (COLUMBIA) PH # 9668007026		
Page 1 of 1 45 Day		

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per Division of Receiving Employee	The full declaration of value is required on all domestic and international pieces subject to a limit of \$500,000 per occurrence. The maximum inden- tification payable is \$25,000 for registered mail, sent with \$500 S913 and \$933 for limitations of coverage.
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Form 3877 Facsimile

Fee	only payable \$0.000 per indize in \$500. for Manual
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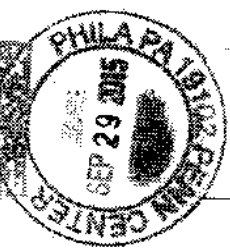
Name and
Address
Of Sender

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

AZK/AMK - 11/04/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 260 EAST 8TH STREET A/K/A 260 EAST EIGHTH STREET BLOOMSBURG, PA 17815-2804	\$0.47	
2	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128	\$0.47	
3	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	\$0.47	
4	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47	
5	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	\$0.47	
6	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	\$0.47	
7	****	U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754	\$0.47	
		RE JENNIFER L VERBECK AKA JENNIFER VERBECK (COLUMBIA) PH # 96800/1021	\$3.29	

U.S. POSTAGE & PHENIX ROWS
ZIP 18103 \$ 004.78
0001961191 SEP 29 2015

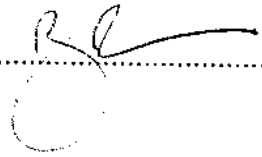


Total Number of Pieces Listed by Sender: _____
Total Number of Pieces Received at Post Office: _____
Postmaster, Per (Name of Receiving Employee): _____
The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of 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.

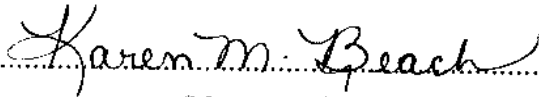
STATE OF P
COUNTY C

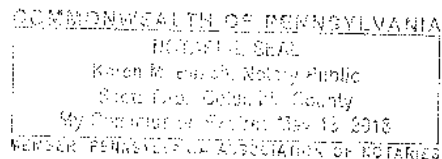
NT
A } SS

Paula J. Ream 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 October 14, 21, 28, 2015 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 29th day of October 2015...

.....

(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. Verbeck
ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</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>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>367.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1332.35</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1457.35</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>67.00</u>
TOTAL ***** \$ <u>77.00</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-</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. <u>Monter Co</u>	\$ <u>32.00</u>
TOTAL ***** \$ <u>32.00</u>	

TOTAL COSTS (OPENING BID) \$ 2046.75

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Judith Pomroy
Legal Assistant, Ext. 1630

Representing Lenders in
Pennsylvania and New Jers

October 15, 2015

Office of the Sheriff

COLUMBIA County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Judith Pomroy
Enclosure

PLAINTIFF
WELLS FARGO BANK, NA

AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PH # 966800

DEFENDANT
JENNIFER L. VERBECK A/K/A JENNIFER VERBECK

SERVICE TEAM/ Inm
COURT NO.: 2015-CV-686

SERVE JENNIFER L. VERBECK A/K/A JENNIFER VERBECK AT: TYPE OF ACTION
205 UPPER STREET
DANVILLE, PA 17821-8499

XX Notice of Sheriff's Sale
SALE DATE: November 4, 2015

SERVED

Served and made known to JENNIFER L. VERBECK A/K/A JENNIFER VERBECK, Defendant on the 9th day of SEPTEMBER, 20 15, at

8:55, o'clock P.M., at 205 UPPER ST, DANVILLE, PA, 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.

Other: _____.

