

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

EVERBANK

VS

ROBIN & DARRIN WYNINGS

NO. 143-2015

ED

NO. 837-2015

JD

DATE/TIME OF SALE: May 25, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST)

\$ 61000.00 (2306.62)

POUNDAGE - 2% OF BID

\$ 1220.00

TRANSFER TAX - 2% OF FAIR MKT

\$ —

MISC. COSTS

\$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE

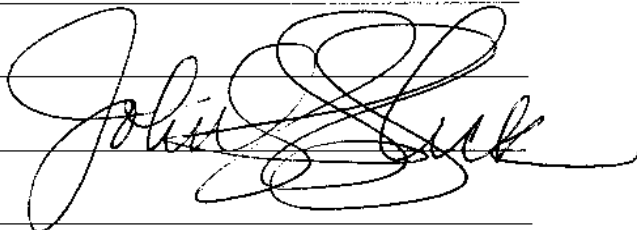
\$ 3776.62

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

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

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

PURCHASER(S) SIGNATURE(S):



TOTAL DUE:

\$ 3776.62

LESS DEPOSIT:

\$ 1350.00

DOWN PAYMENT:

\$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS

\$ 2426.62

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 206551  
Customer:  
SHERIFF'S OFFICE

Invoice Date: 08/08/2016 10:27:34 AM  
Last Change:

RECEIPT

Reg/Drw ID: 0102  
By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	<b>MORTGAGE</b>	\$67.00	<b>201606066</b>	MAIN TOWNSHIP
	Mortgagor - WYNINGS, ROBIN L		08/08/16 10:27:37 AM	
	Mortgagee - FEDERAL NATIONAL MORTGAGE ASSO			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	<b>TOTAL CHARGES</b>	\$67.00		
	<b>PAYMENTS</b>			
	CHECK: 7469 - SHERIFF'S OFFICE	\$67.00		
	<b>TOTAL PAYMENTS</b>	\$67.00		
	<b>AMOUNT DUE</b>	\$67.00		
	<b>PAYMENT ON INVOICE</b>	(\$67.00)		
	<b>BALANCE DUE ON INVOICE</b>	\$0.00		

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
EVERBANK

vs.

**Defendant**  
ROBIN L WYNINGS  
DARRIN L WYNINGS

**Attorney for the Plaintiff:**  
MCCABE, WEISBERG & CONWAY PC  
123 S. BROAD STREET  
SUITE 2080  
PHILADELPHIA, PA 19109

**Sheriff's Sale Date:** Wednesday, May 25, 2016

**Writ of Execution No. :** 2015CV837

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

**Location of the real estate:** 2482 BROOKSIDE ROAD, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$72.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,281.12
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	\$240.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$170.00
<b>Total Sheriff Costs</b>	<b>\$2,239.62</b>

## Distribution Costs

Recording Fees	\$67.00
<b>Total Distribution Costs</b>	<b>\$67.00</b>

---

---

**Grand Total:** **\$2,306.62**

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

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 210  
145 HUGHENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 636-8900  
FAX (914) 636-8901

SUITE 201  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

June 16, 2016

SUITE 200  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX: (631) 845-2584

SUITE 102  
1407 FOULK ROAD  
FOULKSTONE PLAZA  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

Timothy T. Chamberlain  
Sheriff of Columbia  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

Re: Nationstar Mortgage LLC vs. Robin L. Wynings and Darrin L. Wynings  
Columbia County, Court of Common Pleas, Court Term, 2015-CV-837, No. 2015-CV-837  
Action in Mortgage Foreclosure  
Premises: 2482 Brookside Road, Bloomsburg, Pennsylvania 17815  
Date of Sheriff's Sale: May 25, 2016

---

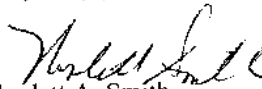
Dear Sheriff:

Enclosed please find a check in the amount of \$2,426.62 which represents the amount necessary to complete settlement, an Assignment of Bid, and two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **Federal National Mortgage Association, 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,

  
Novlett A. Smith  
Legal Assistant

/nas

Enclosures



**pennsylvania**  
DEPARTMENT OF REVENUE

Bureau of Individual Taxes  
PO Box 280603  
Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

Name  
McCabe, Weisberg and Conway, P.C.

Mailing Address  
123 S. Broad Street, Suite 1400

City  
Philadelphia

Telephone Number  
215-790-1010

State ZIP Code  
PA 19109

### B. TRANSFER DATA

Date of Acceptance of Document / /

Grantor(s)/Lessor(s)  
Sheriff of Columbia

Telephone Number:  
570-389-5622

Mailing Address  
Columbia County Courthouse, 35 West Main Street  
City  
Bloomsburg

State ZIP Code  
PA 17815

Grantee(s)/Lessee(s) Federal National Mortgage Association

Mailing Address  
14221 Dallas Parkway, Suite 1000  
City  
Dallas

Telephone Number:

State ZIP Code  
TX 75254

### C. REAL ESTATE LOCATION

Street Address  
2482 Brookside Road  
County  
Columbia

School District

City, Township, Borough  
Township of Main

Tax Parcel Number  
22.09-001-01.000

### D. VALUATION DATA

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

1. Actual Cash Consideration  
\$61,000.00

2. Other consideration  
+ 0.00

4. County Assessed Value  
\$38,757.00

5. Common Level Ratio Factor  
x 3.60

3. Total Consideration  
= \$61,000.00

6. Fair Market Value  
= \$139,525.20

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

1a. Amount of Exemption Claimed  
\$139,525.20/100%

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 amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger, or division. (Attach copy of article.)
- ☒ Other (Please explain exemption claimed.) Transfer to government instrumentality under a mortgage foreclosure action, 61 Pa. Code § 91.193(b)(1)(v); 12 U.S.C. § 1723a(c)(2).

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

Signature of Correspondent or Responsible Party

Date

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

DOCUMENT INCLUDES VISIBLE FIBERS, CHEMICAL REACTIVE PROPERTIES AND FEATURES A FOIL HOLOGRAM

117147

117147

NO.

**McCABE, WEISBERG & CONWAY, P.C.**

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010



3-50/310



**PAY:** Two thousand four hundred twenty-six and sixty-two/100

**DATE** 06/16/2016

**AMOUNT** \$2,426.62

**TO THE** Sheriff of Columbia County

**ORDER** PA

**OF** Balance Due Sheriff(15-107136) - Wynings, Darrin & Robin

ESCROW TRUST  
VOID AFTER 90 DAYS

*Tennant McCabe*



⑈ 117147 ⑈ ⑆031000503⑆ 2000012430022⑈

EverBank

Plaintiff

v.

Robin L. Wynings and Darrin L. Wynings  
Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

No. 2015-CV-837

FILED  
PROTHONOTARY  
2016 MAY 4 AM 8 19  
CLERK OF COURT  
COLUMBIA COUNTY

**ORDER**

AND NOW, this 4<sup>th</sup> day of May, 2016, upon consideration of Plaintiff's Motion to Adjourn the Sheriff's Sale currently scheduled in the above-captioned matter for May 4, 2016, it is hereby ORDERED that the Sheriff's Sale of the property known as 2482 Brookside Road, Bloomsburg, PA 17815 is adjourned to the May 25, 2016 Sheriff's Sale. It is FURTHER ORDERED that no additional advertising of said Sale is necessary and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129.1 is required except for such notice as may be required by virtue of Rule 3129.3 (b)(2)(i) Pa.R.C.P.. The postponement shall be announced at the May 4, 2016 Sheriff's Sale.

BY THE COURT:

15/Thomas A. James, Jr.

15-107136

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
LENA KRAVETS, ESQUIRE - ID # 316421  
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

EverBank

Plaintiff

v.

Robin L. Wynings and Darrin L. Wynings  
Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

No. 2015-CV-837

FILED  
PROthonotary  
2016 MAY 4 PM 9 15  
CLERK  
COURT

**MOTION TO ADJOURN SHERIFF'S SALE**

Plaintiff, EverBank, by and through its attorneys, McCabe Weisberg and Conway, P.C., moves this Honorable Court for an Order adjourning the Sheriff's Sale scheduled for May 4, 2016 and avers as follows:

1. Plaintiff filed a Writ of Execution, as well as the Affidavit required by Pa.R.C.P. 3129, in order to list the property known as 2482 Brookside Road, Bloomsburg, PA 17815 for Sheriff's Sale originally scheduled for December 9, 2015.

