

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
SHERIFF'S REAL ESTATE FINAL COST SHEET

WELLS FARGO

VS ELVIN & PATRICIA LEIBY

NO. 138-2015 ED NO. 1043-2015 JD

DATE/TIME OF SALE: FEBRUARY 17, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 4650.60

POUNDAGE - 2% OF BID \$ 93.01

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4743.61

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): Agent for Melan Halligan Diamond & Jones  
King & Mull

TOTAL DUE: \$ 4743.61

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 3393.61

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
WELLS FARGO

vs.

**Defendant**  
ELVIN LEIBY  
PATRICIA LEIBY

**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, February 17, 2016

**Writ of Execution No. :** 2015CV1043

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 203 7TH STREET, MIFFLINVILLE, PA 18631

## 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	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,069.35
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$255.00
Service Mileage	\$14.00
Distribution Form	\$25.00
Copies	\$8.50
Notary Fee	\$15.00
Surcharge	\$180.00

**Total Sheriff Costs** **\$2,022.35**

## Municipal Costs

Delinquent Taxes	\$1,670.58
Sewer	\$306.75
Current Taxes	\$583.92

**Total Municipal Costs** **\$2,561.25**

## Distribution Costs

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

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

Location of the real estate: 203 7TH STREET, MIFFLINVILLE, PA 18631

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**Grand Total:**

**\$4,650.60**

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 #: 215-567-0072  
MELISSA.CONNOR@phelanhallinan.com

MELISSA CONNOR  
Legal Assistant, Ext. 1342

February 18, 2016

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

Re: ELVIN JAY LEIBY, JR  
PATRICIA A. LEIBY  
A/K/A PATRICIA ANN LEIBY  
203 7TH STREET, A/K/A 203 EAST SEVENTH STREET  
MIFFLINVILLE, PA 18631  
2015-CV-1043

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, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION**, 101 N PHILLIPS AVE, SIOUX FALLS, SD 57104-6738.

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,

Melissa Connor  
For Phelan Hallinan Diamond & Jones, LLP

cc: WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION

PH # 967038

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

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 inquires may be directed to the following person:

Name

Phelan Hallinan Diamond &amp; 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

3/25/16

Grantor(s)/Lessor(s)

Timothy T. Chamberlain, Sheriff

Telephone Number:

(570) 389-5622

Grantee(s)/Lessee(s)

WELLS FARGO BANK, N.A. S/B/M TO  
WACHOVIA BANK, NATIONAL ASSOCIATION

Telephone Number:

(888) 219-8014

Mailing Address

PO Box 380, W. Main Street

Mailing Address

101 N PHILLIPS AVE

City

Bloomsburg

State

PA

ZIP Code

17815

City

SIOUX FALLS

State

SD

ZIP Code

57104-6738

## C. REAL ESTATE LOCATION

Street Address

203 7TH STREET, A/K/A 203 EAST SEVENTH  
STREET, MIFFLINVILLE, PA 18631

City, Township, Borough

MIFFLIN TOWNSHIP

County

COLUMBIA

School District

CENTRAL COLUMBIA S.D.

Tax Parcel Number

23-05C-070-00,000

## D. VALUATION DATA

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

1. Actual Cash Consideration

\$ 4,650.60 (winning bid)

2. Other Consideration

+ -0-

3. Total Consideration

= \$ 4,650.60

4. County Assessed Value

\$ 36,801.00

5. Common Level Ratio Factor

X 3.60

6. Computed Value

= \$132,483.60

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

1a. Amount of Exemption Claimed

= \$132,483.60

1b. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest Conveyed

100%

## 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 Corespondent or Responsible Party

MELISSA CONNOR

Date

3/25/16

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

# SHERIFF'S SALE COST SHEET

VS. Leiby  
 NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN \$15.00  
 SERVICE PER DEF. \$ 255.00  
 LEVY (PER PARCEL \$15.00  
 MAILING COSTS \$ 48.00  
~~ADVERTISING SALE BILLS & COPIES~~ \$17.50  
~~ADVERTISING SALE (NEWSPAPER)~~ \$15.00  
 MILEAGE \$ 14.00  
 POSTING HANDBILL \$15.00  
 CRYING/ADJOURN SALE \$10.00  
 SHERIFF'S DEED \$35.00  
 TRANSFER TAX FORM \$25.00  
 DISTRIBUTION FORM \$25.00  
 COPIES \$ 8.50  
 NOTARY \$ 15.00

TOTAL \*\*\*\*\* \$ 513.00

WEB POSTING \$150.00  
 PRESS ENTERPRISE INC. \$ 1069.35  
 SOLICITOR'S SERVICES \$100.00

TOTAL \*\*\*\*\* \$ 1319.35

PROTHONOTARY (NOTARY) \$10.00  
 RECORDER OF DEEDS \$ 67.00

TOTAL \*\*\*\*\* \$ 77.00

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20 \$ \_\_\_\_\_  
 SCHOOL DIST. 20 \$ \_\_\_\_\_  
 DELINQUENT 20 \$ 1628.61

TOTAL \*\*\*\*\* \$ 1628.61

## MUNICIPAL FEES DUE:

SEWER 20 \$ 306.75  
 WATER 20 \$ \_\_\_\_\_

TOTAL \*\*\*\*\* \$ 306.75

SURCHARGE FEE (DSTE) \$ 180.00  
 MISC. \$ \_\_\_\_\_

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

TOTAL COSTS (OPENING BID) \$ 4024.71

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

TD Bank, NA  
3-180/360

001587205

DATE  
2/19/2016

AMOUNT  
\*\*\*\*\$3,393.61

PAY THREE THOUSAND THREE HUNDRED NINETY-THREE AND 61 / 100 Dollars

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

BAV [967038] 203 7TH STREET (2015-CV-1043)

  
AUTHORIZED SIGNATURE

⑈001587205⑈ ⑆036001808⑆ 361508666⑈

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**  
WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK,  
NATIONAL ASSOCIATION

**COLUMBIA COUNTY**

**PH # 967038**

**DEFENDANT**  
ELVIN JAY LEIBY, JR  
PATRICIA A. LEIBY A/K/A PATRICIA ANN LEIBY

SERVICE TEAM/ lmm  
**COURT NO.: 2015-CV-1043**

**SERVE PATRICIA A. LEIBY A/K/A PATRICIA ANN LEIBY AT:**  
**615 MARY STREET**  
**MIFFLINVILLE, PA 18631**

**TYPE OF ACTION**  
**XX Notice of Sheriff's Sale**  
**SALE DATE: December 16, 2015**

**\*\*PLEASE RUSH SERVICE ATTEMPTS\*\***

**SERVED**

Served and made known to PATRICIA A. LEIBY A/K/A PATRICIA ANN LEIBY, Defendant on the 28<sup>th</sup> day of NOVEMBER, 2015, at

8:50 o'clock A. M., at 615 MARY ST, MIFFLINVILLE, PA, in the manner described below:

☐ Defendant personally served.