Description: Age 40 Height 5'4" Weight 140 Race W Sex F Other _____

I, Ronald Moll, a competent adult, hereby verify that I personally handed 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: 9/9/15

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock _____ M., I, Ronald Moll, 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 _____ ; _____ 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: _____

5
132

8/2/16

MUNICIPAL AUTHORITY OF THE TOWN OF BLOOMSBURG

Town Hall 301 E Second Street Bloomsburg PA 17815
570.784.5422 570.784.1518 fax bloomsburgpa.org

October 13, 2015

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815


RE: 260 E 8TH STREET, BLOOMSBURG PA
2015-CV-686

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you it holds no claims for unpaid sewer service charges.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,


Amber Kenney
Office Manager

Board of Directors: Thomas Evans, Chairman W. Carey Howell, Vice Chairman
 Claude Renninger, Treasurer Lawrence Mack Andrew Barton

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
JENNIFER VERBECK

Case Number
2015CV686

SHERIFF'S RETURN OF SERVICE

09/22/2015 09:34 AM - DEPUTY MICHAEL BEYER, 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 260 EAST 8TH STREET, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 22, 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

22ND day of SEPTEMBER, 2015

Sarah Jane Klingaman

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
VERBECK, JENNIFER

Case Number
2015CV686

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 11/04/2015 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	260 EAST 8TH STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> Other		
Adult In Charge:	<u>Posted</u>		
Relation:			
Date:	<u>9-22-15</u>	Time:	<u>09 34</u>
Deputy:	<u>4</u>	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)

2015CV686

260 EAST 8TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 09/15/2015

Fee: \$5.00

Cert. NO: 22710

VERBECK JENNIFER L
260 EAST EIGHTH STREET
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 20110 -9939
Location: 260 EAST EIGHTH STREE
Parcel Id:05E-02 -168-00,000

Assessment: 23,868
Balances as of 09/15/2015

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

01

SHERIFF'S OFFICE
MONTOUR COUNTY, COMMONWEALTH OF PENNSYLVANIA
 29 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

686-15NOTICEOFSALE.xls

110

SHERIFF'S SERVICE
PROCESS RECEIPT, AND AFFIDAVIT OF RETURN

1. Plaintiff(s) WELLS FARGO BANK, NA		2. Docket Number / County 686-15 COLUMBIA
2. Defendant(s) JENNIFER VERBECK		4. Type of Writ or Complaint NOTICE OF SHERIFF'S SALE
SERVE	5. Name JENNIFER VERBECK	
AT	6. Address 205 UPPER STREET DANVILLE PA 17821	

7. Indicate unusual service: ☐ Reg. Mail ☐ Cert. Mail ☐ Deputize ☐ Other

Now, **2015**, I Sheriff of **MONTOUR COUNTY, PENNSYLVANIA**, do hereby deputize the Sheriff of **County** to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff.

8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

Sheriff of Montour County

9. Name and Address of Attorney/Originator	10. Telephone Number	11. Date
12. Signature		

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

Serving Deputy: William C. McKenna	Date Filed 8/20/2015	Expiration
--	--------------------------------	------------

16. Served and made known to **Jeff Simpler**, on the **26th** day of **August** **2015**, at **1:48 PM**, at **205 Upper Street, Danville, PA 17821**
 County of Montour Commonwealth of Pennsylvania, in the manner described below:

- ☐ Defendant personally served.
- ☒ Adult family member with whom said Defendant resides. Relationship is **boyfriend**.
- ☐ Agent of person in charge of Defendant's office or usual place of business
- ☐ Other

FILED
CLERK OF COURT
MONTOUR COUNTY, PA
2015 SEP -2 AM 11:35

Attempts:

Date:								
Mileage:								

Advance	Docket	Service	Mileage	Affidavit	Notary	Surchg.	Misc.	Total	Refund
\$75.00	\$9.00	\$9.00	\$4.00	\$2.50	\$5.00	\$0.00	\$2.50	\$32.00	\$43.00

Sworn and Subscribed to before me this **21st** day of **September**, 2015.

So Answer.