2. Plaintiff has postponed the Sheriff's Sale to the fullest extent permitted without requesting leave from the Court, and is now requesting that this Honorable Court allow the sale currently scheduled for May 4, 2016 to be postponed further until May 25, 2016 as Plaintiff is awaiting the recording of an assignment of mortgage.

3. Plaintiff has complied with all the pertinent statutory and procedural rules of court governing the listing of real property for Sheriff's Sale.

4. Neither the parties hereto nor the parties previously set forth in the Affidavit Pursuant to Rule 3129 will be prejudiced by the adjournment of the Sheriff's Sale.

WHEREFORE, Plaintiff prays that this Honorable Court grant an Order adjourning the Sheriff's Sale

of the property known as 2482 Brookside Road, Bloomsburg, PA 17815 to the May 25, 2016 Sheriff's Sale with no additional advertising of said Sale and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129 being required, except for an announcement be made at the sale currently scheduled for May 4, 2016.

**MCCABE, WEISBERG & CONWAY, P.C.**

BY: *Terrence McCabe*

<input checked="" type="checkbox"/> TERRENCE J. McCABE, ESQUIRE	<input type="checkbox"/> MARC S. WEISBERG, ESQUIRE
<input type="checkbox"/> EDWARD D. CONWAY, ESQUIRE	<input type="checkbox"/> MARGARET GAIRO, ESQUIRE
<input type="checkbox"/> ANDREW L. MARKOWITZ, ESQUIRE	<input type="checkbox"/> HEIDI R. SPIVAK, ESQUIRE
<input type="checkbox"/> MARISA J. COHEN, ESQUIRE	<input type="checkbox"/> CHRISTINE L. GRAHAM, ESQUIRE
<input type="checkbox"/> BRIAN T. LAMANNA, ESQUIRE	<input type="checkbox"/> ANN E. SWARTZ, ESQUIRE
<input type="checkbox"/> JOSEPH F. RIGA, ESQUIRE	<input type="checkbox"/> JOSEPH I. FOLEY, ESQUIRE
<input type="checkbox"/> CELINE P. DERKRIKORIAN, ESQUIRE	<input type="checkbox"/> LENA KRAVETS, ESQUIRE
<input type="checkbox"/> JACOB M. OTTLEY, ESQUIRE	

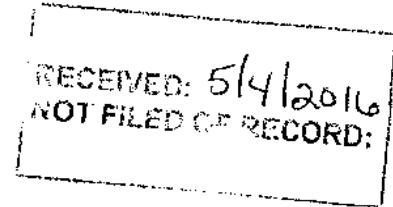
Attorneys for Plaintiff

  
John Flick, Esquire

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
LENA KRAVETS, ESQUIRE - ID # 316421  
JACOB M. OTTLEY, ESQUIRE - ID # 319404



123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

EverBank

Plaintiff

v.

Robin L. Wynings and Darrin L. Wynings  
Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

No. 2015-CV-837

**MEMORANDUM OF LAW**

Plaintiff requested that the Sheriff's Sale originally scheduled for December 9, 2015 in this matter be continued for the legally allowable time without requesting the postponement from the Court.

Plaintiff at this time requests that the Sheriff's Sale set for May 4, 2016 be adjourned to May 25, 2016 as Plaintiff is awaiting the recording of an assignment of mortgage.

Pursuant to Pa.R.C.P. 3129.3, the Court has the discretion to adjourn a Sheriff's Sale and dispense the requirement of new notice.

WHEREFORE, Plaintiff prays that a special order of court be granted and the Sheriff's Sale of the property known as 2482 Brookside Road, Bloomsburg, PA 17815 be adjourned to the May 25, 2016 Sheriff's Sale with no additional advertising of said Sale and no new notice to the parties

previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129 being required, except that an announcement be made at the sale currently scheduled for May 4, 2016.

**MCCABE, WEISBERG & CONWAY, P.C.**

BY: 

<input checked="" type="checkbox"/> TERRENCE J. MCCABE, ESQUIRE	<input type="checkbox"/> MARC S. WEISBERG, ESQUIRE
<input type="checkbox"/> EDWARD D. CONWAY, ESQUIRE	<input type="checkbox"/> MARGARET GAIRO, ESQUIRE
<input type="checkbox"/> ANDREW L. MARKOWITZ, ESQUIRE	<input type="checkbox"/> HEIDI R. SPIVAK, ESQUIRE
<input type="checkbox"/> MARISA J. COHEN, ESQUIRE	<input type="checkbox"/> CHRISTINE L. GRAHAM, ESQUIRE
<input type="checkbox"/> BRIAN T. LAMANNA, ESQUIRE	<input type="checkbox"/> ANN E. SWARTZ, ESQUIRE
<input type="checkbox"/> JOSEPH F. RIGA, ESQUIRE	<input type="checkbox"/> JOSEPH I. FOLEY, ESQUIRE
<input type="checkbox"/> CELINE P. DERKRIKORIAN, ESQUIRE	<input type="checkbox"/> LENA KRAVETS, ESQUIRE
<input type="checkbox"/> JACOB M. OTTLEY, ESQUIRE	

Attorneys for Plaintiff

  
John Flick, Esquire

**VERIFICATION**

The undersigned hereby certifies that he/she is the attorney for the Plaintiff in the within action and that he/she is authorized to make this verification and that the foregoing facts based on the information from the Plaintiff's representative, who is out of jurisdiction and not available to sign this verification at this time, are true and correct to the best of his/her knowledge, information and belief and further states that false statements herein are made subject to the penalties of 18 P.A.C.S. §4904 relating to unsworn falsification to authorities.

**MCCABE, WEISBERG & CONWAY, P.C.**

BY: 

<input checked="" type="checkbox"/> TERRENCE J. McCABE, ESQUIRE	<input type="checkbox"/> MARC S. WEISBERG, ESQUIRE
<input type="checkbox"/> EDWARD D. CONWAY, ESQUIRE	<input type="checkbox"/> MARGARET GAIRO, ESQUIRE
<input type="checkbox"/> ANDREW L. MARKOWITZ, ESQUIRE	<input type="checkbox"/> HEIDI R. SPIVAK, ESQUIRE
<input type="checkbox"/> MARISA J. COHEN, ESQUIRE	<input type="checkbox"/> CHRISTINE L. GRAHAM, ESQUIRE
<input type="checkbox"/> BRIAN T. LAMANNA, ESQUIRE	<input type="checkbox"/> ANNE E. SWARTZ, ESQUIRE
<input type="checkbox"/> JOSEPH F. RIGA, ESQUIRE	<input type="checkbox"/> JOSEPH I. FOLEY, ESQUIRE
<input type="checkbox"/> CELINE P. DERKRIKORIAN, ESQUIRE	<input type="checkbox"/> LENA KRAVETS, ESQUIRE
<input type="checkbox"/> JACOB M. OTTLEY, ESQUIRE	

Attorneys for Plaintiff

  
John Flick, Esquire

EverBank v. Robin L. Wynings and Darrin L. Wynings  
Columbia County; Number: 2015-CV-837

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
**MARGARET GAIRO, ESQUIRE - ID # 34419**  
**ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009**  
**HEIDI R. SPIVAK, ESQUIRE - ID # 74770**  
**MARISA J. COHEN, ESQUIRE - ID # 87830**  
**CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480**  
**BRIAN T. LAMANNA, ESQUIRE - ID # 310321**  
**ANN E. SWARTZ, ESQUIRE - ID # 201926**

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

EverBank

Plaintiff

v.