☒ Adult family member with whom Defendant(s) reside(s).

Relationship is HUSBAND

☐ 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 60<sup>5</sup> Height 5'11" Weight 250 Race W Sex M 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: 11/28/15

NAME: \_\_\_\_\_

Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

**NOT SERVED**

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

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: \_\_\_\_\_

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: \_\_\_\_\_

5/19



COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 16-FEB-16

FEE: \$5.00

CERT. NO23385

LEIBY ELVIN JAY & PATRICIA A  
PO BOX 93  
MIFFLINVILLE PA 18631

DISTRICT: MIFFLIN TWP  
DEED 0237-1072  
LOCATION: PARTIAL  
PARCEL: 23 -05C-070-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2015	PRIM	1,623.61	11.97		30.00	1,665.58
TOTAL DUE :						\$1,665.58

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March , 2016

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2015

REQUESTED BY: SHERIFF

# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2016 - REAL ESTATE

As of Date: 02/16/2016 10:26:55 AM

Owner: LEIBY ELVIN JAY & PATRICIA A

PO BOX 93

MIFFLINVILLE PA 18631

Municipality: MIFFLIN TWP

Parcel #: 23 -05C-070-00,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
024300	G	\$378.36	04/30/2016	\$386.08	06/30/2016	\$424.69	08/31/2016
		Payment					
024300	S	\$36.06	04/30/2016	\$36.80	06/30/2016	\$40.48	08/31/2016
		Payment					
024300	R	\$169.50	04/30/2016	\$172.96	06/30/2016	\$181.61	08/31/2016
		Payment					

8 583.92

Total Paid To Date:

\$0.00

SNE

Signature


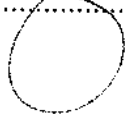
2-16-16

Date

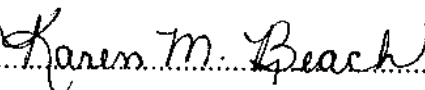
THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

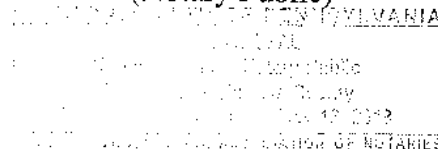
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice November 25 and December 2, 9, 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 9<sup>th</sup> day of December 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.

.....

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

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

**Re: WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL  
ASSOCIATION v. ELVIN JAY LEIBY, JR et al.**  
**No.: 2015-CV-1043**

Dear Sir/Madam:

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

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

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

**\*\*Property is listed for the 02/17/2016 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**

By:

Legal Assistant

CC: ELVIN JAY LEIBY, JR and PATRICIA A. LEIBY A/K/A PATRICIA ANN LEIBY

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

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

**WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA  
BANK, NATIONAL ASSOCIATION**  
Plaintiff

**CIVIL DIVISION**

**No.: 2015-CV-1043**


v.

**ELVIN JAY LEIBY, JR  
PATRICIA A. LEIBY A/K/A PATRICIA ANN LEIBY**  
Defendant(s)

**CERTIFICATE OF FILING**

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

Date: 12/17/15

  
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

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

**WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA  
BANK, NATIONAL ASSOCIATION**  
Plaintiff

**CIVIL DIVISION**

**No.: 2015-CV-1043**

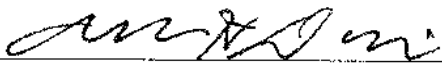
v.

**ELVIN JAY LEIBY, JR  
PATRICIA A. LEIBY A/K/A PATRICIA ANN LEIBY**  
Defendant(s)

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for 12/16/2015 at 09:00 AM in the above-captioned matter has been continued until 02/17/2016 at 09:00 AM.

Date: 12/19/15

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




PATRICIA A. LEIBY  
615 MARY STREET  
MIFFLINVILLE, PA 18631

PATRICIA A. LEIBY  
P.O. BOX 93  
MIFFLINVILLE, PA 18631

Date: 12/7/15

PATRICIA A. LEIBY  
203 7TH STREET, A/K/A 203 EAST  
SEVENTH STREET  
MIFFLINVILLE, PA 18631

  
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

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

**WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA  
BANK, NATIONAL ASSOCIATION**  
Plaintiff

**CIVIL DIVISION**

**No.: 2015-CV-1043**

v.

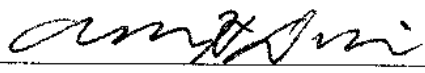
**ELVIN JAY LEIBY, JR  
PATRICIA A. LEIBY A/K/A PATRICIA ANN LEIBY**  
Defendant(s)

**CERTIFICATE OF FILING**

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

Date:

12/17/15

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

**Attorney File Copy  
Please Return**

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

Foreclosure Manager

Representing Lenders in  
Pennsylvania

December 2, 2015

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL  
ASSOCIATION v.  
ELVIN JAY LEIBY, JR and PATRICIA A. LEIBY  
203 7TH STREET A/K/A 203 EAST SEVENTH STREET MIFFLINVILLE, PA  
18631  
No.: 2015-CV-1043

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for December 16, 2015 due to the following: Service of NOS.

The Property is to be relisted for the February 17, 2016 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
PATRICK RALSTON for  
Phelan Hallinan Diamond & Jones, LLP

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

KIM ZIELINSKI  
Legal Assistant, 1328

Representing Lenders in  
Pennsylvania

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

No.: 2015-CV-1043  
No.: 2015-ED-138

Re: **WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION VS.  
ELVIN JAY LEIBY, JR, and PATRICIA A. LEIBY A/K/A PATRICIA ANN LEIBY**  
No.: 2015-CV-1043, No.: 2015-ED-138

**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 12/16/2015 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: KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

PHILAN 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

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A. S/B/M TO  
WACHOVIA BANK, NATIONAL ASSOCIATION  
Plaintiff,

v.

ELVIN JAY LEIBY, JR  
PATRICIA A. LEIBY A/K/A PATRICIA ANN  
LEIBY  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: No.: 2015-CV-1043  
: No.: 2015-ED-138

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".