Signature of Deputy Sheriff

Notary Public

Sheriff

SHERIFF OF MONTOUR COUNTY

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
VERBECK, JENNIFER

Case Number
2015CV686

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 110

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JENNIFER VERBECK

Primary Address: 205 UPPER STREET
DANVILLE, PA 17821

Phone: DOB:

Alternate Address: 260 EAST 8TH STREET -
BLOOMSBURG, PA 17815

Phone:

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:					
Time:					
Mileage:					
Deputy:					

Notes / Special Instructions:

Now, August 20, 2015 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Montour County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

VERBECK, JENNIFER

2015CV686

205 UPPER STREET, DANVILLE, PA 17821

NO EXPIRATION

ACCOUNT STATEMENT

Montou County Sheriff's Office

29 Mill Street

Danville, Pa. 17821

Telephone: (570) 271-3020

Fax: (570) 271-3037

To:

Columbia County Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

Date 31-Aug-15
Docket 686-15
County COLUMBIA
Type NOTICE OF SHERIFF'S SALE

Receipt# 11169

Plaintiff(s): WELLS FARGO BANK, NA

Defendant(s): JENNIFER VERBECK

Date

Credits

Charge

Balance

08/26/15	Advance	Check #	7051	\$75.00		
	Service on JENNIFER VERBECK				\$32.00	
				Check #	4618	\$43.00 REFUND

MONTGOMERY COUNTY SHERIFF'S ACCOUNT

RAY C. GERRINGER, SHERIFF
29 MILL STREET
DANVILLE, PA 17821

DATE

8/31/15

PAY
TO THE
ORDER OF

LOCAL THREE

FNB Bank

MEMO

FOR DEPOSIT ONLY

xx/00 DOLLARS

James M. Roper



004618 0031305245 0299603106

60-574-313

4618

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



71901140006000060858

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

Wells Fargo Bank, NA

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION
:
:
NO.: 2015-CV-686
:
:
Defendant(s) : COLUMBIA County
:

vs.

Jennifer L. Verbeck a/k/a Jennifer Verbeck

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Jennifer L. Verbeck a/k/a Jennifer Verbeck
205 Upper Street
Danville, PA 17821-8499

Jennifer L. Verbeck a/k/a Jennifer Verbeck
260 East 8th Street a/k/a, 260 East Eighth Street
Bloomsburg, PA 17815-2804

****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 **260 East 8th Street a/k/a, 260 East Eighth Street, Bloomsburg, PA 17815-2804** is scheduled to be sold at the Sheriff's Sale on Nov. 4th 2015 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 \$108,857.67 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.

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 08/24/15

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Sale	Ad ID:	1048014
	Description:	Jennifer Verbeck Sheriff
	Run Dates:	10/14/15 to 10/28/15
	Class:	2
	Agate Lines:	225
	Blind Box:	

Total Ad Cost		\$1,232.25		
Amount Paid		\$0.00		
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	10/14/15	10/28/15	3	\$1,232.25

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV686

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, NOVEMBER 04, 2015
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, parcel or tract of land situate on the South side of East Eighth Street in the Town of Bloomsburg, in the County of Columbia and State of Pennsylvania, bounded and described in accordance with an early survey, as follows:

BEGINNING at the Northwest corner of lot formerly of Phoebe Carter, now or late of Harry Grotz; and running THENCE along said Grotz line, South 30 1/2 degrees East, 150 feet, more or less, to what was formerly the Bern Bank of the now abandoned Pennsylvania Canal; THENCE along said bank, South 73 degrees West, 60 feet to line of lot now or late of Harry Metter; THENCE along the said line, North 30 1/2 degrees West, 145 feet, more or less, to the South line of Eighth Street aforesaid; and THENCE along the said East Eighth Street, the course thereof, 60 feet to the corner and place of BEGINNING. WHEREON is erected a frame dwelling.

ALSO ALL THAT CERTAIN messuage or tract of land situate in the Town of Bloomsburg, in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the Southeast corner of land now or formerly of William Lutz; THENCE Eastwardly along the Southern line now or formerly of Charles H. Ney, 60 feet to a corner in line of land now or formerly of Harry Grotz; THENCE along the Western line of land now or formerly of said Harry Grotz, 60 feet, more or less, to an iron pin on the North side of Canal Street; THENCE Westerly along the North line of Canal Street, 60 feet to an iron pin; and THENCE Northwesterly along land now or formerly of William Lutz, 60 feet, more or less, to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Jennifer L. Verbeck, by Deed from Jeremy L. Long, single, dated 09/19/2011, recorded 10/27/2011 in instrument Number 201109938.