Robin L. Wynings and Darrin L. Wynings  
Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

No. 2015-CV-837

FILED  
PROthonary  
2016 MAY 4 PM 8 15  
CLERK  
COURT

**CERTIFICATION OF SERVICE**

The undersigned attorney for Plaintiff, hereby certifies that I served a true and correct copy of the foregoing Motion To Postpone Sheriff's Sale, by United States Mail, first class, postage prepaid, on the 3rd day of May, 2016, upon the following:

Robin L. Wynings  
604 Old Berwick Road  
Bloomsburg, PA, 17815

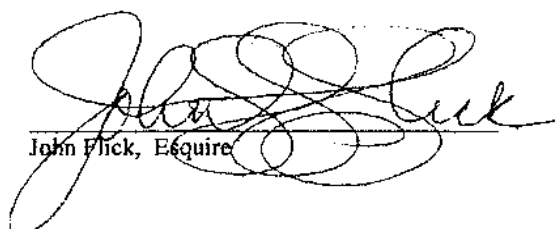
Darrin L. Wynings  
203 Main Street  
Catawissa, PA, 17820

**MCCABE, WEISBERG & CONWAY, P.C.**

BY: 

<input checked="" type="checkbox"/> TERRENCE J. McCABE, ESQUIRE	<input type="checkbox"/> MARC S. WEISBERG, ESQUIRE
<input type="checkbox"/> EDWARD D. CONWAY, ESQUIRE	<input type="checkbox"/> MARGARET GAIRO, ESQUIRE
<input type="checkbox"/> ANDREW L. MARKOWITZ, ESQUIRE	<input type="checkbox"/> HEIDI R. SPIVAK, ESQUIRE
<input type="checkbox"/> MARISA J. COHEN, ESQUIRE	<input type="checkbox"/> CHRISTINE L. GRAHAM, ESQUIRE
<input type="checkbox"/> BRIAN T. LAMANNA, ESQUIRE	<input type="checkbox"/> ANN E. SWARTZ, ESQUIRE
<input type="checkbox"/> JOSEPH F. RIGA, ESQUIRE	<input type="checkbox"/> JOSEPH I. FOLEY, ESQUIRE
<input type="checkbox"/> CELINE P. DERKRIKORIAN, ESQUIRE	<input type="checkbox"/> LENA KRAVETS, ESQUIRE
<input type="checkbox"/> JACOB M. OTTLEY, ESQUIRE	

Attorneys for Plaintiff

  
John Flick, Esquire

EverBank

Plaintiff

v.

Robin L. Wynings and Darrin L. Wynings  
Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

No. 2015-CV-837

FILED  
PA. R.C.P. 3129.3  
2016 MAY 4 PM 8 19  
CLERK OF COURT

**ORDER**

AND NOW, this 4<sup>th</sup> day of May, 2016, upon consideration of Plaintiff's Motion to Adjourn the Sheriff's Sale currently scheduled in the above-captioned matter for May 4, 2016, it is hereby ORDERED that the Sheriff's Sale of the property known as 2482 Brookside Road, Bloomsburg, PA 17815 is adjourned to the May 25, 2016 Sheriff's Sale. It is FURTHER ORDERED that no additional advertising of said Sale is necessary and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129.1 is required except for such notice as may be required by virtue of Rule 3129.3 (b)(2)(i) Pa.R.C.P.. The postponement shall be announced at the May 4, 2016 Sheriff's Sale.

BY THE COURT:

Thomas A. James, Jr.

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
LENA KRAVETS, ESQUIRE - ID # 316421  
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

EverBank

Plaintiff

v.

Robin L. Wynings and Darrin L. Wynings  
Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

No. 2015-CV-837

**MOTION TO ADJOURN SHERIFF'S SALE**

Plaintiff, EverBank, by and through its attorneys, McCabe Weisberg and Conway, P.C., moves this Honorable Court for an Order adjourning the Sheriff's Sale scheduled for May 4, 2016 and avers as follows:

1. Plaintiff filed a Writ of Execution, as well as the Affidavit required by Pa.R.C.P. 3129, in order to list the property known as 2482 Brookside Road, Bloomsburg, PA 17815 for Sheriff's Sale originally scheduled for December 9, 2015.

2. Plaintiff has postponed the Sheriff's Sale to the fullest extent permitted without requesting leave from the Court, and is now requesting that this Honorable Court allow the sale currently scheduled for May 4, 2016 to be postponed further until May 25, 2016 as Plaintiff is awaiting the recording of an assignment of mortgage.

3. Plaintiff has complied with all the pertinent statutory and procedural rules of court governing the listing of real property for Sheriff's Sale.

4. Neither the parties hereto nor the parties previously set forth in the Affidavit Pursuant to Rule 3129 will be prejudiced by the adjournment of the Sheriff's Sale.

WHEREFORE, Plaintiff prays that this Honorable Court grant an Order adjourning the Sheriff's Sale

FILED  
COLUMBIA COUNTY  
MAY 4 2016  
CLERK OF COURT

of the property known as 2482 Brookside Road, Bloomsburg, PA 17815 to the May 25, 2016 Sheriff's Sale with no additional advertising of said Sale and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129 being required, except for an announcement be made at the sale currently scheduled for May 4, 2016.

**MCCABE, WEISBERG & CONWAY, P.C.**

BY: 

<input checked="" type="checkbox"/> TERRENCE J. McCABE, ESQUIRE	<input type="checkbox"/> MARC S. WEISBERG, ESQUIRE
<input type="checkbox"/> EDWARD D. CONWAY, ESQUIRE	<input type="checkbox"/> MARGARET GAIRO, ESQUIRE
<input type="checkbox"/> ANDREW L. MARKOWITZ, ESQUIRE	<input type="checkbox"/> HEIDI R. SPIVAK, ESQUIRE
<input type="checkbox"/> MARISA J. COHEN, ESQUIRE	<input type="checkbox"/> CHRISTINE L. GRAHAM, ESQUIRE
<input type="checkbox"/> BRIAN T. LAMANNA, ESQUIRE	<input type="checkbox"/> ANN E. SWARTZ, ESQUIRE
<input type="checkbox"/> JOSEPH F. RIGA, ESQUIRE	<input type="checkbox"/> JOSEPH I. FOLEY, ESQUIRE
<input type="checkbox"/> CELINE P. DERKRIKORIAN, ESQUIRE	<input type="checkbox"/> LENA KRAVETS, ESQUIRE
<input type="checkbox"/> JACOB M. OTTLEY, ESQUIRE	

Attorneys for Plaintiff

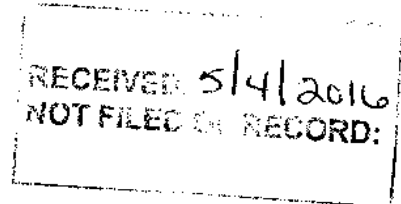
  
John Flick, Esquire

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
LENA KRAVETS, ESQUIRE - ID # 316421  
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010



EverBank

Plaintiff

v.

Robin L. Wynings and Darrin L. Wynings  
Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

No. 2015-CV-837

**MEMORANDUM OF LAW**

Plaintiff requested that the Sheriff's Sale originally scheduled for December 9, 2015 in this matter be continued for the legally allowable time without requesting the postponement from the Court.

Plaintiff at this time requests that the Sheriff's Sale set for May 4, 2016 be adjourned to May 25, 2016 as Plaintiff is awaiting the recording of an assignment of mortgage.

Pursuant to Pa.R.C.P. 3129.3, the Court has the discretion to adjourn a Sheriff's Sale and dispense the requirement of new notice.

WHEREFORE, Plaintiff prays that a special order of court be granted and the Sheriff's Sale of the property known as 2482 Brookside Road, Bloomsburg, PA 17815 be adjourned to the May 25, 2016 Sheriff's Sale with no additional advertising of said Sale and no new notice to the parties

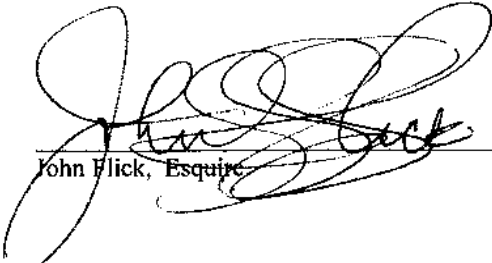
previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129 being required, except that an announcement be made at the sale currently scheduled for May 4, 2016.

**MCCABE, WEISBERG & CONWAY, P.C.**

BY: *Terence McCabe*

<input checked="" type="checkbox"/> TERRENCE J. McCABE, ESQUIRE	<input type="checkbox"/> MARC S. WEISBERG, ESQUIRE
<input type="checkbox"/> EDWARD D. CONWAY, ESQUIRE	<input type="checkbox"/> MARGARET GAIRO, ESQUIRE
<input type="checkbox"/> ANDREW L. MARKOWITZ, ESQUIRE	<input type="checkbox"/> HEIDI R. SPIVAK, ESQUIRE
<input type="checkbox"/> MARISA J. COHEN, ESQUIRE	<input type="checkbox"/> CHRISTINE L. GRAHAM, ESQUIRE
<input type="checkbox"/> BRIAN T. LAMANNA, ESQUIRE	<input type="checkbox"/> ANN E. SWARTZ, ESQUIRE
<input type="checkbox"/> JOSEPH F. RIGA, ESQUIRE	<input type="checkbox"/> JOSEPH I. FOLEY, ESQUIRE
<input type="checkbox"/> CELINE P. DERKRIKORIAN, ESQUIRE	<input type="checkbox"/> LENA KRAVETS, ESQUIRE
<input type="checkbox"/> JACOB M. OTTLEY, ESQUIRE	

Attorneys for Plaintiff

  
John Flick, Esquire

**VERIFICATION**

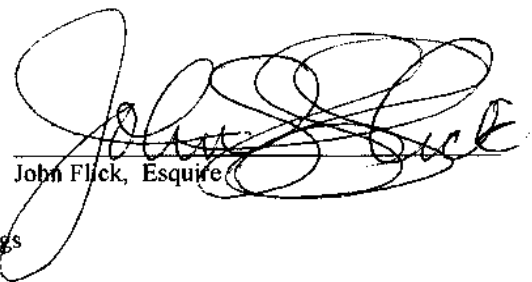
The undersigned hereby certifies that he/she is the attorney for the Plaintiff in the within action and that he/she is authorized to make this verification and that the foregoing facts based on the information from the Plaintiff's representative, who is out of jurisdiction and not available to sign this verification at this time, are true and correct to the best of his/her knowledge, information and belief and further states that false statements herein are made subject to the penalties of 18 PA.C.S. §4904 relating to unsworn falsification to authorities.