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

Date: 11/24/15

**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.

Name and  
Address of  
Sender



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

AZK/SZR - 12/16/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 203 7TH STREET AK/A 203 EAST SEVENTH STREET MIFELINVILLE, PA 18631	\$0.47	
2	****	Michaels, Louis & Associates, Inc. PO Box 1062 Moon Township, PA 15108		
3	****	Michaels, Louis & Associates, Inc. C/O Kenneth S. Shapiro, Esq. 712 DARBY ROAD, PO BOX 20 HAVERTOWN, PA 19083		
4	****	PA Department of Revenue Bureau of Compliance Lien Section, PO Box 280948 Harrisburg, PA 17128-0948		
5	****	Remit Corporation C/O Laurinda J. Voelcker, Esq. 36 West Main Street Bloomsburg, PA 17815-1703		
6	****	Wachovia Bank, N.A. 301 SOUTH COLLEGE STREET, VA 0343 CHARLOTTE, NC 28288		
7	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
8	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
9	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222		
10	****	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	
Total Number of Pieces Received at Post Office			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.	

Name and  
Address  
Of Sender

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

AZK/SZR - 12/16/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address
1	****	
2	****	
3		Mifflin Township First Street, PO BOX 359 Mifflinville, PA 18631
RE: ELVIN JAY LEBRY, JR (COLUMBIA) PH # 967038/1021 Page 2 of 2 With Team		
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)

Form 3877 Facsimile

Fee
inity payab-c 0,000 per adise is \$506. all Marnal

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

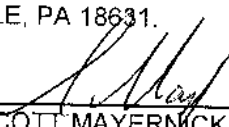


WELLS FARGO  
vs.  
ELVIN LEIBY (et al.)

Case Number  
2015CV1043

## SHERIFF'S RETURN OF SERVICE

11/12/2015 09:35 AM - DEPUTY SCOTT MAYERNICK, 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 203 7TH STREET, MIFFLINVILLE, PA 18631.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

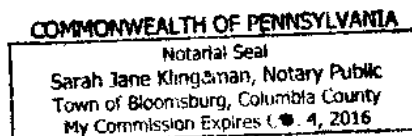
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

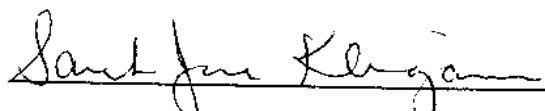
November 13, 2015

NOTARY

Affirmed and subscribed to before me this

13TH day of NOVEMBER, 2015





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.  
LEIBY, ELVIN (et al.)

Case Number  
2015CV1043

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 203 7TH STREET

MIFFLINVILLE, PA 18631

Phone:

DOB:

Alternate  
Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In  
Charge:

Relation:

Date:

11-12-15

Time:

6:35

Deputy:

3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2015CV1043

203 7TH STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
ELVIN LEIBY (et al.)

Case Number  
2015CV1043

## SHERIFF'S RETURN OF SERVICE

10/15/2015 02:34 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ELVIN LEIBY AT 615 MARY STREET, MIFFLINVILLE, PA 18631.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 15, 2015

NOTARY

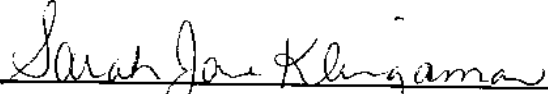
Affirmed and subscribed to before me this

15TH day of OCTOBER, 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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



PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURBAN 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.  
ELVIN LEIBY (et al.)

Case Number  
2015CV1043

## SHERIFF'S RETURN OF SERVICE

10/15/2015 01:40 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: PATRICIA LEIBY AT 615 MARY STREET, MIFFLINVILLE, PA 18631.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

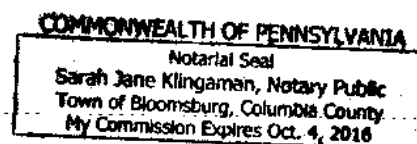
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 15, 2015

NOTARY

Affirmed and subscribed to before me this

15TH day of OCTOBER, 2015





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

# 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 10/27/15

Account:

Name:

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

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

Ad ID: 1054141  
Description: **LEIBY SALE DEC 16**  
Run Dates: 11/25/15 to 12/09/15  
Class: 2  
Agate Lines: 195  
Blind Box:

**Total Ad Cost \$1,069.35**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	11/25/15	12/09/15	3	\$1,069.35

## SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2015CV1043

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, DECEMBER 16, 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 and parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:  
BEGINNING at a corner on the east side of Ann Street and line of land now or formerly of Thomas Hawk; thence along line of land now or formerly of the said Thomas Hawk, north 70 degrees east, 180 feet to an iron pin corner in line of land now or formerly of James A. Leiby; thence by line of land now or formerly of James A. Leiby, south 20 degrees east 223 feet to the northern line of a proposed 33 foot public street, now opened; thence by the northerly line of said public street south 70 degrees west 180 feet to the easterly line of Ann Street; thence along the easterly line of Ann Street north 20 degrees west 223 feet to a corner, the place of beginning.

EXCEPTING AND RESERVING, NEVERTHELESS, from the above described tract of land a parcel of land, being the easterly portion of the tract described herein, fronting on the above mentioned public street 45 feet and extending northwardly therefrom for an equal width a distance of 223 feet, and being the same parcel conveyed by the grantors herein to Keith B. Leiby and Ida May Leiby, his wife, by deed dated August 16, 1950, and recorded in Columbia County Deed Book 149 at page 27.

TITLE TO SAID PREMISES IS VESTED IN Elvin Jay Leiby, Jr. and Patricia Ann Leiby, his wife, (The Grantors herein being the natural parents of the male grantees), by Deed from Elvin J. Leiby, Sr. and Elvora Leiby, his wife, dated 11/10/1967, recorded 11/13/1967 in Book 237, Page 1072. Tax Parcel: 23-05C-070-00,000 Premises Being: 203 7th Street, a/k/a 203 East Seventh Street, Mifflinville, PA 18631.

PROPERTY ADDRESS: 203 7TH STREET, MIFFLINVILLE, PA 18631.  
UPI / TAX PARCEL NUMBER: 23-05C-070 00,000. Seized and taken into execution to be sold as the property of ELVIN LEIBY, PATRICIA LEIBY 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 215-663-7000

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania



October 23, 2015

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House-P.O. BOX 380  
Bloomsburg, Pa 17815

**WELLS FARGO BANK, N.A., S/B/M TO WACHOVIA BANK,  
NATIONAL ASSOCIATION**

**VS.**

**ELVIN JAY LEIBY, JR  
PATRICIA A. LEIBY**

**NO: 2015-CV-1043**

Dear Timothy:

The amount due on the sewer account #703230 for the property located at 203 E. Seventh Street, Mifflinville Pa through December 31, 2015 is \$306.75.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

**1108 Freas Avenue • Berwick, Pennsylvania 18603**

**Phone: (570) 752-8477 • Fax: (570) 752-8479**

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



71901140006000065433

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

---

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National  
Association

Plaintiff

vs.