Tax Parcel: 06E-02-168-00-000

Premises Being: 260 East 8th Street a/k/a, 260 East Eighth Street, Bloomsburg, PA 17815-2804

PROPERTY ADDRESS: 260 EAST 8TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 06E-02-168-00-000

Seized land taken into execution to be sold as the property of JENNIFER VERBECK 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.

**TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania**

Attorney for the Plaintiff:
PHELAN & HALLINAN L.P.
PHILADELPHIA, PA 215-563-7000

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
VERBECK, JENNIFER

Case Number
2015CV686

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 110

Warrant:

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BLOOMSBURG SEWER

Primary Address: 2ND STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Amber Kenney

Relation: Secretary

Date: 8/21/15

Time: 12:25

Deputy: 6

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

BLOOMSBURG SEWER

2015CV686

2ND STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Just Post it

WELLS FARGO
vs.
VERBECK, JENNIFER

Case Number
2015CV686

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 110

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Please Return #4

Vacant Property c 260 E 8th St. Bloomsburg

Serve To:

Name: OCCUPANT

Primary Address: 260 EAST 8TH STREET
BLOOMSBURG, PA 17815

(BAD Address)

Phone: DOB:

Alternate Address: 215 Upper Street
Danville, PA 17821

New Address

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Posted

Relation:

Date:

8-21-15

Time:

3:04 PM

Deputy:

4

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.

OCCUPANT

2015CV686

260 EAST 8TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV686

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, NOVEMBER 04, 2015
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, parcel or tract of land situate on the South side of East Eighth Street in the Town of Bloomsburg, in the County of Columbia and State of Pennsylvania, bounded and described in accordance with an early survey, as follows: BEGINNING at the Northwest corner of lot formerly of Phoebe Carter, now or late of Harry Grotz; and running THENCE along said Grotz line, South 30 1/2 degrees East, 150 feet, more or less, to what was formerly the Berrn Bank of the now abandoned Pennsylvania Canal; THENCE along said bank, South 73 degrees West, 60 feet to line of lot now or late of Harry Mather; THENCE along the said line, North 30 1/2 degrees West, 145 feet, more or less, to the South line of Eighth Street aforesaid; and THENCE along the said East Eighth Street, the course thereof, 60 feet to the corner and place of BEGINNING.

WHEREON is erected a frame dwelling.

ALSO ALL THAT CERTAIN messuage or tract of land situate in the Town of Bloomsburg, in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the Southeast corner of land now or formerly of William Lutz; THENCE Eastwardly along the Southern line now or formerly of Charles H. Ney, 60 feet to a corner in line of land now or formerly of Harry Grotz; THENCE along the Western line of land now or formerly of said Harry Grotz, 60 feet, more or less, to an iron pin on the North side of Canal Street; THENCE Westerly along the North line of Canal Street, 60 feet to an iron pin; and THENCE Northwesterly along land now or formerly of William Lutz, 60 feet, more or less, to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Jennifer L. Verbeck, by Deed from Jeremy L. Long, single, dated 09/19/2011, recorded 10/27/2011 in Instrument Number 201109939.

Tax Parcel: 05E-02-168-00,000

Premises Being: 260 East 8th Street a/k/a, 260 East Eighth Street, Bloomsburg, PA 17815-2804

PROPERTY ADDRESS: 260 EAST 8TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-02-168-00,000

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

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
VERBECK, JENNIFER

Case Number
2015CV686

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

110

Warrant:

Notes:

SALE DATE & TIME: 11/04/2015 AT 9:00 AM
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:

8-20-15

Time:

11:40

Deputy:

4

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.

2015CV686

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
vs.
VERBECK, JENNIFER

Case Number
2015CV686

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 110

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.

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: Martha Mahon

Relation: Clerk

Date: 8-25-15 Time: 11:20

Deputy: 4 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

2015CV686

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
VERBECK, JENNIFER

Case Number
2015CV686

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 110

Warrant:

Notes:

SALE DATE & TIME: 11/04/2015 AT 9:00 AM
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:

Relation:

Date:

Deputy:

Time:

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

2015CV686

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2015 ED 110

DATE RECEIVED 8-14-2015
 DOCKET AND INDEX 2015 CV 866

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>X</u>	CK# <u>0015 36465</u>

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

SALE DATE Nov. 4th TIME 9:00
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____

Dep Monitor, Co 4 575.00

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Wells Fargo Bank, NA

vs.

