

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: 142

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: Domestic Relations Office of Columbia Col

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Karen Richenderfer

Relation:

Clerk

Date:

11-2-15

Time:

10:25

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.

DOMESTIC RELATIONS OF

2015CV837

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2015CV837

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/27/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Columbia County Tax Office
Primary Address:	PO Box 380 Bloomsburg, PA 17815
Phone:	570-389-5649
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Sherry Evans
Relation:	Clerk
Date:	11-2-15
Time:	10:20
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. _____

COLUMBIA COUNTY TAX C

2015CV837

PO BOX 380, BLOOMSBURG, PA 17815

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 - Posting - Sale Bill	Zone:	
Manner: < Not Specified >	Expires:	Warrant:
Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name: (POSTING)	
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: 12-15-16	Time: 1000
Deputy: JK	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. _____

(POSTING)

2015CV837

2482 BROOKSIDE ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

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 230 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 ERECTED 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: 22-09-001-01,000

Commonly known as 2482 Brookside ROAD BLOOMSBURG, PA 17815

BEING KNOWN AS: 2482 BROOKSIDE ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 22 09--001-01 000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Robin Masteller f/k/a Robin L. Wynings, an unmarried woman, and Darrin L. Wynings, an unmarried man, who both acquired title as married 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 representation of the plaintiff.

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

EverBank

Plaintiff

v.

Robin L. Wynings and Darrin L. Wynings

Defendants

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

No. 2015 Term 143 E.D.

No. _____ Term _____ A.D.

No. 2015-CV-837 Term _____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 2482 Brookside Road, Bloomsburg, Pennsylvania
17815

Amount Due \$ 175,886.90

Interest from 09/09/15 to DATE OF SALE \$

plus \$28.91 per diem thereafter

(Costs to be added)

Total \$

Dated: October 31, 2015

(SEAL)

Barbara M. Silvestri
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Barbara M. Silvestri Deputy

No. 2015 Term 143 E.D.

No. _____ Term _____ A.D.

No. 2015-CV-837 Term _____ J.D.

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

EverBank

v.

Robin L. Wynings and Darrin L. Wynings

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

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 checked="" type="checkbox"/> Joseph F. Riga, Esq.	<input 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

LEGAL DESCRIPTION

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 230 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 ERECTED 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: 22-09-001-01,000

Commonly known as 2482 Brookside Road, Bloomsburg, PA 17815

BEING KNOWN AS: 2482 BROOKSIDE ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 22 09--001-01 000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Robin Masteller f/k/a Robin L. Wynings, an unmarried woman, and Darrin L. Wynings, an unmarried man, who both acquired title as married 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.

REAL DEBT: \$175,886.90

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ROBIN L. WYNINGS AND DARRIN L. WYNINGS

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

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

Keystone Building Products Inc.

2585 Route # 522
Selinsgrove, Pennsylvania 17870

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

1617 JFK Blvd., #1400
Philadelphia, Pennsylvania 19103

Plaintiff Herein

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

None

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 th 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

✓ 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.

10/26/15
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 checked="" type="checkbox"/> Joseph F. Riga, Esq.	<input 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

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

LEGAL DESCRIPTION

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 230 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 ERECTED 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: 22-09-001-01,000

Commonly known as 2482 Brookside Road, Bloomsburg, PA 17815

BEING KNOWN AS: 2482 BROOKSIDE ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 22 09--001-01 000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Robin Masteller f/k/a Robin L. Wynings, an unmarried woman, and Darrin L. Wynings, an unmarried man, who both acquired title as married 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.

REAL DEBT: \$175,886.90

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ROBIN L. WYNINGS AND DARRIN L. WYNINGS

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

REAL ESTATE OUTLINE

ED # 2015 ED 143

DATE RECEIVED 10-30-15
DOCKET AND INDEX 2015 CV 837

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>110102</u>

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

SALE DATE Jan. 27 2016 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

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

2015-ED-143

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:
 SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendant, , is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. App. §501, *et seq.*; and that the Defendant, , is over eighteen (18) years of age, and resides as follows:

SWORN AND SUBSCRIBED

Date: 10/27/15BEFORE ME THIS 27 DAY**McCABE, WEISBERG & CONWAY, P.C.**OF October, 2015BY: ☐ 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

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Kimberly Lynn McCloskey, Notary Public
 City of Philadelphia, Phila. County
 Commission Expires September 7, 2016



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: WYNINGSFirst Name: DARRIN

Middle Name:

Active Duty Status As Of: Oct-26-2015

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via this URL: https://kb.defense.gov/app/answers/detail/a_id/344/~/locating-service-members-or-getting-a-mailing-address. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: K0UB1BCAK206D40



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: WYNINGS

First Name: ROBIN

Middle Name:

Active Duty Status As Of: Oct-26-2015

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via this URL: https://kb.defense.gov/app/answers/detail/a_id/344/-/locating-service-members-or-getting-a-mailing-address. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: M0X96B4AW208NF0

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 Praecept 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

Keystone Building Products Inc.

2585 Route # 522
Selinsgrove, Pennsylvania 17870

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

1617 JFK Blvd., #1400
Philadelphia, Pennsylvania 19103

Plaintiff Herein

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

None

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 th 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

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.

10/20/15
DATE


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

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

LEGAL DESCRIPTION

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 230 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: 22-09-001-01,000

Commonly known as 2482 Brookside Road, Bloomsburg, PA 17815

BEING KNOWN AS: 2482 BROOKSIDE ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 22 09--001-01 000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Robin Masteller f/k/a Robin L. Wynings, an unmarried woman, and Darrin L. Wynings, an unmarried man, who both acquired title as married 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.