**MCCABE, WEISBERG & CONWAY, P.C.**

BY: 

<input checked="" type="checkbox"/> TERRENCE J. McCABE, ESQUIRE	<input type="checkbox"/> MARC S. WEISBERG, ESQUIRE
<input type="checkbox"/> EDWARD D. CONWAY, ESQUIRE	<input type="checkbox"/> MARGARET GAIRO, ESQUIRE
<input type="checkbox"/> ANDREW L. MARKOWITZ, ESQUIRE	<input type="checkbox"/> HEIDI R. SPIVAK, ESQUIRE
<input type="checkbox"/> MARISA J. COHEN, ESQUIRE	<input type="checkbox"/> CHRISTINE L. GRAHAM, ESQUIRE
<input type="checkbox"/> BRIAN T. LAMANNA, ESQUIRE	<input type="checkbox"/> ANN E. SWARTZ, ESQUIRE
<input type="checkbox"/> JOSEPH F. RIGA, ESQUIRE	<input type="checkbox"/> JOSEPH I. FOLEY, ESQUIRE
<input type="checkbox"/> CELINE P. DERKRIKORIAN, ESQUIRE	<input type="checkbox"/> LENA KRAVETS, ESQUIRE
<input type="checkbox"/> JACOB M. OTTLEY, ESQUIRE	

Attorneys for Plaintiff

  
John Flick, Esquire

EverBank v. Robin L. Wynings and Darrin L. Wynings  
Columbia County; Number: 2015-CV-837

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

EverBank

Plaintiff

v.

Robin L. Wynings and Darrin L. Wynings  
Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

No. 2015-CV-837

FILED  
CLERK  
COLUMBIA COUNTY  
PA  
MAY 4 2016  
PHILADELPHIA

**CERTIFICATION OF SERVICE**

The undersigned attorney for Plaintiff, hereby certifies that I served a true and correct copy of the foregoing Motion To Postpone Sheriff's Sale, by United States Mail, first class, postage prepaid, on the 3rd day of May, 2016, upon the following:

Robin L. Wynings  
604 Old Berwick Road  
Bloomsburg, PA, 17815

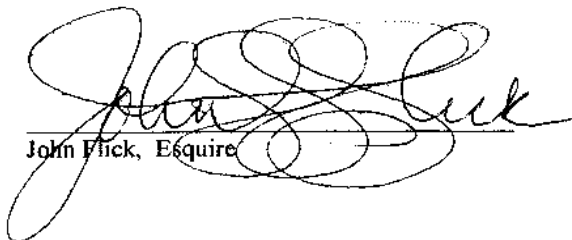
Darrin L. Wynings  
203 Main Street  
Catawissa, PA, 17820

**MCCABE, WEISBERG & CONWAY, P.C.**

BY: 

<input checked="" type="checkbox"/> TERRENCE J. McCABE, ESQUIRE	<input type="checkbox"/> MARC S. WEISBERG, ESQUIRE
<input type="checkbox"/> EDWARD D. CONWAY, ESQUIRE	<input type="checkbox"/> MARGARET GAIRO, ESQUIRE
<input type="checkbox"/> ANDREW L. MARKOWITZ, ESQUIRE	<input type="checkbox"/> HEIDI R. SPIVAK, ESQUIRE
<input type="checkbox"/> MARISA J. COHEN, ESQUIRE	<input type="checkbox"/> CHRISTINE L. GRAHAM, ESQUIRE
<input type="checkbox"/> BRIAN T. LAMANNA, ESQUIRE	<input type="checkbox"/> ANN E. SWARTZ, ESQUIRE
<input type="checkbox"/> JOSEPH F. RIGA, ESQUIRE	<input type="checkbox"/> JOSEPH I. FOLEY, ESQUIRE
<input type="checkbox"/> CELINE P. DERKRIKORIAN, ESQUIRE	<input type="checkbox"/> LENA KRAVETS, ESQUIRE
<input type="checkbox"/> JACOB M. OTTLEY, ESQUIRE	

Attorneys for Plaintiff

  
John Flick, Esquire

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 636-8900  
FAX (914) 636-8901

SUITE 201  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

April 6, 2016

SUITE 2509  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX (855) 845-2584

SUITE 102  
1407 FOULK ROAD  
FOULKSTONE PLAZA  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

RE: EverBank v. Robin L. Wynings and Darrin L. Wynings  
Columbia County; County CCP Number; Number 2015-CV-837

Dear Sir/Madam:

Enclosed please find a copy of the Affidavit of Service of the Notice of Sheriff's Sale upon Defendant regarding the above-referenced case. Sheriff's Sale is currently scheduled for May 4, 2016.

If you have an questions, please feel free to contact me.

Very truly yours,

Michelle Hoffman, Legal Assistant  
McCabe, Weisberg and Conway, P.C.

/mh  
Enclosure

**McCABE, WEISBERG AND CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
LENA KRAVETS, ESQUIRE - ID # 316421  
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

EverBank

Plaintiff

v.

Robin L. Wynings and Darrin L. Wynings

Defendants

Columbia County  
Court of Common Pleas

Number 2015-CV-837

**AFFIDAVIT OF SERVICE**

COMMONWEALTH OF PENNSYLVANIA :  
:SS.  
COUNTY OF PHILADELPHIA :

The undersigned attorney, being duly sworn according to law, deposes and says that the following is true and correct to the best of his/her knowledge and belief:

1. That he/she is counsel for the above-named Plaintiff;
2. That on March 2, 2016, in accordance with the attached Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendant, Darrin L. Wynings, by regular mail, certificate of mailing and certified mail, return receipt requested, addressed to his/her last-known address of 203 Main Street, Catawissa, Pennsylvania 17820. A true and correct copy of the letter and certified receipt, is attached hereto, made a part hereof, and marked as Exhibit "A."

3. That on March 7, 2016, in accordance with the attached Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendant, Darrin L. Wynings, by posting the same at the mortgaged premises of 2482 Brookside Road, Bloomsburg, Pennsylvania 17815. A true and correct copy of the Sheriff's Returns of Service indicating same is attached hereto, made a part hereof, and marked as Exhibit "B."

DATE: 4/7/16

McCABE, WEISBERG & CONWAY, P.C.

BY: Jacob Ottley

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input checked="" type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Jacob M. Ottley, Esq.	

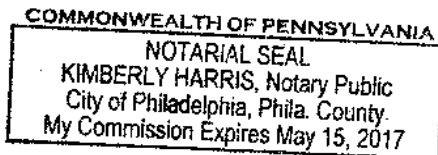
Attorneys for Plaintiff

SWORN AND SUBSCRIBED

BEFORE ME THIS 7 DAY

OF April, 2016

Kimberly Harris  
NOTARY PUBLIC



FILED  
PROTHONOTARY

2016 FEB 4 PM 3 21

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

EverBank

Plaintiff

v.

Robin L. Wynings and Darrin L. Wynings  
Defendants

Columbia County  
Court of Common Pleas

Number 2015-CV-837

**ORDER**

AND NOW, this 3<sup>rd</sup> day of Feb, 2016, the Plaintiff is granted leave to serve the Notice of Sheriff's Sale of Real Property upon the Defendant, Darrin L. Wynings, by regular mail and by certified mail, return receipt requested, to his/her last-known address of 203 Main Street, Catawissa, Pennsylvania 17820, and by posting the mortgaged premises of 2482 Brookside Road, Bloomsburg, Pennsylvania 17815.

BY THE COURT:

J.