Jennifer L. Verbeck a/k/a Jennifer Verbeck

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2015-CV-686

2015 - ED-110

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: 260 East 8th Street a/k/a, 260 East Eighth Street, Bloomsburg, PA 17815-2804
(See Legal Description attached)

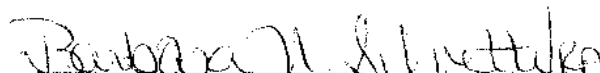
Amount Due

\$108,857.67

Interest from 07/29/2015 to Date of Sale

\$_____ and costs.

@ \$17.89 per diem


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

Dated

Aug. 17, 2015
(SEAL)

Proth & Clerk of Gov. Courts

PH # 966800

United States Bankruptcy Court

Middle District of Pennsylvania

Case No. 5:14-bk-05019-JJT

Chapter 7

In re Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, trade, and address):

Jennifer L Verbeck
260 E 8th St
Bloomsburg, PA 17815

Social Security / Individual Taxpayer ID No.:

xxx-xx-2037

Employer Tax ID / Other nos.:

FILED
PROTHONOTARY
2015 FEB 17 AM 11 48
CLERK OF COURT
COUNTY OF JEFFERSON PA

DISCHARGE OF DEBTOR

It appearing that the debtor is entitled to a discharge,

IT IS ORDERED:

The debtor is granted a discharge under section 727 of title 11, United States Code, (the Bankruptcy Code).

BY THE COURT

Dated: 2/23/15



John J. Thomas
United States Bankruptcy Judge

SEE THE BACK OF THIS ORDER FOR IMPORTANT INFORMATION.

EXPLANATION OF BANKRUPTCY DISCHARGE IN A CHAPTER 7 CASE

This court order grants a discharge to the person named as the debtor. It is not a dismissal of the case and it does not determine how much money, if any, the trustee will pay to creditors.

Collection of Discharged Debts Prohibited

The discharge prohibits any attempt to collect from the debtor a debt that has been discharged. For example, a creditor is not permitted to contact a debtor by mail, phone, or otherwise, to file or continue a lawsuit, to attach wages or other property, or to take any other action to collect a discharged debt from the debtor. *[In a case involving community property:* There are also special rules that protect certain community property owned by the debtor's spouse, even if that spouse did not file a bankruptcy case.] A creditor who violates this order can be required to pay damages and attorney's fees to the debtor.

However, a creditor may have the right to enforce a valid lien, such as a mortgage or security interest, against the debtor's property after the bankruptcy, if that lien was not avoided or eliminated in the bankruptcy case. Also, a debtor may voluntarily pay any debt that has been discharged.

Debts That are Discharged

The chapter 7 discharge order eliminates a debtor's legal obligation to pay a debt that is discharged. Most, but not all, types of debts are discharged if the debt existed on the date the bankruptcy case was filed. (If this case was begun under a different chapter of the Bankruptcy Code and converted to chapter 7, the discharge applies to debts owed when the bankruptcy case was converted.)

Debts That are Not Discharged

Some of the common types of debts which are not discharged in a chapter 7 bankruptcy case are:

- a. Debts for most taxes;
- b. Debts incurred to pay nondischargeable taxes;
- c. Debts that are domestic support obligations;
- d. Debts for most student loans;
- e. Debts for most fines, penalties, forfeitures, or criminal restitution obligations;
- f. Debts for personal injuries or death caused by the debtor's operation of a motor vehicle, vessel, or aircraft while intoxicated;
- g. Some debts which were not properly listed by the debtor;
- h. Debts that the bankruptcy court specifically has decided or will decide in this bankruptcy case are not discharged;
- i. Debts for which the debtor has given up the discharge protections by signing a reaffirmation agreement in compliance with the Bankruptcy Code requirements for reaffirmation of debts; and
- j. Debts owed to certain pension, profit sharing, stock bonus, other retirement plans, or to the Thrift Savings Plan for federal employees for certain types of loans from these plans.