REAL DEBT: \$175,886.90

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ROBIN L. WYNINGS AND DARRIN L. WYNINGS

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

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 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.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

LEGAL DESCRIPTION

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 230 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 ERECTED 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: 22-09-001-01,000

Commonly known as 2482 Brookside Road, Bloomsburg, PA 17815

BEING KNOWN AS: 2482 BROOKSIDE ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 22 09--001-01 000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Robin Masteller f/k/a Robin L. Wynings, an unmarried woman, and Darrin L. Wynings, an unmarried man, who both acquired title as married 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.

REAL DEBT: \$175,886.90

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ROBIN L. WYNINGS AND DARRIN L. WYNINGS

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

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

Number 2015-CV-837

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

2015-ED-143

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

2482 Brookside Road, Bloomsburg, Pennsylvania 17815
 (more fully described as attached)

The parties to be served and their proper addresses are as follows:

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

Darrin L. Wynings
 203 Main Street
 Catawissa, Pennsylvania 17820

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the Sheriff to any Plaintiff herein for any loss, destruction, or removal of any such property before sheriff's sale thereof.

DATE

10/26/15

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 checked="" type="checkbox"/> Joseph F. Riga, Esq.	<input 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

LEGAL DESCRIPTION

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 230 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 ERECTED 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: 22-09-001-01,000

Commonly known as 2482 Brookside Road, Bloomsburg, PA 17815

BEING KNOWN AS: 2482 BROOKSIDE ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 22 09--001-01 000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Robin Masteller f/k/a Robin L. Wynings, an unmarried woman, and Darrin L. Wynings, an unmarried man, who both acquired title as married 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.

REAL DEBT: \$175,886.90

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ROBIN L. WYNINGS AND DARRIN L. WYNINGS

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

Document Receipt

Trans #	6720	Carrier / service:	USPS Server	First-Class Mail®	11/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

UNITED STATE OF AMERICA

ATTY GENERAL

950 PENNSYLVANIA AVE NW ROOM
4400

Tracking #: 71901140006000067147

Doc Ref #: 2015ED143

Postage 5.1300

WASHINGTON DC 20530

143

Document Receipt

Trans #	6719	Carrier / service:	USPS Server	First-Class Mail®	11/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

UNITED STATE OF AMERICA

ATTY GENERAL

ROOM 5111

950 PENNSYLVANIA AVE NW

Tracking #: 71901140006000067130

Doc Ref #: 2015ED143

Postage 5.1300

WASHINGTON DC 20530

Document Receipt

Trans #	6719	Carrier / service:	USPS Server	First-Class Mail®	11/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

UNITED STATE OF AMERICA

ATTY GENERAL

ROOM 5111

950 PENNSYLVANIA AVE NW

Tracking #: 71901140008000067130

Doc Ref #: 2015ED143

Postage 5.1300

WASHINGTON DC 20530

Document Receipt

Trans #	6718	Carrier / service:	USPS Server	First-Class Mail®	11/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF PUBLIC WELFARE TPL CASUALTY UNIT ESTATE

WILLOW OAK BUILDING

P.O. BOX 8486

Tracking #: 71901140006000067123

Doc Ref #: 2015ED143

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	6718	Carrier / service:	USPS Server	First-Class Mail®	11/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF PUBLIC WELFARE

TPL CASUALTY UNIT ESTATE

WILLOW OAK BUILDING

P.O. BOX 8486

Tracking #: 71901140006000067123

Doc Ref #: 2015ED143

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	6717	Carrier / service:	USPS Server	First-Class Mail®	11/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMONWEALTH OF PENNSYLVANIA INDIVIDUAL TAX DIVISION

6TH FLOOR STRAWBERRY SQUARE

DEPARTMENT #280601

Tracking #: 71901140006000067116

Doc Ref #: 2015ED143

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	6717	Carrier / service:	USPS Server	First-Class Mail®	11/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMONWEALTH OF PENNSYLVANIA INDIVIDUAL TAX DIVISION

6TH FLOOR STRAWBERRY SQUARE

DEPARTMENT #280601

Tracking #: 71901140006000067116

Doc Ref #: 2015ED143

Postage 5.1300

HARRISBURG PA 17128

143

Document Receipt

Trans #	6716	Carrier / service:	USPS Server	First-Class Mail®	11/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

KEYSTONE BUILDING PRODUCTS

2585 ROUTE #522

Tracking #: 71901140006000067109

Doc Ref #: 2015ED143

Postage 5.1300

SELINGROVE PA 17870

Document Receipt

Trans #	6715	Carrier / service:	USPS Server	First-Class Mail®	11/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

FNB BANK

P.O. BOX 98

Tracking #: 71901140006000067093

Doc Ref #: 2015ED143

Postage 5.1300

EAST PA 17520
PETERBURG

Document Receipt

Trans #	6713	Carrier / service:	USPS Server	First-Class Mail®	11/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000067079
Doc Ref #:	2015ED143
Postage	5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	6712	Carrier / service:	USPS Server	First-Class Mail®	11/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000067062

Doc Ref #: 2015ED143

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	6711	Carrier / service:	USPS Server	First-Class Mail®	11/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000067055

Doc Ref #: 2015ED143

Postage 5.1300

HARRISBURG PA 17128

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010

110102

NO. 110102

3-50/310

PAY: One thousand three hundred fifty and NO/100

DATE 10/29/2015 AMOUNT \$1,350.00

TO THE Sheriff of Columbia County

ORDER PA

OF

ESCROW TRUST
VOID AFTER 90 DAYS



Tennant McCabe

Listing Prop for Sheriff Sale(15-107136) - Wynings, Darrin & Robin

⑈ 1 10 10 2 ⑈ ⑆ 0 3 1000 50 3 ⑆ 20000 1 24 300 2 2 ⑈