Elvin Jay Leiby, Jr  
Patricia A. Leiby a/k/a Patricia Ann Leiby

Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2015-CV-1043  
:  
:  
: COLUMBIA County  
:

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Elvin Jay Leiby, Jr  
Patricia A. Leiby a/k/a Patricia Ann Leiby  
615 Mary Street  
Mifflinville, PA 18631

Elvin Jay Leiby, Jr  
Patricia A. Leiby a/k/a Patricia Ann Leiby  
203 7th Street, a/k/a 203 East Seventh Street  
Mifflinville, PA 18631

**\*\*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 203 7th Street, a/k/a 203 East Seventh Street, Mifflinville, PA 18631 is scheduled to be sold at the Sheriff's Sale on December 16, 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 \$55,518.64 obtained by Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association (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.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
LEIBY, ELVIN (et al.)

Case Number  
2015CV1043

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

138

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*Post*

### Serve To:

Name: ELVIN LEIBY

Primary Address: 203 7TH STREET  
MIFFLINVILLE, PA 18631

Phone: 570-484-7790

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

10-22-15

Time:

09:40

Deputy:

3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

*House Vacant*

2.

3.

4.

5.

6.

LEIBY, ELVIN

2015CV1043

203 7TH STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
LEIBY, ELVIN (et al.)

Case Number  
2015CV1043

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 138

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: PATRICIA LEIBY  
Primary Address: 615 MARY STREET  
MIFFLINVILLE, PA 18631

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10-15-15

Time: 13:15

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:	10-16-15					
Time:	08:52					
Mileage:						
Deputy:	3					

### Service Attempt Notes:

1. 41C

2.

3.

4.

5.

6.

LEIBY, PATRICIA

2015CV1043

615 MARY STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
LEIBY, ELVIN (et al.)

Case Number  
2015CV1043

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

138

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: ELVIN LEIBY

Primary Address: 615 MARY STREET  
MIFFLINVILLE, PA 18631

Phone: DOB:

Alternate Address:

Phone: 570-484-7790

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

10-15-15

Time:

13:15

Deputy:

3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

10-16-15

Time:

08:52

Mileage:

Deputy:

3

### Service Attempt Notes:

1. LIC

2.

3.

4.

5.

6.

LEIBY, ELVIN

2015CV1043

615 MARY STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
LEIBY, ELVIN (et al.)

Case Number  
2015CV1043

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 138

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORITY

Primary Address: 1108 FREAS AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 106 MARKET STREET  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Kelly Morris

Relation:

Date: 10-15-15

Time: 11:50

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

BERWICK AREA JOINT SE

2015CV1043

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
LEIBY, ELVIN (et al.)

Case Number  
2015CV1043

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 138

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: MIFFLIN TOWNSHIP  
Primary Address: FIRST STREET  
P.O. BOX 359  
MIFFLINVILLE, PA 18631  
Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

George Welliver

Relation:

Township Supervisor

Date:

10-16-15

Time:

09:34

Deputy:

3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:	10-16-15					
Time:	08:45					
Mileage:						
Deputy:	3					

### Service Attempt Notes:

1. NO ANSWER

2.

3.

4.

5.

6.

MIFFLIN TOWNSHIP

2015CV1043

FIRST STREET, P.O. BOX 359, MIFFLINVILLE, PA 18631 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
LEIBY, ELVIN (et al.)

Case Number  
2015CV1043

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 138

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 203 7TH STREET  
MIFFLINVILLE, PA 18631

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

15  
10-~~20~~-15

Time:

09:00

Deputy:

3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. House Vacant

2.

3.

4.

5.

6.

OCCUPANT

2015CV1043

203 7TH STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
LEIBY, ELVIN (et al.)

Case Number  
2015CV1043

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone:

138

Expires:

Warrant:

Notes:

SALE DATE & TIME: 12/16/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: PATRICIA LEIBY

Primary Address: 203 7TH STREET  
MIFFLINVILLE, PA 18631

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

10-15-15

Time:

13:40

Deputy:

3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. House Vacant

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

LEIBY, PATRICIA

2015CV1043

203 7TH STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National  
Association

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
Plaintiff :  
: NO.: 2015-CV-1043  
:  
:  
: COLUMBIA County  
:  
Defendant(s)

vs.

Elvin Jay Leiby, Jr  
Patricia A. Leiby a/k/a Patricia Ann Leiby

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Elvin Jay Leiby, Jr  
Patricia A. Leiby a/k/a Patricia Ann Leiby  
615 Mary Street  
Mifflinville, PA 18631

Elvin Jay Leiby, Jr  
Patricia A. Leiby a/k/a Patricia Ann Leiby  
203 7th Street, a/k/a 203 East Seventh Street  
Mifflinville, PA 18631

**\*\*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 203 7th Street, a/k/a 203 East Seventh Street, Mifflinville, PA 18631 is  
scheduled to be sold at the Sheriff's Sale on December 16, 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 \$55,518.64 obtained by Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National  
Association (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.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
LEIBY, ELVIN (et al.)

Case Number  
2015CV1043

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

138

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: REMIT CORPORATION

Primary Address: 36 WEST MAIN STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: SHIRLEY GILBERT

Relation: PABA LEGAL

Date: 10/14/15 Time: 1134

Deputy: 5 Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

REMIT CORPORATION

2015CV1043

36 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
LEIBY, ELVIN (et al.)

Case Number  
2015CV1043

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

138

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road  
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Connie Johnson

Relation:

Recep

Date:

10-14-15

Time:

11:05

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.

CENTRAL COLUMBIA SD

2015CV1043

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
LEIBY, ELVIN (et al.)

Case Number  
2015CV1043

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 138

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 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: 10-14-15 Time: 12:40

Deputy: 4 Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS OF 2015CV1043 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National  
Association

vs.

Elvin Jay Leiby, Jr  
Patricia A. Leiby a/k/a Patricia Ann Leiby  
Commonwealth of Pennsylvania:

County of Columbia

COURT OF COMMON PLEAS  
2015-ED-138  
CIVIL DIVISION

NO.: 2015-CV-1043

COLUMBIA COUNTY

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: 203 7th Street, a/k/a 203 East Seventh Street, Mifflinville, PA 18631  
(See Legal Description attached)

Amount Due

Interest from 10/06/2015 to Date of Sale

@ \$9.13 per diem

\$55,518.64

\$\_\_\_\_\_ and costs.

