

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank NA vs Dennis & Debra Steinruck

NO. 32-15 ED NO. 28-15 JD

DATE/TIME OF SALE: June 10, 2015 at 9:00 am

BID PRICE (INCLUDES COST) \$ 2374.68

POUNDAGE - 2% OF BID \$ 47.49

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2422.17

PURCHASER(S): Tracy L. Muhl

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 2422.17

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1072.17

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO BANK, N.A.

vs.

Defendant
DENNIS C STEINRUCK
DEBRA STEINRUCK

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, June 10, 2015

Writ of Execution No. : 2015CV28

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 208 MAPLE ROAD, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,509.18
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

Total Sheriff Costs **\$2,306.68**

Distribution Costs

Recording Fees	\$68.00
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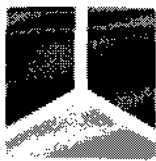
Total Distribution Costs **\$68.00**

Grand Total: **\$2,374.68**

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

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

Columbia County Sheriff's Office



Representing Lenders in Pennsylvania

Phelan
Hallinan

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

Marielena Santiago
Legal Assistant,

June 25, 2015

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

Re: DEBRA A. SPONENBURG
DENNIS C. STEINRUCK
208 MAPLE ROAD,
BERWICK, PA 18603-4216
2015-CV-28

Dear Sir or Madam:

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

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

Thank you in advance for your cooperation in this matter.

Very truly yours,


Marielena Santiago
For Phelan Hallinan Diamond & Jones, LLP

cc: WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

PH # 954741

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

B. TRANSFER DATA

Date of Acceptance of Document 7/7/15	
Grantor(s)/Lessor(s) Timonhy Chamberlain	Telephone Number: (570) 389-5622
Mailing Address PO Box 380, W. Main Street	City Bloomsburg
State PA	ZIP Code 17815
Grantee(s)/Lessee(s) WELLS FARGO FINANCIAL PENNSYLVANIA, INC.	Telephone Number: (704) 329-3200
Mailing Address 3476 STATEVIEW BOULEVARD	City FORT MILL
State SC	ZIP Code 29715

C. REAL ESTATE LOCATION

Street Address 208 MAPLE ROAD, BERWICK, PA 18603-4216	City, Township, Borough BERWICK BOROUGH
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County COLUMBIA	School District BERWICK AREA	Tax Parcel Number 04D-03-100-37,000 & 04D-03-100-01-000
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D. VALUATION DATA

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

1. Actual Cash Consideration \$ 23,743.68 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$ 23,743.68
4. County Assessed Value \$ 26,719.00 + \$ 1,694.00 = \$ 28,413.00	5. Common Level Ratio Factor X 3.61	6. Computed Value = \$ 102,570.93

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

1a. Amount of Exemption Claimed = \$ 102,570.93	1b. Percentage of Grantor's Interest in Real Estate 100%	1b. Percentage of Grantor's Interest in Real Estate 100%
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2. Check Appropriate Box Below for Exemption Claimed.

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

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

Signature of Correspondent or Responsible Party Marielena Santiago	Date 7-7-15
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

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

TD Bank, NA
3-180/360

001553802

DATE
9/17/2015

AMOUNT
****\$1,072.17

PAY ONE THOUSAND SEVENTY-TWO AND 17 / 100 Dollars

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

KXL [954741] 208 MAPLE ROAD (2015-CV-28)

Francis S. Hallinan

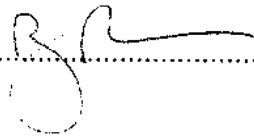
AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

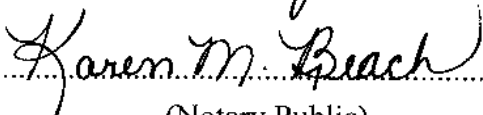
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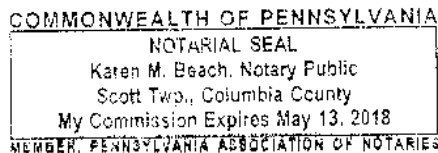
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 May 20, 27, and June 3, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 3rd day of June, 2015.....