This information is only a general summary of the bankruptcy discharge. There are exceptions to these general rules. Because the law is complicated, you may want to consult an attorney to determine the exact effect of the discharge in this case.

Notice Recipients

District/Off: 0314- 5
Case: 5:14-bk-05019-JJT

User: admin
Form ID: B18

Date Created: 02/23/2015
Total: 25

Recipients of Notice of Electronic Filing:

ust	United States Trustee	ustregion03.ha.ccf@usdoj.gov
tr	Robert P. Sheils, Jr (Trustee)	rsheils@sheilslaw.com
aty	Bass and Associates PC	ccf@bass-associates.com
aty	Howard Gershman	hg229ccf@gmail.com
aty	Joseph Angelo Dessoye	pamb@fedphc.com
aty	Joseph P Schalk	pamb@fedphc.com
aty	Mario John Hanyon	pamb@fedphc.com
aty	Robert Spielman	bobspielman@yahoo.com

TOTAL: 8

Recipients submitted to the BNC (Bankruptcy Noticing Center):

db	Jennifer L Verbeck	260 E 8th St	Bloomsburg, PA 17815	
cr	CAVALRY SPV I, LLC	Bass & Associates, P.C.	3936 E. Ft. Lowell Road, Suite #200	Tucson, AZ
	85712			
4564476	Bank of America Credit Card	PO Box 982238	El Paso, TX 79998	
4564477	Barclays Bank of Delaware	125 S West St	Wilmington, DE 18901	
4564478	Capital One Credit Card/BigLots	PO Box 30285	Salt Lake City, UT 84130-0285	
4598454	Cavalry SPV I, LLC	Bass & Associates, P.C.	3936 E. Ft. Lowell Rd., Ste. 200	Tucson, AZ.
	85712			
4564479	Chase Credit Card	PO Box 15298	Wilmington, De 19850	
4564480	Citibank Credit Card Bankruptcy	PO Box 6500	Sioux Falls, SD 57117	
4564481	Comenity Bank BonTon	PO Box 182273	Columbus, OH 43218-2273	
4564482	FNB Omaha	PO Box 3412	Omaha, NE 68197	
4564483	Ford Motor Credit Company LLC	PO Box 6275	Dearborn, MI 48121	
4564484	PNC Bank	249 Fifth Ave	One PNC Plaza	Pittsburgh, PA 15222
4564485	SYNCB American Eagle	PO Box 965005	Orlando, FL 32896	
4564486	SYNCB Old Navy	PO Box 965005	Orlando, FL 32896	
4564487	SYNCB Sams Club	PO Box 965005	Orlando, FL 32896	
4564488	SYNCB Walmart	PO Box 965024	Orlando, FL 32896-5024	
4564489	Wells Fargo Home Mortgage	PO BOX 10335	DES MOINES, IA 50306	

TOTAL: 17

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate on the South side of East Eighth Street in the Town of Bloomsburg, in the County of Columbia and State of Pennsylvania, bounded and described in accordance with an early survey, as follows:

BEGINNING at the Northwest corner of lot formerly of Phoebe Carter, now or late of Harry Grotz; and running

THENCE along said Grotz line, South 30 1/2 degrees East, 150 feet, more or less, to what was formerly the Berrn Bank of the now abandoned Pennsylvania Canal;

THENCE along said bank, South 73 degrees West, 60 feet to line of lot now or late of Harry Mather;

THENCE along the said line, North 30 1/2 degrees West, 145 feet, more or less, to the South line of Eighth Street aforesaid; and

THENCE along the said East Eighth Street, the course thereof, 60 feet to the corner and place of BEGINNING.

WHEREON is erected a frame dwelling.

ALSO ALL THAT CERTAIN messuage or tract of land situate in the Town of Bloomsburg, in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the Southeast corner of land now or formerly of William Lutz;

THENCE Eastwardly along the Southern line now or formerly of Charles H. Ney, 60 feet to a corner in line of land now or formerly of Harry Grotz;

THENCE along the Western line of land now or formerly of said Harry Grotz, 60 feet, more or less, to an iron pin on the North side of Canal Street;

THENCE Westerly along the North line of Canal Street, 60 feet to an iron pin; and

THENCE Northwesterly along land now or formerly of William Lutz, 60 feet, more or less, to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Jennifer L. Verbeck, by Deed from Jeremy L. Long, single, dated 09/19/2011, recorded 10/27/2011 in Instrument Number 201109939.