Dated

10/13/2015

(SEAL)

PH # 967038

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

Paid to Clerk of Prothonotary  
My Office - Mifflinville, PA 18631

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association  
vs.  
Elvin Jay Leiby, Jr  
Patricia A. Leiby a/k/a Patricia Ann Leiby

WRIT OF EXECUTION  
(Mortgage Foreclosure)


Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.

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

Address where papers may be served:  
Elvin Jay Leiby, Jr  
203 7th Street, a/k/a 203 East Seventh Street  
Mifflinville, PA 18631

Patricia A. Leiby a/k/a Patricia Ann Leiby  
203 7th Street, a/k/a 203 East Seventh Street  
Mifflinville, PA 18631

\$130.00 pd  
\$25.00 pd  
\$25.00 pd  
\$10.00

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV1043

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, DECEMBER 16, 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.

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All THAT CERTAIN piece and parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner on the east side of Ann Street and line of land now or formerly of Thomas Hawk; thence along line of land now or formerly of the said Thomas Hawk, north 70 degrees east, 180 feet to an iron pin corner in line of land now or formerly of James A. Leiby; thence by line of land now or formerly of James A. Leiby, south 20 degrees east 223 feet to the northern line of a proposed 33 foot public street, now opened; thence by the northerly line of said public street south 70 degrees west 180 feet to the easterly line of Ann Street; thence along the easterly line of Ann Street north 20 degrees west 223 feet to a corner, the place of beginning.

EXCEPTING AND RESERVING, NEVERTHELESS, from the above described tract of land a parcel of land, being the easterly portion of the tract described herein, fronting on the above mentioned public street 45 feet and extending northwardly therefrom for an equal width a distance of 223 feet, and being the same parcel conveyed by the grantors herein to Keith B. Leiby and Ida May Leiby, his wife, by deed dated August 16, 1950, and recorded in Columbia County Deed Book 149 at page 27.

TITLE TO SAID PREMISES IS VESTED IN Elvin Jay Leiby, Jr. and Patricia Ann Leiby, his wife, (The Grantors herein being the natural parents of the male grantees), by Deed from Elvin J. Leiby, Sr. and Elnora Leiby, his wife, dated 11/10/1967, recorded 11/13/1967 in Book 237, Page 1072.

Tax Parcel: 23-05C-070-00,000

Premises Being: 203 7th Street, a/k/a 203 East Seventh Street, Mifflinville, PA 18631

PROPERTY ADDRESS: 203 7TH STREET, MIFFLINVILLE, PA 18631

UPI / TAX PARCEL NUMBER: 23-05C-070-00,000

Seized and taken into execution to be sold as the property of ELVIN LEIBY, PATRICIA LEIBY in suit of WELLS FARGO.

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**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

# REAL ESTATE OUTLINE

ED # 2015 20138

DATE RECEIVED 10-13-15  
DOCKET AND INDEX 2015 CV 1043

## 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>001553344</u>

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

SALE DATE Dec 16<sup>th</sup> TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

<b>Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association</b>	:	<b>COURT OF COMMON PLEAS</b>
<b>Plaintiff</b>	:	
<b>v.</b>	:	<b>CIVIL DIVISION</b>
	:	<b>2015 - ED - 138</b>
	:	<b>NO.: <u>2015-CV-1043</u></b>
	:	
<b>Elvin Jay Leiby, Jr</b>	:	
<b>Patricia A. Leiby a/k/a Patricia Ann Leiby</b>	:	<b>COLUMBIA COUNTY</b>
<b>Defendant(s)</b>	:	

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **203 7th Street, a/k/a 203 East Seventh Street, Mifflinville, PA 18631**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Elvin Jay Leiby, Jr</b>	<b>615 Mary Street, Mifflinville, PA 18631</b>
	<b>203 7th Street, a/k/a 203 East Seventh Street</b>
	<b>Mifflinville, PA 18631</b>
<b>Patricia A. Leiby a/k/a Patricia Ann Leiby</b>	<b>615 Mary Street, Mifflinville, PA 18631</b>
	<b>203 7th Street, a/k/a 203 East Seventh Street</b>
	<b>Mifflinville, PA 18631</b>
  
2. Name and address of Defendant(s) in the judgment:
 

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Elvin Jay Leiby, Jr</b>	<b>615 Mary Street, Mifflinville, PA 18631</b>
	<b>203 7th Street, a/k/a 203 East Seventh Street</b>
	<b>Mifflinville, PA 18631</b>
<b>Patricia A. Leiby a/k/a Patricia Ann Leiby</b>	<b>615 Mary Street, Mifflinville, PA 18631</b>
	<b>203 7th Street, a/k/a 203 East Seventh Street</b>
	<b>Mifflinville, PA 18631</b>
  
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)
<b>Remit Corporation C/O Laurinda J. Voelcker, Esq.</b>	<b>36 West Main Street</b>
	<b>Bloomsburg, PA 17815-1703</b>
<b>PA Department of Revenue Bureau of Compliance</b>	<b>Lien Section, PO Box 280948</b>
	<b>Harrisburg, PA 17128-0948</b>

**Michaels, Louis & Associates, Inc.**

**PO Box 1062  
Moon Township, PA 15108**

**Michaels, Louis & Associates, Inc. C/O Kenneth  
S. Shapiro, Esq.**

**712 Darby Road, PO Box 20  
Havertown, PA 19083**

4. Name and address of last recorded holder of every mortgage of record:  
Name Address (if address cannot be reasonably ascertained, please indicate)  
**Wachovia Bank, N.A.** **301 South College Street, VA 0343  
Charlotte, NC 28288**
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)  
**Mifflin Township** **First Street, PO BOX 359  
Mifflinville, PA 18631**
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**

**203 7th Street  
a/k/a 203 East Seventh Street  
Mifflinville, PA 18631**

**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: 10/9/15

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, N.A. s/b/m to Wachovia Bank, National  
Association

Plaintiff

vs.