# **EXHIBIT A**

McCabe, Weisberg & Conway

123 South Broad Street  
Suite 1400  
Philadelphia PA 19109

---

USPS CERTIFIED MAIL™



9214 8901 6271 2000 0609 76

---

Darrin L. Wynings  
203 Main Street

Catawissa

PA

17820-1358

---

**Check type of mail or service:**

- ☐ Certified
- ☐ COD
- ☐ Delivery Confirmation
- ☐ Express Mail
- ☐ Insured
- ☐ Registered Delivery (International)
- ☐ Registered
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation

**Affix Stamp Here**  
(if issued as a  
certificate of mailing,  
or for additional  
copies of this bill)  
**Postmark and  
Date of Receipt**

U.S. POSTAGE PITNEY BOWES  
ZIP 19108 \$ 001.35  
02 MAR 02 2016  
00157494

Darrin L. Wyrnings  
203 Main Street  
Carawissa, Pennsylvania 17820  
9214 8901 6271 2000 0609 76

Address: Name, Street and PO Address:

## Postoj

For	Handling Charge
-----	-----------------

**Actual Value  
if Registered**

Insured Value

...

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

For

Fee	

2

[illegible]

**Complete by Typewriter, Ink, or Ball Point Pen**

# **EXHIBIT B**

Commonwealth of Pennsylvania  
In the Court of Common Pleas of Columbia County

CASE NO.: 2015-CV-837

AFFIDAVIT OF SERVICE

EverBank

vs.

Robin L. Wynings and Darrin L.  
Wynings



418048

Commonwealth of Pennsylvania  
County of Dauphin ss.

I, Nathan Morgan, a competent adult, being duly sworn according to law, depose and say that at 9:12 AM on 03/07/2016, I served Darrin L. Wynings at 2482 Brookside Road, Bloomsburg, PA 17815 in the manner described below:

- ☐ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) reside(s).  
Relationship is \_\_\_\_\_
- ☐ Adult in charge of Defendant(s) residence who refused to give name and/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: The document was posted to the premises.

a true and correct copy of Order; Notice of Sheriff's Sale of Real Property issued in the above captioned matter.

Sworn to and subscribed before me on this  
17<sup>th</sup> day of March, 2016.

NOTARY PUBLIC

X Nathan Morgan  
Nathan Morgan  
AOSS  
1 Huntington Quadrangle, Suite 2S04  
Melville, NY 11747  
(516) 284-5850

Atty File#: 418048 - Our File# 44768

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
John F. Shinkowsky, Notary Public  
Lower Paxton Twp., Dauphin County  
My Commission Expires Sept. 28, 2018  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CLERK OF COURT  
COUNTY OF DAUPHIN, PA

2016 MAR 28 AM 10 18

FILED  
PROTHONOTARY

COPY

143

Commonwealth of Pennsylvania  
In the Court of Common Pleas of Columbia County

CASE NO.: 2015-CV-837

AFFIDAVIT OF SERVICE

EverBank

vs.

Robin L. Wynings and Darrin L.  
Wynings



392896

Commonwealth of Pennsylvania  
County of Dauphin ss.

I, **Nathan Morgan**, a competent adult, being duly sworn according to law, depose and say that at **8:10 PM** on **11/18/2015**, I served **Robin L. Wynings** at **604 Old Berwick Road, Bloomsburg, PA 17815** in the manner described below:

- ☒ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) reside(s).  
Relationship is \_\_\_\_\_
- ☐ Adult in charge of Defendant(s) residence who refused to give name and/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:

a true and correct copy of **Notice of Sheriff's Sale of Real Property** issued in the above captioned matter.

Description:

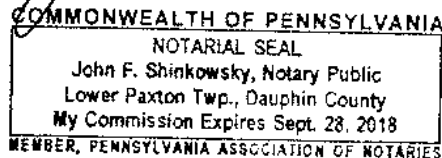
**Sex: Female – Age: 35 – Skin: White – Hair: Blonde – Height: 5' 05" – Weight: 150**

Sworn to and subscribed before me on this  
18th day of November, 2015.

NOTARY PUBLIC

X.   
Nathan Morgan  
AOSS  
1 Huntington Quadrangle, Suite 2S04  
Melville, NY 11747  
(516) 284-5850

Atty File#: **392896** – Our File# **42643**



COPY

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

EVERBANK  
vs.  
WYNINGS, ROBIN L (et al.)

Case Number  
2015CV837

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 143

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

1570-594-8862

### Serve To:

Name: ROBIN L WYNINGS

Primary Address: 604 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 2482 BROOKSIDE ROAD  
BLOOMSBURG, PA 17815

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Robin Wynings

Relation:

Def

Date:

11-23-15

Time:

1847

Deputy:

7

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

11-2-15

11-4-15

Time:

10:45

12:20

Mileage:

Deputy:

4

4

### Service Attempt Notes:

1. 4c

2. Not home

③ Works a Come - Not home till after 6p m-f #4

4.

5.

6.

WYNINGS, ROBIN L

2015CV837

604 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



EVERBANK  
vs.  
ROBIN L WYNINGS (et al.)

Case Number  
2015CV837

## SHERIFF'S RETURN OF SERVICE

02/09/2016 02:50 PM - 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: DARRIN L WYNINGS AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.

  
JAMES ARTER, DEPUTY

SO ANSWERS,

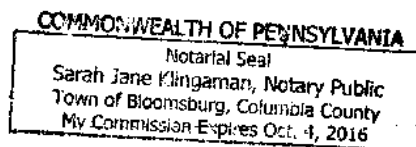
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

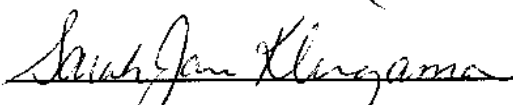
February 09, 2016

NOTARY

Affirmed and subscribed to before me this

9TH day of FEBRUARY, 2016





Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

Printed Name of Notary: Notary Public, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



EVERBANK  
vs.  
WYNINGS, ROBIN L (et al.)

Case Number  
2015CV837

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

(570)-594-8863

Only Available on Weekends

### Serve To:

Name: DARRIN L WYNINGS

Primary Address: 203 MAIN STREET  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address: 2482 BROOKSIDE ROAD  
BLOOMSBURG, PA 17815

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

2-9-16

Time:

1450

Deputy:

ATER

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:	11-4-15	11-16-15	11/24/15	12/4/15	12-15-15	1-5-16
Time:	2:00	10:39	1:36	10:50	11:15	10:23
Mileage:						
Deputy:	4	4	4	4	3	4

### Service Attempt Notes:

1. L/C
2. Not home #4
3. No Answer
4. No Answer
5. No Answer
6. Not home

2-8-16 @ 10:39 - Not home #4

WYNINGS, DARRIN L

2015CV837

203 MAIN STREET, CATAWISSA, PA 17820

NO EXPIRATION

Commonwealth of Pennsylvania  
In the Court of Common Pleas of Columbia County

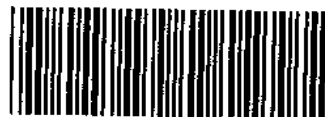
CASE NO.: 2015-CV-837

AFFIDAVIT OF SERVICE

EverBank

VS.

Robin L. Wynings and Darrin L.  
Wynings



418048

Commonwealth of Pennsylvania  
County of Dauphin ss.

I, Nathan Morgan, a competent adult, being duly sworn according to law, depose and say that at 9:12 AM on 03/07/2016, I served Darrin L. Wynings at 2482 Brookside Road, Bloomsburg, PA 17815 in the manner described below:

- ☐ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) reside(s).  
Relationship is \_\_\_\_\_
- ☐ Adult in charge of Defendant(s) residence who refused to give name and/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: The document was posted to the premises.

a true and correct copy of Order; Notice of Sheriff's Sale of Real Property issued in the above captioned matter.

Sworn to and subscribed before me on this  
17<sup>th</sup> day of March, 2016.

NOTARY PUBLIC

x Nathan Morgan  
Nathan Morgan  
AOSS  
1 Huntington Quadrangle, Suite 2S04  
Melville, NY 11747  
(516) 284-5850

Atty File#: 418048 - Our File# 44768

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
John F. Shinkowsky, Notary Public  
Lower Paxton Twp., Dauphin County  
My Commission Expires Sept. 28, 2018  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COPY

2015  
ED 143

**Sheriff's Copy of Affidavit(s)**

Attention Sheriff of the County of Columbia

From: Christina Cappiello

Date: 3 / 23 / 2016

Re: Copy of Affidavit(s)

---

Dear Sir or Madam:

Please find attached copy of affidavits of service for your court records.