Tax Parcel: 05E-02-168-00,000

Premises Being: 260 East 8th Street a/k/a, 260 East Eighth Street, Bloomsburg, PA 17815-2804

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

Attorneys for Plaintiff

Wells Fargo Bank, NA
Plaintiff

v.

Jennifer L. Verbeck a/k/a Jennifer Verbeck
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2015-CV-686**
:
: **COLUMBIA County**
:

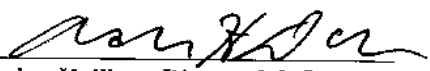
CERTIFICATION

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

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

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

By: _____


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

PHELAN HALLINAN DIAMOND & JONES, 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

Wells Fargo Bank, NA

vs.

Jennifer L. Verbeck a/k/a Jennifer Verbeck

: **COLUMBIA County**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2015-CV-686**
:

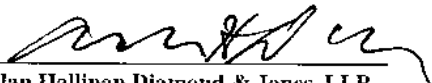
VERIFICATION OF NON-MILITARY SERVICE

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 Jennifer L. Verbeck a/k/a Jennifer Verbeck is 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 Jennifer L. Verbeck a/k/a Jennifer Verbeck is over 18 years of age and resides at 260 East 8th Street a/k/a, 260 East Eighth Street, Bloomsburg, PA 17815-2804.

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


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

Wells Fargo Bank, NA	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
v.	:	
	:	NO.: <u>2015-CV-686</u>
Jennifer L. Verbeck a/k/a Jennifer Verbeck	:	
Defendant(s)	:	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 **260 East 8th Street a/k/a, 260 East Eighth Street, Bloomsburg, PA 17815-2804**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Jennifer L. Verbeck a/k/a Jennifer Verbeck	205 Upper Street, Danville, PA 17821-8499

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Jennifer L. Verbeck a/k/a Jennifer Verbeck	205 Upper Street Danville, PA 17821-8499

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.	

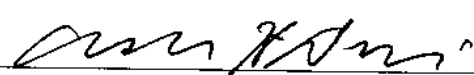
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

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

Tenant/Occupant	260 East 8th Street a/k/a 260 East Eighth Street Bloomsburg, PA 17815-2804
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
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: 8/14/15

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

Wells Fargo Bank, NA

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-686
:
:

Jennifer L. Verbeck a/k/a Jennifer Verbeck

:
Defendant(s) : COLUMBIA County
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Jennifer L. Verbeck a/k/a Jennifer Verbeck
205 Upper Street
Danville, PA 17821-8499

Jennifer L. Verbeck a/k/a Jennifer Verbeck
260 East 8th Street a/k/a, 260 East Eighth Street
Bloomsburg, PA 17815-2804

****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 **260 East 8th Street a/k/a, 260 East Eighth Street, Bloomsburg, PA 17815-2804** is scheduled to be sold at the Sheriff's Sale on Nov. 4th 2015 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 **\$108,857.67** 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**

Telephone (570) 784-8760

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2015-CV-686**

Wells Fargo Bank, NA

v.

Jennifer L. Verbeck a/k/a Jennifer Verbeck

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

260 East 8th Street a/k/a, 260 East Eighth Street, Bloomsburg, PA 17815-2804

Parcel No. 05E-02-168-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$108,857.67**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate on the South side of East Eighth Street in the Town of Bloomsburg, in the County of Columbia and State of Pennsylvania, bounded and described in accordance with an early survey, as follows:

BEGINNING at the Northwest corner of lot formerly of Phoebe Carter, now or late of Harry Grotz; and running

THENCE along said Grotz line, South 30 1/2 degrees East, 150 feet, more or less, to what was formerly the Berrn Bank of the now abandoned Pennsylvania Canal;

THENCE along said bank, South 73 degrees West, 60 feet to line of lot now or late of Harry Mather;

THENCE along the said line, North 30 1/2 degrees West, 145 feet, more or less, to the South line of Eighth Street aforesaid; and

THENCE along the said East Eighth Street, the course thereof, 60 feet to the corner and place of BEGINNING.