Elvin Jay Leiby, Jr  
Patricia A. Leiby a/k/a Patricia Ann Leiby

Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2015-CV-1043  
:  
:  
: COLUMBIA County  
:

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Elvin Jay Leiby, Jr  
Patricia A. Leiby a/k/a Patricia Ann Leiby  
615 Mary Street  
Mifflinville, PA 18631

Elvin Jay Leiby, Jr  
Patricia A. Leiby a/k/a Patricia Ann Leiby  
203 7th Street, a/k/a 203 East Seventh Street  
Mifflinville, PA 18631

**\*\*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 203 7th Street, a/k/a 203 East Seventh Street, Mifflinville, PA 18631 is scheduled to be sold at the Sheriff's Sale on December 16, 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 \$55,518.64 obtained by Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association (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-1043**

**Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association**

v.

**Elvin Jay Leiby, Jr**

**Patricia A. Leiby a/k/a Patricia Ann Leiby**

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

**203 7th Street, a/k/a 203 East Seventh Street, Mifflinville, PA 18631**

**Parcel No. 23-05C-070-00,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$55,518.64**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

### **LEGAL DESCRIPTION**

All THAT CERTAIN piece and parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner on the east side of Ann Street and line of land now or formerly of Thomas Hawk; thence along line of land now or formerly of the said Thomas Hawk, north 70 degrees east, 180 feet to an iron pin corner in line of land now or formerly of James A. Leiby; thence by line of land now or formerly of James A. Leiby, south 20 degrees east 223 feet to the northern line of a proposed 33 foot public street, now opened; thence by the northerly line of said public street south 70 degrees west 180 feet to the easterly line of Ann Street; thence along the easterly line of Ann Street north 20 degrees west 223 feet to a corner, the place of beginning.

EXCEPTING AND RESERVING, NEVERTHELESS, from the above described tract of land a parcel of land, being the easterly portion of the tract described herein, fronting on the above mentioned public street 45 feet and extending northwardly therefrom for an equal width a distance of 223 feet, and being the same parcel conveyed by the grantors herein to Keith B. Leiby and Ida May Leiby, his wife, by deed dated August 16, 1950, and recorded in Columbia County Deed Book 149 at page 27.

TITLE TO SAID PREMISES IS VESTED IN Elvin Jay Leiby, Jr. and Patricia Ann Leiby, his wife, (The Grantors herein being the natural parents of the male grantees), by Deed from Elvin J. Leiby, Sr. and Elnora Leiby, his wife, dated 11/10/1967, recorded 11/13/1967 in Book 237, Page 1072.

Tax Parcel: 23-05C-070-00,000

Premises Being: 203 7th Street, a/k/a 203 East Seventh Street, Mifflinville, PA 18631

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, N.A. s/b/m to Wachovia Bank, National Association**  
Plaintiff

v.

**Elvin Jay Leiby, Jr**  
**Patricia A. Leiby a/k/a Patricia Ann Leiby**  
Defendant(s)


: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2015-CV-1043**  
:  
: **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
- ( ) the premises is vacant
- (X) 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, N.A. s/b/m to Wachovia Bank, National  
Association**

**vs.**

**Elvin Jay Leiby, Jr  
Patricia A. Leiby a/k/a Patricia Ann Leiby**

**: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2015-CV-1043  
:**

**VERIFICATION OF NON-MILITARY SERVICE**


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

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

(b) that defendant Elvin Jay Leiby, Jr is over 18 years of age and resides at 203 7th Street, a/k/a 203 East Seventh Street, Mifflinville, PA 18631.

(c) that defendant Patricia A. Leiby a/k/a Patricia Ann Leiby is over 18 years of age and resides at 203 7th Street, a/k/a 203 East Seventh Street, Mifflinville, PA 18631.

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

PHILAN 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, N.A. s/b/m to Wachovia Bank, National  
Association**  
Plaintiff

v.

**Elvin Jay Leiby, Jr**  
**Patricia A. Leiby a/k/a Patricia Ann Leiby**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2015-CV-1043**  
:  
: **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
- ☐ 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, N.A. s/b/m to Wachovia Bank, National  
Association**

vs.

**Elvin Jay Leiby, Jr  
Patricia A. Leiby a/k/a Patricia Ann Leiby**

: **COLUMBIA County**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2015-CV-1043**  
:

**VERIFICATION OF NON-MILITARY SERVICE**


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

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

(b) that defendant Elvin Jay Leiby, Jr is over 18 years of age and resides at 203 7th Street, a/k/a 203 East Seventh Street, Mifflinville, PA 18631.

(c) that defendant Patricia A. Leiby a/k/a Patricia Ann Leiby is over 18 years of age and resides at 203 7th Street, a/k/a 203 East Seventh Street, Mifflinville, PA 18631.

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



<b>Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association</b>	:	<b>COURT OF COMMON PLEAS</b>
Plaintiff	:	
	:	<b>CIVIL DIVISION</b>
	:	
<b>v.</b>	:	<b>NO.: <u>2015-CV-1043</u></b>
	:	
<b>Elvin Jay Leiby, Jr</b>	:	
<b>Patricia A. Leiby a/k/a Patricia Ann Leiby</b>	:	<b>COLUMBIA COUNTY</b>
Defendant(s)	:	

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association**, 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 **203 7th Street, a/k/a 203 East Seventh Street, Mifflinville, PA 18631**.

- |    |   |   |
|----|---|---|
| 1. | Name and address of Owner(s) or reputed Owner(s):   |   |
|    | Name  | Address (if address cannot be reasonably ascertained, please so indicate)             |
|    | <b>Elvin Jay Leiby, Jr</b>  | <b>615 Mary Street, Mifflinville, PA 18631</b>  |
|    |   | <b>203 7th Street, a/k/a 203 East Seventh Street</b><br><b>Mifflinville, PA 18631</b> |
|    | <b>Patricia A. Leiby a/k/a Patricia Ann Leiby</b>   | <b>615 Mary Street, Mifflinville, PA 18631</b>  |
|    |   | <b>203 7th Street, a/k/a 203 East Seventh Street</b><br><b>Mifflinville, PA 18631</b> |
| 2. | Name and address of Defendant(s) in the judgment:   |   |
|    | Name  | Address (if address cannot be reasonably ascertained, please so indicate)             |
|    | <b>Elvin Jay Leiby, Jr</b>  | <b>615 Mary Street, Mifflinville, PA 18631</b>  |
|    |   | <b>203 7th Street, a/k/a 203 East Seventh Street</b><br><b>Mifflinville, PA 18631</b> |
|    | <b>Patricia A. Leiby a/k/a Patricia Ann Leiby</b>   | <b>615 Mary Street, Mifflinville, PA 18631</b>  |
|    |   | <b>203 7th Street, a/k/a 203 East Seventh Street</b><br><b>Mifflinville, PA 18631</b> |
| 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)                |
|    | <b>Remit Corporation C/O Laurinda J. Voelcker, Esq.</b>   | <b>36 West Main Street</b><br><b>Bloomsburg, PA 17815-1703</b>                        |
|    | <b>PA Department of Revenue Bureau of Compliance</b>  | <b>Lien Section, PO Box 280948</b><br><b>Harrisburg, PA 17128-0948</b>                |