.....
(Notary Public)



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

.....

SHERIFF'S SALE COST SHEET

NO. _____ ED NO. _____ VS. Steinruck / Sporenburg
 NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>427.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1509.18</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1734.18</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>68.00</u>
TOTAL ***** \$ <u>78.00</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>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$2374.68

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

Jessica Gliwa
Legal Assistant

Representing Lenders in
Pennsylvania

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

No.: 2015-CV-28

No.: 2015-ED-32

**Re: WELLS FARGO FINANCIAL PENNSYLVANIA, INC. VS. DEBRA A. SPONENBURG
DENNIS C. STEINRUCK, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF CLIFFORD
STEINRUCK A/K/A CLIFFORD P. STEINRUCK A/K/A CLIFFORD PAUL STEINRUCK**

No.: 2015-CV-28, No.: 2015-ED-32

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

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

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

****Property is listed for the 06/10/2015 Sheriff Sale.****

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Jessica Gliwa, Legal Assistant

cc: Sheriff of COLUMBIA County

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

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO FINANCIAL PENNSYLVANIA,
INC.
Plaintiff,

v.

DEBRA A. SPONENBURG
DENNIS C. STEINRUCK, IN HIS CAPACITY AS
EXECUTOR OF THE ESTATE OF CLIFFORD
STEINRUCK A/K/A CLIFFORD P. STEINRUCK
A/K/A CLIFFORD PAUL STEINRUCK
Defendant(s)

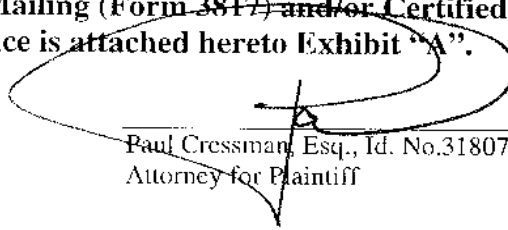
: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
:
: No.: 2015-CV-28
: No.: 2015-ED-32

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

Date: 5/18/15


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

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Name and
Address Of
Sender

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

AZK/CAG - 06/10/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 208 MAPLE ROAD BERWICK, PA 18603-4216	\$0.47
2	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128	\$0.47
3	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	\$0.47
4	****	The Estate of Clifford Steinruck a/k/a Clifford P. Steinruck C/O William S. Kreisher Esq. 401 SOUTH MARKET STREET BLOOMSBURG, PA 17815	\$0.47
5	****	Dennis C. Steinruck, in His Capacity as Executor of The Estate of Clifford Steinruck a/k/a Clifford P. Steinruck a/k/a Clifford Paul Steinruck 4027 NORTH MARKET STREET BERWICK, PA 18603-6715	\$0.47
6	****	George J. Steinruck, in His Capacity as Devisee of The Estate of Clifford Steinruck a/k/a Clifford P. Steinruck a/k/a Clifford Paul Steinruck 587 BEECH GLENN RD BENTON, PA 17814-8146	\$0.47
7	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47
8	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	\$0.47
9	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	\$0.47
10	****	U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754	\$0.47

RE: DEBRA A. SPONENBURG (COLUMBIA) PH # 954741/1021 Page 1 of 2 Writ Team

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the return of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Registered Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.
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Sheriff

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

Plaintiff

vs.