WHEREON is erected a frame dwelling.

ALSO ALL THAT CERTAIN messuage or tract of land situate in the Town of Bloomsburg, in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the Southeast corner of land now or formerly of William Lutz;

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THENCE along the Western line of land now or formerly of said Harry Grotz, 60 feet, more or less, to an iron pin on the North side of Canal Street;

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THENCE Northwesterly along land now or formerly of William Lutz, 60 feet, more or less, to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Jennifer L. Verbeck, by Deed from Jeremy L. Long, single, dated 09/19/2011, recorded 10/27/2011 in Instrument Number 201109939.

Tax Parcel: 05E-02-168-00,000

Premises Being: 260 East 8th Street a/k/a, 260 East Eighth Street, Bloomsburg, PA 17815-2804

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2015-CV-686**

Wells Fargo Bank, NA

v.

Jennifer L. Verbeck a/k/a Jennifer Verbeck

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

260 East 8th Street a/k/a, 260 East Eighth Street, Bloomsburg, PA 17815-2804
Parcel No. 05E-02-168-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$108,857.67**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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. 2015-CV-686

Defendant

Jennifer L. Verbeck a/k/a Jennifer Verbeck

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.

JENNIFER L. VERBECK A/K/A JENNIFER VERBECK

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

260 East 8th Street a/k/a

260 East Eighth Street

Bloomsburg, PA 17815-2804

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

Telephone Number

Date

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

(215)563-7000

8/11/15

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

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s) Jennifer L. Verbeck a/k/a Jennifer Verbeck at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Bradley Davis
Supervisor
Writ Department
Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Automated Attendant: (215) 320-0007 Ext. 1265
Front Desk: (215) 563-7000 Ext. 1265
Fax: (215) 563-3826

SHERIFF'S RETURN

Wells Fargo Bank, NA

Plaintiff

vs.

Jennifer L. Verbeck a/k/a Jennifer Verbeck

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2015-CV-686

ISSUED

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

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

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

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

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

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff Wells Fargo Bank, NA	Expiration date No.: 2015-CV-686
Defendant Jennifer L. Verbeck a/k/a Jennifer Verbeck	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE

AT

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

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

260 East 8th Street a/k/a

260 East Eighth Street

Bloomsburg, PA 17815-2804

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 <u>XX</u> Plaintiff ____ Defendant	Telephone Number (215)563-7000	Date <u>8/14/15</u>
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

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

No.: 2015-CV-686

Plaintiff

Wells Fargo Bank, NA

Defendant

Jennifer L. Verbeck a/k/a Jennifer Verbeck

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.

JENNIFER L. VERBECK A/K/A JENNIFER VERBECK

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

260 East 8th Street a/k/a

260 East Eighth Street

Bloomsburg, PA 17815-2804

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

Telephone Number

Date

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

(215)563-7000

8/14/15

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

Document Receipt

Trans #	6094	Carrier / service:	USPS Server	First-Class Mail®	8/20/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking # 71901140006000060865

Doc Ref #: 2015ED110

Postage 5.1300

PHILADELPHIA PA 19106

110

Document Receipt

Trans #	6093	Carrier / service:	USPS Server	First-Class Mail®	8/20/2015 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 #: 71901140006000060858

Doc Ref #: 2015ED110

Postage 5.1300

PHILADELPHIA PA 19107

110

Document Receipt

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000060841

Doc Ref #: 2015ED110

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	6091	Carrier / service:	USPS Server	First-Class Mail®	8/20/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000060834

Doc Ref #: 2015ED110

Postage 5.1300

HARRISBURG PA 17128

001536465 036001808 361508666

RON [966800] 260 EAST 8TH STREET A/K/A (2015-CV-686)

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

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

TID Bank, NA
3-180/360

DATE
7/8/2015

AMOUNT
*****\$1,350.00

001536465

AUTHORIZED SIGNATURE