**PO Box 1062**  
**Moon Township, PA 15108**

712 Darby Road, PO Box 20  
Havertown, PA 19083

- Address (if address cannot be reasonably ascertained, please indicate)  
301 South College Street, VA 0343  
Charlotte, NC 28288

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

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

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

Name

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

**Tenant/Occupant**

**203 7th Street  
a/k/a 203 East Seventh Street  
Mifflinville, PA 18631**

**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: 10/9/15

By: \_\_\_\_\_

**Phelan Hallinan Diamond & Jones, LLP**

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

Attorney for Plaintiff

PHILAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

### **LEGAL DESCRIPTION**

All THAT CERTAIN piece and parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner on the east side of Ann Street and line of land now or formerly of Thomas Hawk; thence along line of land now or formerly of the said Thomas Hawk, north 70 degrees east, 180 feet to an iron pin corner in line of land now or formerly of James A. Leiby; thence by line of land now or formerly of James A. Leiby, south 20 degrees east 223 feet to the northern line of a proposed 33 foot public street, now opened; thence by the northerly line of said public street south 70 degrees west 180 feet to the easterly line of Ann Street; thence along the easterly line of Ann Street north 20 degrees west 223 feet to a corner, the place of beginning.

EXCEPTING AND RESERVING, NEVERTHELESS, from the above described tract of land a parcel of land, being the easterly portion of the tract described herein, fronting on the above mentioned public street 45 feet and extending northwardly therefrom for an equal width a distance of 223 feet, and being the same parcel conveyed by the grantors herein to Keith B. Leiby and Ida May Leiby, his wife, by deed dated August 16, 1950, and recorded in Columbia County Deed Book 149 at page 27.

TITLE TO SAID PREMISES IS VESTED IN Elvin Jay Leiby, Jr. and Patricia Ann Leiby, his wife, (The Grantors herein being the natural parents of the male grantees), by Deed from Elvin J. Leiby, Sr. and Elnora Leiby, his wife, dated 11/10/1967, recorded 11/13/1967 in Book 237, Page 1072.

Tax Parcel: 23-05C-070-00,000

Premises Being: 203 7th Street, a/k/a 203 East Seventh Street, Mifflinville, PA 18631

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2015-CV-1043**

**Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association**  
v.

**Elvin Jay Leiby, Jr**

**Patricia A. Leiby a/k/a Patricia Ann Leiby**

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

**203 7th Street, a/k/a 203 East Seventh Street, Mifflinville, PA 18631**

**Parcel No. 23-05C-070-00,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$55,518.64**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

# SHERIFF'S RETURN

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association  
Plaintiff

vs.

Elvin Jay Leiby, Jr  
Patricia A. Leiby a/k/a Patricia Ann Leiby

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2015-CV-1043

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.

Expiration date

Plaintiff

No: 2015-CV-1043

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association

Defendant

Type or Writ of Complaint

Elvin Jay Leiby, Jr

EXECUTION/NOTICE OF SALE

Patricia A. Leiby a/k/a Patricia Ann Leiby

**SERVE**

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)

203 7th Street

**AT**

a/k/a 203 East Seventh Street

Mifflinville, PA 18631

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

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

NOW, 2015, 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 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

Defendant

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

(215)563-7000

10/9/15

**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

SO ANSWERS

Date

Signature of Dep. Sheriff

of \_\_\_\_\_ 20

Signature of Sheriff

Date

Sheriff of

SHERIFF SERVICE  
PROCESS RECEIPT and AFFIDAVIT OF RETURN

Expiration date

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association

No.: 2015-CV-1043

Elvin Jay Leiby, Jr

Patricia A. Leiby a/k/a Patricia Ann Leiby

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE SEIZED, ATTACHED OR SALE.  
ELVIN JAY LEBRY JR

ELVIN JAY LEBBY, JR

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

203 7th Street

a/k/a 203 East Seventh Street.

Mifflinville, PA 18631

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 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  
 ADDRESS: One Penn Center Defendant

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

Telephone Number

(215)563-7000

Date \_\_\_\_\_

10/9/05

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 \_\_\_\_\_

 $\alpha \Gamma_-$  \_\_\_\_\_ 20

SO ANSWERS

Signature of Dep. Sheriff \_\_\_\_\_

Date

\_\_\_\_\_  
Signature of Sheriff

Date \_\_\_\_\_

Sheriff of \_\_\_\_\_



SHERIFF SERVICE  
PROCESS RECEIPT and AFFIDAVIT OF RETURN

Expiration date

Plaintiff  
Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association

Defendant

Elvin Jay Leiby, Jr

Patricia A. Leiby a/k/a Patricia Ann Leiby

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.

ELVIN JAY LEIBY, JR

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

203 7th Street

a/k/a 203 East Seventh Street

Mifflinville, PA 18631

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

Telephone Number

(215)563-7000

Date \_\_\_\_\_

10/9/25

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

PLAINTIFF

Court Number

RETURNED;

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

of \_\_\_\_\_ 20

---

SO ANSWERS

Signature of Dep. Sheriff \_\_\_\_\_

---

Date \_\_\_\_\_

\_\_\_\_\_  
Signature of Sheriff

Date \_\_\_\_\_

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association

No.: 2015-CV-1043

Defendant

Elvin Jay Leiby, Jr

Patricia A. Leiby a/k/a Patricia Ann Leiby

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.

ELVIN JAY LEIBY, JR

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

203 7th Street

a/k/a 203 East Seventh Street

Mifflinville, PA 18631

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

10/8/15

**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

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association	Expiration date No. <u>2015-CV-1043</u>
--	--

Defendant Elvin Jay Leiby, Jr Patricia A. Leiby a/k/a Patricia Ann Leiby	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
--	--

**SERVE**



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE SEIZED, ATTACHED OR SAID  
ELVIN JAY LEBY, JR  
 ADDRESS (Street or RFD), Apartment No., City, Boro, Twp., State and Zip Code)  
203 7th Street

a/k/a 203 East Seventh Street

Mifflinville, PA 18631

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <u>10/19/15</u>
--	-----------------------------------	-------------------------

### 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____	<table style="width: 100%;"> <tr> <td style="width: 70%;">SO ANSWERS</td> <td style="width: 30%;">Date</td> </tr> <tr> <td>Signature of Dep. Sheriff</td> <td>_____</td> </tr> <tr> <td>Signature of Sheriff</td> <td>_____</td> </tr> <tr> <td>Sheriff of _____</td> <td>_____</td> </tr> </table>	SO ANSWERS	Date	Signature of Dep. Sheriff	_____	Signature of Sheriff	_____	Sheriff of _____	_____
SO ANSWERS	Date								
Signature of Dep. Sheriff	_____								
Signature of Sheriff	_____								
Sheriff of _____	_____								

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association

No.: 2015-CV-1043

Defendant  
Elvin Jay Leiby, Jr  
Patricia A. Leiby a/k/a Patricia Ann Leiby

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.