Should you have any questions feel free to contact me at: 516 284-5859 or  
CCappiello@aoss.us

Thank you in advance for your cooperation.

Truly yours,

Christina Cappiello

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 636-8900  
FAX (914) 636-8901

SUITE 201  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

SUITE 2509  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX (855) 845-2584

SUITE 102  
1407 FOULK ROAD  
FOULKSTONE PLAZA  
WILMINGTON, DE 19803  
(302) 409-1520  
FAX 855-425-1980

February 29, 2016

Timothy T. Chamberlain  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: EverBank vs. Robin L. Wynings and Darrin L. Wynings  
Columbia County; C.C.P; No. 2015-CV-837  
Premises: 2482 Brookside Road, Bloomsburg, Pennsylvania 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **March 2, 2016** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **May 4, 2016** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,  
Alease Adekeye, Legal Assistant

/AA  
SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625  
SHERIFF'S OFFICE-RECEIVED BY:

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 216  
145 HUNTINGTON STREET  
NEW ROCHELLE, NY 10881  
(914) 436-4900  
FAX (914) 636-4901

SUITE 204  
116 RADSON AVENUE  
WESTMONT, NJ 08108  
(973) 456-7000  
FAX (973) 418-7223

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 796-1910  
FAX (215) 796-4274

February 24, 2016

SUITE 201  
1 HUNTINGTON SQUARE  
MIDWILLE, N.Y. 147  
(914) 417-4044  
FAX (914) 417-4044

SUITE 102  
1407 FOUNTAIN ROAD  
PARKESGORE PLAZA  
WILMINGTON, DE 19803  
(302) 409-3329  
FAX (302) 415-7983

Timothy J. Chamberlain  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: EverBank vs. Robin L. Wynings and Darrin L. Wynings  
Columbia County, C.C.P. No. 2015-CV-837  
Premises: 2482 Brookside Road, Bloomsburg, Pennsylvania 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **March 2, 2016** Sheriff's Sale. I am requesting at this time that you postpone this matter to the (Please Provide a Sale Date/ Time after 4/18/2016) Sheriff's Sale.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,  
Aleese Adekeye, Legal Assistant

/AA  
SENT VIA FACSIMILE TRANSMISSION--NUMBER 570-389-5625  
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

May 4, 2016 at 9:00 AM

TX RESULT REPORT

NAME :  
TEL :  
DATE : FEB.29.2016 08:40

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
6722	TX	001	912157901274	FEB.29	08:40	001	00h00min29s	ECM	OK

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 210  
145 HUGENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 636-8900  
FAX (914) 636-8901

SUITE 201  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

SUITE 2509  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX: (855) 845-2584

SUITE 102  
1407 FOLK ROAD  
FOULKSTONE PLAZA  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 833-425-1980

February 24, 2016

Timothy T. Chamberlain  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: EverBank vs. Robin L. Wynings and Darrin L. Wynings  
Columbia County; C.C.P; No. 2015-CV-837  
Premises: 2482 Brookside Road, Bloomsburg, Pennsylvania 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **March 2, 2016** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **(Please Provide a Sale Date/ Time after 4/18/2016)** Sheriff's Sale.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,  
Alease Adekeye, Legal Assistant

/AA  
SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625  
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

May 4, 2016 at 9:00 AM

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
LENA KRAVETS, ESQUIRE - ID # 316421  
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

EverBank

Plaintiff

v.

Robin L. Wynings and Darrin L. Wynings  
Defendants

COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
No. 2015-CV-837

**Notice of the Date of Continued Sheriff's Sale**

The Sheriff's Sale scheduled for **January 27, 2016** at 09:00 A.M. in the above-captioned matter has been continued until **March 2, 2016** at 09:00 A.M.

**Certificate of Filing**

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

**Certification of Service**

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

Robin L. Wynings  
604 Old Berwick Road  
Bloomsburg, Pennsylvania, 17815

Darrin L. Wynings  
203 Main Street  
Catawissa, Pennsylvania, 17820

Date: 1/26/16

**McCABE, WEISBERG & CONWAY, P.C.**

BY: 

[ ] Terrence J. McCabe, Esq. [ ] Marc S. Weisberg, Esq.  
[ ] Edward D. Conway, Esq. [ ] Margaret Gairo, Esq.  
[X] Andrew L. Markowitz, Esq. [ ] Heidi R. Spivak, Esq.  
[ ] Marisa J. Cohen, Esq. [ ] Christine L. Graham, Esq.  
[ ] Brian T. LaManna, Esq. [ ] Ann E. Swartz, Esq.  
[ ] Joseph F. Riga, Esq. [ ] Joseph I. Foley, Esq.  
[ ] Celine P. DerKrikorian, Esq. [ ] Lena Kravets, Esq.  
[ ] Jacob M. Ottley, Esq.  
Attorneys for Plaintiff

157-107136

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 210  
145 HUGUBNOT STREET  
NEW ROCHELLE, NY 10851  
(914) 636-8900  
FAX (914) 636-8901

SUITE 201  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

January 26, 2016

SUITE 2509  
111 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX: (855) 845-2584

SUITE 102  
1407 FOULK ROAD  
FOULKSTONE PLAZA  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

Prothontary of Columbia County  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

RE: EverBank v. Robin L. Wynings and Darrin L. Wynings  
Columbia County; CCP; Number: 2015-CV-837

Dear Sir or Madam:

Enclosed please find an original and one copy of Notice of the Date of Continued Sheriff's Sale with regard to the above matter. Kindly file the original of record with the Court and return the time-stamp copy to my attention in the self-addressed, stamped envelope provided.

If you have any questions, please feel free to contact me. Thank you for your attention in this matter.

Very truly yours,



Alease Adekeye, Legal Assistant  
McCabe, Weisberg & Conway, P.C.

/AA

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 210  
145 HUGHERNOT STREET  
NEW ROCHELLE, NY 10801  
(914) 636-8900  
FAX (914) 636-8901

SUITE 201  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

SUITE 2509  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX: (631) 812-2584

SUITE 102  
1407 FOULK ROAD  
FOULKSTONE PLAZA  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

January 26, 2016

Timothy T. Chamberlain  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: EverBank vs. Robin L. Wynings and Darrin L. Wynings  
Columbia County; C.C.P; No. 2015-CV-837  
Premises: 2482 Brookside Road, Bloomsburg, Pennsylvania 17815

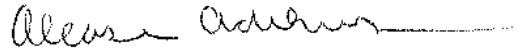
Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **January 27, 2016** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **March 2, 2016** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,



Alease Adekeye, Legal Assistant

/AA

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625  
SHERIFF'S OFFICE-RECEIVED BY:

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

**McCABE, WEISBERG & CONWAY, P.C.**

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
LENA KRAVETS, ESQUIRE - ID # 316421  
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

EverBank

Plaintiff

v.

Robin L. Wynings and Darrin L. Wynings  
Defendants

COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
No. 2015-CV-837

**Notice of the Date of Continued Sheriff's Sale**

The Sheriff's Sale scheduled for **January 27, 2016** at 09:00 A.M. in the above-captioned matter has been continued until **March 2, 2016** at 09:00 A.M.

**Certificate of Filing**

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

**Certification of Service**

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

Robin L. Wynings  
604 Old Berwick Road  
Bloomsburg, Pennsylvania, 17815

Darrin L. Wynings  
203 Main Street  
Catawissa, Pennsylvania, 17820

Date: 1/26/16**McCABE, WEISBERG & CONWAY, P.C.**BY: 

☐ Terrence J. McCabe, Esq. ☐ Marc S. Weisberg, Esq.  
☐ Edward D. Conway, Esq. ☐ Margaret Gairo, Esq.  
☒ Andrew L. Markowitz, Esq. ☐ Heidi R. Spivak, Esq.  
☐ Marisa J. Cohen, Esq. ☐ Christine L. Graham, Esq.  
☐ Brian T. LaManna, Esq. ☐ Ann E. Swartz, Esq.  
☐ Joseph F. Riga, Esq. ☐ Joseph I. Foley, Esq.  
☐ Celine P. DerKrikorian, Esq. ☐ Lena Kravets, Esq.  
☐ Jacob M. Ottley, Esq.