DEBRA A. SPONENBURG
DENNIS C. STEINRUCK, in his capacity as
Executor of the Estate of CLIFFORD STEINRUCK
A/K/A CLIFFORD P. STEINRUCK A/K/A
CLIFFORD PAUL STEINRUCK

Defendants

Court of Common Pleas

Civil Division

COLUMBIA COUNTY

No.: 2015-CV-28

No.: 2015-ED-32

CLERK OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

2015 MAY 7 PM 12 30

FILED
PROTHONOTARY

ORDER

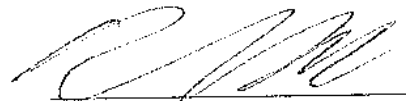
AND NOW, this 6 day of May, 2015 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$74,325.24
Interest Through May 13, 2015	\$2,507.51
Late Charges	\$145.73
Legal fees	\$2,665.00
Cost of Suit and Title	\$1,009.34
Escrow Deficit	\$4,644.03
TOTAL	\$85,296.85

Plus interest at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT


J.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
DENNIS C STEINRUCK (et al.)

Case Number
2015CV28

SHERIFF'S RETURN OF SERVICE

05/05/2015 09:05 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 208 MAPLE ROAD, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

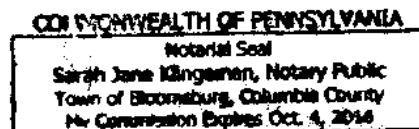

TIMOTHY T. CHAMBERLAIN, SHERIFF

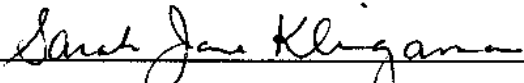
May 05, 2015

NOTARY

Affirmed and subscribed to before me this

5TH day of MAY, 2015





PHILAN & HALLINAN LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

City County/Suite Sheriff, Treasurer, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
DENNIS C STEINRUCK (et al.)

Case Number
2015CV28

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 208 MAPLE ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

5-5-15

Time:

09:05

Deputy:

3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2015CV28

208 MAPLE ROAD, BERWICK, PA 18603

NO EXPIRATION

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



71901140006000049914

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

Wells Fargo Financial Pennsylvania, Inc.

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-28

Debra A. Sponenburg

Dennis C. Steinruck, in His Capacity as Executor of The Estate of

Clifford Steinruck a/k/a Clifford P. Steinruck a/k/a Clifford Paul

Steinruck

: COLUMBIA County

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Debra A. Sponenburg
208 Maple Road
Berwick, PA 18603-4216

Dennis C. Steinruck, in His Capacity as Executor
of The Estate of Clifford Steinruck a/k/a Clifford
P. Steinruck a/k/a Clifford Paul Steinruck
4027 North Market Street
Berwick, PA 18603-6715

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at 208 Maple Road, Berwick, PA 18603-4216 is scheduled to be sold at the Sheriff's Sale on June 10 2015 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$80,024.50 obtained by Wells Fargo Financial Pennsylvania, Inc. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action:**

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

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

REAL ESTATE TAX CERTIFICATION

Date: 04/14/2015

Fee: \$5.00

Cert. NO: 20674

SPONENBERG DEBRA A
208 MAPLE ROAD
BERWICK PA 18603

District: BERWICK BORO
Deed: 20130 -7004
Location: LOT #109
Parcel Id:04D-03 -100-37,000

Assessment: 26,719
Balances as of 04/14/2015

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

NO TAX CLAIM TAXES DUE

BY: COLUMBIA COUNTY SHERIFF Per: _____
SRE

Sheriff
047-03-100-37

Wells Fargo Financial Pennsylvania, Inc.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION
:
: NO.: 2015-CV-28

NO
DELO

vs.

Debra A. Sponenburg

Dennis C. Steinruck, in His Capacity as Executor of The Estate of
Clifford Steinruck a/k/a Clifford P. Steinruck a/k/a Clifford Paul
Steinruck

: COLUMBIA County

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Debra A. Sponenburg
208 Maple Road
Berwick, PA 18603-4216

Dennis C. Steinruck, in His Capacity as Executor
of The Estate of Clifford Steinruck a/k/a Clifford
P. Steinruck a/k/a Clifford Paul Steinruck
4027 North Market Street
Berwick, PA 18603-6715