ELVIN JAY LEIBY, JR

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

203 7th Street

a/k/a 203 East Seventh Street

Mifflinville, PA 18631

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

\_\_\_\_ Defendant

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

Telephone Number

(215)563-7000

Date

10/9/15

### 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

# 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.

<b>Plaintiff</b> Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association	<b>Expiration date</b> No.: 2015-CV-1043
<b>Defendant</b> Elvin Jay Leiby, Jr Patricia A. Leiby a/k/a Patricia Ann Leiby	<b>Type or Writ of Complaint</b> EXECUTION/NOTICE OF SALE

**SERVE**



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE  
PATRICIA A. LEIBY A/K/A PATRICIA ANN LEIBY  
 ADDRESS (Street in RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
203 7th Street

a/k/a 203 East Seventh Street

Mifflinville, PA 18631

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 <input checked="" type="checkbox"/> Plaintiff <input type="checkbox"/> Defendant  ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <u>10/9/15</u>
---	-----------------------------------	------------------------

### 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____	<table style="width: 100%;"> <tr> <td style="width: 60%;">SO ANSWERS</td> <td style="width: 40%;">Date</td> </tr> <tr> <td>Signature of Dep. Sheriff</td> <td></td> </tr> <tr> <td>Signature of Sheriff</td> <td>Date</td> </tr> <tr> <td>Sheriff of</td> <td></td> </tr> </table>	SO ANSWERS	Date	Signature of Dep. Sheriff		Signature of Sheriff	Date	Sheriff of	
SO ANSWERS	Date								
Signature of Dep. Sheriff									
Signature of Sheriff	Date								
Sheriff of									

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff  
Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association

No.: 2015-CV-1043

Defendant  
Elvin Jay Leiby, Jr  
Patricia A. Leiby a/k/a Patricia Ann Leiby

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SAID  
**PATRICIA A. LEIBY A/K/A PATRICIA ANN LEIBY**  
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
**203 7th Street**

**a/k/a 203 East Seventh Street**

**Mifflinville, PA 18631**

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Sheriff of COLUMBIA County, Penna.

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Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  
Defendant  
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

Telephone Number

Date

(215)563-7000

10/9/15

**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

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff  
Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association

Expiration date  
No. 2015-CV-1043

Defendant  
Elvin Jay Leiby, Jr  
Patricia A. Leiby a/k/a Patricia Ann Leiby

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.  
**PATRICIA A. LEIBY A/K/A PATRICIA ANN LEIBY**  
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
**203 7th Street**

**a/k/a 203 East Seventh Street**

**Mifflinville, PA 18631**

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Signature of Attorney or other Originator requesting service on behalf of ☒ Plaintiff  
*[Signature]*  
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

Telephone Number  
(215)563-7000

Date  
12/9/15

**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 # 6553 Carrier / service: USPS Server First-Class Mail® 10/14/2015 12:00:00 AM

## Ship to:

WACHOVIA BANK N.A.

301 SOUTH COLLEGE STREET  
VA0343

CHARLOTTE NC 28288

Tracking #: 71901140006000065471  
Doc Ref #: 2015ED138  
Postage 5.1300



## Document Receipt

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Trans #	6552	Carrier / service:	USPS Server	First-Class Mail®	10/14/2015 12:00:00 AM
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Ship to:

MICHAELS, LOUIS &amp; ASSOC INC

C/O KENNETH SHARPIRO  
ESQ

712 DARBY ROAD P.O. BOX 20

Tracking #: 71901140006000065464

Doc Ref #: 2015ED138

Postage 5.1300

HAVERTOWN PA 19083

138

## Document Receipt

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Trans #	6552	Carrier / service:	USPS Server	First-Class Mail®	10/14/2015 12:00:00 AM
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Ship to:

MICHAELS, LOUIS &amp; ASSOC INC

C/O KENNETH SHAPIRO  
ESQ

712 DARBY ROAD P.O. BOX 20

Tracking #: 71901140006000085464

Doc Ref #: 2015ED138

Postage 5.1300

HAVERTOWN PA 19083

## Document Receipt

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Trans #	6551	Carrier / service:	USPS Server	First-Class Mail®	10/14/2015 12:00:00 AM
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Ship to:

MICHAELS, LOUIS &amp; ASSOC INC

P.O. BOX 1062

Tracking #: 71901140006000065457

Doc Ref #: 2015ED138

Postage 5.1300

MOON PA 15108  
TOWNSHIP

## Document Receipt

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Trans #	6550	Carrier / service:	USPS Server	First-Class Mail®	10/14/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000065440

Doc Ref #: 2015ED138

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	6549	Carrier / service:	USPS Server	First-Class Mail®	10/14/2015 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 #: 71901140006000065433

Doc Ref #: 2015ED138

Postage 5.1300

PHILADELPHIA PA 19107

## Document Receipt

Trans #	6548	Carrier / service:	USPS Server	First-Class Mail®	10/14/2015 12:00:00 AM
Ship to:					
OFFICE OF F.A.I.R.		DEPARTMENT OF PUBLIC WELFARE			
PO BOX 8016		Tracking #: 71901140006000065426			
		Doc Ref #: 2015ED138			
		Postage 5.1300			
HARRISBURG PA 17105					

## Document Receipt

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Trans #	6547	Carrier / service:	USPS Server	First-Class Mail®	10/14/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE	COMMONWEALTH OF PA
DEPARTMENT 281230	Tracking #: 7190114000600065419
	Doc Ref #: 2015ED138
	Postage 5.1300
HARRISBURG PA 17128	

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

TD Bank, NA  
3-180/360

001552394

DATE  
9/11/2015

AMOUNT  
\*\*\*\*\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

BAV [967038] 203 7TH STREET (2015-CV-1043)

  
AUTHORIZED SIGNATURE

⑈001552394⑈ ⑆036001808⑆ 361508666⑈