Attorneys for Plaintiff

15-107136

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 210  
145 HUGENOT STREET  
NEW ROCHELLE, NY 10801  
(914)-636-8900  
FAX (914) 636-8901

SUITE 201  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

SUITE 2509  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX: (855) 845-2584

SUITE 102  
1407 FOULK ROAD  
FOULKSTONE PLAZA  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

January 26, 2016

Prothonary of Columbia County  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

RE: EverBank v. Robin L. Wynings and Darrin L. Wynings  
Columbia County; CCP; Number: 2015-CV-837

Dear Sir or Madam:

Enclosed please find an original and one copy of Notice of the Date of Continued Sheriff's Sale with regard to the above matter. Kindly file the original of record with the Court and return the time-stamp copy to my attention in the self-addressed, stamped envelope provided.

If you have any questions, please feel free to contact me. Thank you for your attention in this matter.

Very truly yours,



Alease Adekeye, Legal Assistant  
McCabe, Weisberg & Conway, P.C.

/AA

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 636-8900  
FAX (914) 636-8901

SUITE 201  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

SUITE 2500  
111 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX: (631) 845-2584

SUITE 102  
1407 FOULK ROAD  
FOULKSTONE PLAZA  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

January 26, 2016

Timothy T. Chamberlain  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: EverBank vs. Robin L. Wynings and Darrin L. Wynings  
Columbia County; C.C.P; No. 2015-CV-837  
Premises: 2482 Brookside Road, Bloomsburg, Pennsylvania 17815

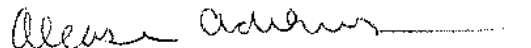
Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **January 27, 2016** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **March 2, 2016** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,



Alease Adekeye, Legal Assistant

/AA  
SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625  
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

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

REAL ESTATE TAX CERTIFICATION

Date: 01/21/2016

Fee: \$5.00

Cert. NO: 23194

MASTELLER ROBIN  
604 OLD BERWICK RD  
BLOOMSBURG PA 17815

District: MAIN TWP  
Deed: 20140 -6917  
Location: 2482 BROOKSIDE RD  
Parcel Id:22 -09 -001-01,000

Assessment: 38,757  
Balances as of 01/21/2016

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

By: Sheriff

Per: \_\_\_\_\_

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	<u>\$240.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	<u>\$72.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	<u>\$16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	<u>\$8.00</u>	
NOTARY	<u>\$15.00</u>	
TOTAL *****		<u>\$523.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	<u>\$1281.12</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		<u>\$1536.12</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY	20	\$ _____
SCHOOL DIST.	20	\$ _____
DELINQUENT	20	<u>\$5.00</u>
TOTAL *****		<u>\$5.00</u>

MUNICIPAL FEES DUE:		
SEWER	20	\$ _____
WATER	20	\$ _____
TOTAL *****		<u>\$ -0-</u>

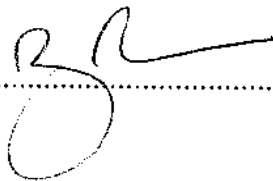
SURCHARGE FEE (DSTE)		<u>\$170.00</u>
MISC.	\$ _____	
	\$ _____	
TOTAL *****		<u>\$ -0-</u>

TOTAL COSTS (OPENING BID) \$2306.62

1350

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 January 6, 13, 20, 2016 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 20<sup>th</sup> day of January 2016

  
(Notary Public)



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

.....

Sheriff's Copy of Affidavit(s)

Attention Sheriff of the County of Columbia

From: Sandy Pryz

Date: 12 / 2 / 2015

Re: Copy of Affidavit(s)

---

Dear Sir or Madam:

Please find attached copy of affidavits of service for your court records.

Should you have any questions feel free to contact me at: 516.284-5844 or  
Spryz@aoss.us

Thank you in advance for your cooperation.

Truly yours,

Sandy Pryz

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 636-8900  
FAX (914) 636-8901

SUITE 201  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

SUITE 2509  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX: (855) 845-2584

SUITE 102  
1407 FOULK ROAD  
FOULKSTONE PLAZA  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

November 9, 2015

Prothonotary's Office  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815


Re: EverBank vs. Robin L. Wynings and Darrin L. Wynings  
Columbia County, No. 2015-CV-837;2015-ED-143  
Premises: 2482 Brookside Road, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129.1 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on January 27, 2016.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

  
Seth Hamrick, Legal Assistant  
McCabe, Weisberg and Conway, P.C.

/SH

cc: Office of the Sheriff/Real Estate Division

**McCABE, WEISBERG AND CONWAY, P.C.**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
LENA KRAVETS, ESQUIRE - ID # 316421  
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

EverBank

Plaintiff

v.

Robin L. Wynings and Darrin L. Wynings  
Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2015-CV-837  
2015-ED-143

**AFFIDAVIT OF SERVICE**

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 9th day of November, 2015, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129.1 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

DATE: 11/12/15

BEFORE ME THIS 12th DAY

**McCABE, WEISBERG & CONWAY, P.C.**

OF November, 2015

BY:

<input type="checkbox"/> Terrence J. McCabe, Esquire	<input type="checkbox"/> Marc S. Weisberg, Esquire
<input type="checkbox"/> Edward D. Conway, Esquire	<input type="checkbox"/> Margaret Gairo, Esquire
<input type="checkbox"/> Andrew L. Markowitz, Esquire	<input type="checkbox"/> Heidi R. Spivak, Esquire
<input type="checkbox"/> Marisa J. Cohen, Esquire	<input type="checkbox"/> Christine L. Graham, Esquire
<input type="checkbox"/> Brian T. LaManna, Esquire	<input type="checkbox"/> Ann E. Swartz, Esquire
<input type="checkbox"/> Joseph F. Riga, Esquire	<input checked="" type="checkbox"/> Joseph I. Foley, Esquire
<input type="checkbox"/> Celine P. DerKrikorian, Esquire	<input type="checkbox"/> Lena Kravets, Esquire
<input type="checkbox"/> Jacob M. Ottley, Esquire	

Attorneys for Plaintiff

  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
DEAN R. JACOBS, JR., Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires June 27, 2017

**McCABE, WEISBERG & CONWAY, P.C.**

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
LENA KRAVETS, ESQUIRE - ID # 316421  
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

EverBank

Plaintiff

v.

Robin L. Wynings and Darrin L. Wynings

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2015-CV-837  
2015-ED-143

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 2482 Brookside Road, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name	Address
Robin L. Wynings	604 Old Berwick Road Bloomsburg, Pennsylvania 17815
Darrin L. Wynings	203 Main Street Catawissa, Pennsylvania 17820

2. Name and address of Defendants in the judgment:

Name	Address
Robin L. Wynings	604 Old Berwick Road Bloomsburg, Pennsylvania 17815

Darrin L. Wynings

203 Main Street  
Catawissa, Pennsylvania 17820

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

Plaintiff herein

Everhome Mortgage Company

301 West Bay Street  
Jacksonville, Florida 3202-0000

Everhome Mortgage Company c/o  
Phelam, Hallinann & Schmeig, LLP

1617 JFK Blvd., #1400  
Philadelphia, Pennsylvania 19103

Everhome Mortgage Company c/o  
Phelam, Hallinann & Schmeig, LLP

1617 JFK Blvd., #1400  
Philadelphia, Pennsylvania 19103

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

Name

Address

Plaintiff Herein

FNB Bank, N.A.

37 West Main Street  
Bloomsburg, Pennsylvania 17815

FNB Bank, N.A.

PO Box 98  
East Petersburg, Pennsylvania 17520-0098

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

Name

Address

Keystone Building Products, Inc.

c/o Axruckle, P.C.  
14 south Main Street  
Middleburg, Pennsylvania 17842

Keystone Building Products Inc.

2585 Route # 522  
Selinsgrove, Pennsylvania 17870

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

Name

Address

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
Tenants/Occupants	2482 Brookside Road Bloomsburg, Pennsylvania 17815
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales

United States of America

c/o United States Attorney for the  
Middle District of PA  
William J. Nealon Federal Bldg.  
235 North Washington Avenue, Ste. 311  
Scranton, PA 18503  
and  
Harrisburg Federal Building & Courthouse  
228 Walnut Street, Ste. 220  
Harrisburg, PA 17108-1754

United States of America c/o  
Atty General of the United States

U.S. Dept of Justice, Room 5111  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

United States of America c/o  
Atty General of the United States

U.S. Dept of Justice, Room 4400  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

None

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. Section 4904 relating to unsworn falsification to authorities.

11/12/15  
DATE

**McCABE, WEISBERG & CONWAY, P.C.**

BY:

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input checked="" type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Jacob M. Ottley, Esq.	