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY,
THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY
ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at 208 Maple Road, Berwick, PA 18603-4216 is scheduled to be sold at the
Sheriff's Sale on June 10 2015 at 9:00 am in the Office of The Sheriff,
Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of
\$80,024.50 obtained by Wells Fargo Financial Pennsylvania, Inc. (the mortgagee) against you. In the event the
sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and
reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment,
if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will
have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2015

BILL NO.
6145

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	1,694	9.491	15.76	16.08	17.69
SINKING		1	1.66	1.69	1.86
FIRE		1.25	2.08	2.12	2.23
LIGHT		1.75	2.90	2.96	3.11
BORO RE		11.1	18.42	18.80	19.74
The discount & penalty have been calculated for your convenience			40.82	41.65	44.63
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SPONENBERG DEBRA A
208 MAPLE ROAD
BERWICK PA 18603

CNTY		TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04D-03 -100-01,000		
LOT 108		
.1944 Acres	Land	1,694
	Buildings	0
Total Assessment		1,694

This tax returned
to courthouse on:
January 1, 2016

If you desire a receipt send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FILE COPY

Wells Fargo Financial Pennsylvania, Inc.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-28
:
:

Debra A. Sponenburg

Dennis C. Steinruck, in His Capacity as Executor of The Estate of
Clifford Steinruck a/k/a Clifford P. Steinruck a/k/a Clifford Paul
Steinruck

: COLUMBIA County
:

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Debra A. Sponenburg
208 Maple Road
Berwick, PA 18603-4216

Dennis C. Steinruck, in His Capacity as Executor
of The Estate of Clifford Steinruck a/k/a Clifford
P. Steinruck a/k/a Clifford Paul Steinruck
4027 North Market Street
Berwick, PA 18603-6715

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY,
THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY
ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at **208 Maple Road, Berwick, PA 18603-4216** is scheduled to be sold at the
Sheriff's Sale on June 10 2015 at 9:00 am in the Office of The Sheriff,
Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of
\$80,024.50 obtained by **Wells Fargo Financial Pennsylvania, Inc.** (the mortgagee) against you. In the event the
sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action:**

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and
reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment,
if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will
have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

Fifth Third Mortgage Company

Plaintiff

vs.

Timothy J. Newhart

Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2015-CV-161
:
: 2015-ED-33
: COLUMBIA County
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Timothy J. Newhart
926 Lasalle Street
Berwick, PA 18603-1815

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at **926 Lasalle Street, Berwick, PA 18603-1815** is scheduled to be sold at the Sheriff's Sale on June 10th 2015 at 9:00 am in the **Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$84,819.98** obtained by **Fifth Third Mortgage Company** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action:**

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

Tax Notice 2015 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

PHONE: 570-752-7442**FOR: COLUMBIA County****DATE**
03/01/2015**BILL NO:**
5284

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	16,986	9.491	157.99	161.21	177.33
SINKING		1	16.65	16.99	18.69
FIRE		1.25	20.81	21.23	22.29
LIGHT		1.75	29.14	29.73	31.22
BORO RE		11.1	184.77	188.54	197.97
The discount & penalty have been calculated for your convenience			409.36 April 30 If paid on or before	417.70 June 30 If paid on or before	447.50 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

NEWHART TIMOTHY J
926 LASALLE STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04C-01 -317-00,000
926 LASALLE ST
.1286 Acres Land 2,500
Buildings 14,486
Total Assessment 16,986

This tax returned
to courthouse on:
January 1, 2016

FILE COPY

If you desire a receipt send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
DENNIS C STEINRUCK (et al.)

Case Number
2015CV28

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 32

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: KREISHER & GREGOROWICZ

Primary Address: 401 MARKET STREET
BLOOMSBURG, PA 17815

Phone: 570-784-5211 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: HOLLY FERRAILOLO

Relation: SECRETARY

Date: 4/6/15

Time: 1354

Deputy: 5

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

KREISHER & GREGOROWI

2015CV28

401 MARKET STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
DENNIS C STEINRUCK (et al.)

Case Number
2015CV28

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 32

Manner: < Not Specified >

Expires:

Warrant:

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

* See notes

Serve To:

Name: DENNIS C STEINRUCK

Primary Address: 208 MAPLE ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 4027 N MARKET STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4-6-15

Time: 09:04

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. does not live @ Primary - lives @ Alt. Add.