Attorneys for Plaintiff

Re: EverBank v. Robin L. Wynings. et al.  
Columbia County; Number: 2015-CV-837

**McCABE, WEISBERG AND CONWAY, P.C.**

BY:     TERRENCE J. McCABE, ESQUIRE - ID # 16496  
          MARC S. WEISBERG, ESQUIRE - ID # 17616  
          EDWARD D. CONWAY, ESQUIRE - ID # 34687  
          MARGARET GAIRO, ESQUIRE - ID # 34419  
          ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
          HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
          MARISA J. COHEN, ESQUIRE - ID # 87830  
          CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
          BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
          ANN E. SWARTZ, ESQUIRE - ID # 201926  
          JOSEPH F. RIGA, ESQUIRE - ID # 57716  
          JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
          CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
          LENA KRAVETS, ESQUIRE - ID # 316421  
          JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

EverBank

Plaintiff

v.

Robin L. Wynings and Darrin L. Wynings  
Defendants

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2015-CV-837  
2015-ED-143

DATE: November 9, 2015

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNERS: Robin L. Wynings and Darrin L. Wynings

PROPERTY: 2482 Brookside Road, Bloomsburg, Pennsylvania 17815


IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$175,886.90

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **January 27, 2016 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

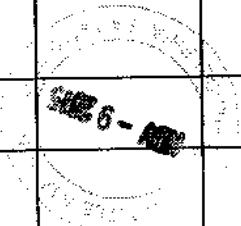
A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE.**

U.S. POSTAGE® PITNEY BOWES  
  
 ZIP 19109 \$ 030.00<sup>0</sup>  
 02 1M  
 0001377494 NOV. 09. 2015

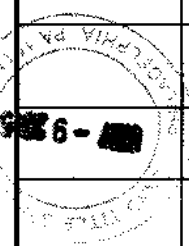
Line	Article Number	Addressee Name, Street and PO Address	Postage	Fee	Handling Charge	Actual If Rejected
	EverBank v. Robin L. Wynings and Darrin L. Wynyngs					
1		Robin L. Wynyngs 604 Old Berwick Road Bloomsburg, Pennsylvania 17815				
2		Darrin L. Wynyngs 203 Main Street Catawissa, Pennsylvania 17820				
3		Everhome Mortgage Company 301 West Bay Street Jacksonville, Florida 3202-0000				
4		Everhome Mortgage Company c/o Phelam, Hallinan & Schmeig, LLP 1617 JFK Blvd., #1400 Philadelphia, Pennsylvania 19103				
5		Everhome Mortgage Company c/o Phelam, Hallinan & Schmeig, LLP 1617 JFK Blvd., #1400 Philadelphia, Pennsylvania 19103				
6		FNB Bank, N.A. 37 West Main Street Bloomsburg, Pennsylvania 17815				
7		FNB Bank, N.A. PO Box 98 East Petersburg, Pennsylvania 17520-0098				
8		Keystone Building Products, Inc. c/o Akruckle, P.C. 14 south Main Street Middleburg, Pennsylvania 17842				
9		Keystone Building Products Inc. 2585 Route # 522 Selinsgrove, Pennsylvania 17870				
10		Tenants 2482 Brookside Road Bloomsburg, Pennsylvania 17815				

11		Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard																		
12		Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107																		
13		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128																		
14		Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486																		
15		PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230																		
16		PA Department of Revenue Bureau of Compliance Lien Section PO BOX 280948 Harrisburg PA 17128-0948																		
17		Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales																		
18		United States of America Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106																		



19		Domestic Relations of Columbia County 11 West Main Street Bloomsburg, PA 17815																
20		Tax Claim Bureau Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815																
21		Commonwealth of PA Department of Revenue Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales																
22		United States of America c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503																
23		United States of America c/o United States Attorney for the Middle District of PA Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754																
24		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001																
25		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001																
Total Number of Pieces Listed by Sender 25		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)														

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise is available for up to \$5,000 in some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.



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



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

---

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
LENA KRAVETS, ESQUIRE - ID # 316421  
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

**CIVIL ACTION LAW**

EverBank

v.

Robin L. Wynings and Darrin L. Wynings

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2015-CV-837

2015-ED-143

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

Robin L. Wynings  
604 Old Berwick Road  
Bloomsburg, Pennsylvania 17815

Darrin L. Wynings  
203 Main Street  
Catawissa, Pennsylvania 17820

Your house (real estate) at **2482 Brookside Road, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on Jan 27 2016 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$175,886.90 obtained by EverBank against you.

**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 EverBank the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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.
3. 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 the following notice on how to obtain an attorney.)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

EVERBANK  
vs.  
WYNINGS, ROBIN L (et al.)

Case Number  
2015CV837

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 143

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 2482 BROOKSIDE ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date: 11/12/15

Time: 13:20

Deputy: 6

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

OCCUPANT

2015CV837

2482 BROOKSIDE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# 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 11/03/15

Account:

Name:

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

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

Ad ID:	1056159
Description:	Wynings Sheriff Sale No 143 of 2015
Run Dates:	01/06/16 to 01/20/16
Class:	2
Agate Lines:	234
Blind Box:	

<b>Total Ad Cost</b>	<b>\$1,281.12</b>
<b>Amount Paid</b>	<b>\$0.00</b>

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	01/06/16	01/20/16	3	\$1,281.12

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV837

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, JANUARY 27, 2016  
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.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLUMBIA, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS: ALL THAT CERTAIN TRACT OF LAND SITUATE IN THE TOWNSHIP OF MAIN, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE STATE ROAD KNOWN AS ROUTE NO. 021, RUNNING FROM MAINVILLE TO MIFFLINVILLE, AT A POINT WHERE THE TOWNSHIP ROAD INTERSECTS WITH SAID STATE ROAD ABOUT TWO MILES EAST OF MAINVILLE; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE CENTER OF SAID TOWNSHIP ROAD 215 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE EDGE OF THE WAGON SHED AND FOLLOWING THE LINE OF THE BOARD FENCE, EXTENDED, 484 FEET TO THE CENTER OF A STREAM KNOWN AS COLE RUN; THENCE FOLLOWING THE CENTER OF SAID COLE RUN IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 730 FEET TO THE CENTER OF SAID STATE ROAD KNOWN AS ROUTE NO. 021 AT A POINT IN THE CENTER OF A CEMENT BRIDGE CROSSING THE STREAM; THENCE ALONG THE CENTER OF SAID STATE ROAD KNOWN AS ROUTE NO. 021 IN A NORTHEASTERLY DIRECTION 456 FEET TO A POINT IN THE INTERSECTION OF THE SAID STATE AND TOWNSHIP ROADS, THE PLACE OF BEGINNING UPON WHICH ARE ERRECTED A STONE AND FRAME HOUSE, GARAGE, GUEST HOUSE, SPRING HOUSE AND OTHER OUTBUILDINGS, AND CONTAINING APPROXIMATELY 2.4 ACRES OF LAND, MORE OR LESS.

Parcel ID: 2209-001-01,000  
Commonly known as 2482 Brookside ROAD, BLOOMSBURG, PA 17815  
BEING KNOWN AS: 2482 BROOKSIDE ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX ID #: 2209-001-01,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING BEING THE SAME PREMISES WHEREIN Robin Masteller f/x/a Robin L. Wynings, an unmarried woman, and Darrin L. Wynings, an unmarried man, who both acquired title as named by deed dated July 25, 2014 and recorded September 10, 2014 in Instrument Number 201406917, granted and conveyed unto Robin L. Wynings and Darrin L. Wynings.

PROPERTY ADDRESS: 2482 BROOKSIDE ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 2209-001-01,000

Seized and taken into execution to be sold as the property of ROBIN L. WYNINGS, DARRIN L. WYNINGS in suit of EVERBANK.

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 representative of the plaintiff.

Attorney for the Plaintiff  
MCCABE, WEISBERG & CONWAY PC  
PHILADELPHIA, PA 215-790-1070

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

EVERBANK  
vs.  
WYNINGS, ROBIN L (et al.)

Case Number  
2015CV837

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 143

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Mary F. Ward

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

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Mary F. Ward

Relation:

Tax Collector

Date:

11-2-15

Time:

10:35

Deputy:

41

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

WARD, MARY F.

2015CV837

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

EVERBANK  
vs.  
WYNINGS, ROBIN L (et al.)

Case Number  
2015CV837

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 143

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: FNB BANK

Primary Address: 37-41 WEST MAIN STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Samantha McAfee

Relation: Teller

Date: 11-2-15 Time: 10:30

Deputy: 4 Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

FNB BANK

2015CV837

37-41 WEST MAIN STREET, BLOOMSBURG, PA 17815 NO EXPIRATION