2.

3.

4.

5.

6.

STEINRUCK, DENNIS C

2015CV28

208 MAPLE ROAD, BERWICK, PA 18603

NO EXPIRATION

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Wells Fargo Financial Pennsylvania, Inc.

vs.

Debra A. Sponenburg
Dennis C. Steinruck, in His Capacity as Executor of The Estate of
Clifford Steinruck a/k/a Clifford P. Steinruck a/k/a Clifford Paul
Steinruck
Commonwealth of Pennsylvania:

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2015-CV-28

2015 - E.D - 32

COLUMBIA COUNTY

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 208 Maple Road, Berwick, PA 18603-4216
(See Legal Description attached)

Amount Due
Interest from 03/18/2015 to Date of Sale
@ \$13.15 per diem

\$80,024.50
\$_____ and costs.

Barbara N. Silvestri / KPB/
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated 3-31-15
(SEAL)

PH # 954741

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

Wells Fargo Financial Pennsylvania, Inc.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-28
:
:

Debra A. Sponenburg

Dennis C. Steinruck, in His Capacity as Executor of The Estate of : COLUMBIA County
Clifford Steinruck a/k/a Clifford P. Steinruck a/k/a Clifford Paul :
Steinruck

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Debra A. Sponenburg
208 Maple Road
Berwick, PA 18603-4216

Dennis C. Steinruck, in His Capacity as Executor
of The Estate of Clifford Steinruck a/k/a Clifford
P. Steinruck a/k/a Clifford Paul Steinruck
4027 North Market Street
Berwick, PA 18603-6715

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WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY,
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ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at 208 Maple Road, Berwick, PA 18603-4216 is scheduled to be sold at the
Sheriff's Sale on June 10 2015 at 9:00 am in the Office of The Sheriff,
Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of
\$80,024.50 obtained by Wells Fargo Financial Pennsylvania, Inc. (the mortgagee) against you. In the event the
sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and
reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment,
if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will
have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815

Telephone (570) 784-8760**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2015-CV-28**

Wells Fargo Financial Pennsylvania, Inc.

v.

Debra A. Sponenburg

**Dennis C. Steinruck, in His Capacity as Executor of The Estate of Clifford Steinruck a/k/a
Clifford P. Steinruck a/k/a Clifford Paul Steinruck**

owner(s) of property situate in the **BERWICK BOROUGH**, COLUMBIA County,
Pennsylvania, being

208 Maple Road, Berwick, PA 18603-4216

Parcel No. 04D-03-100-37,000, 04D-03-100-01-000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$80,024.50**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

NO. 1: BEGINNING at an iron pin at the southwest corner of Lot No. 110 and Maple Road; thence in a northeasterly direction North eighty degrees forty-four minutes East (N.80 degrees 44 minutes E) along the southerly line of Lot No. 110, one hundred forty-nine and sixty-four hundredths (149.64) feet to an iron pin at the southeast corner of Lot No. 110 in the line of land now or formerly of Larry Lechleitner and Clarissa Lechleitner, his wife; thence along land now or formerly of said Larry Lechleitner, et ux and land now or formerly of Fred A. Slusser and Lena Slusser, his wife, South three degrees forty-five minutes East (S.3 degrees 45 minutes E) forty-four and five-tenths (44.5) feet to an iron pin at the northeast corner of Lot No. 108; thence South seventy degrees fifty-four minutes West (S70 degrees 54 minutes W) along the northerly line of Lot No. 108 one hundred forty-eight and twenty-three hundredths (148.23) feet to an iron pin on the easterly side of Maple Road, being the northwest corner of Lot No. 108; thence in a northerly direction along the easterly line of Maple Road on a curve to the right with a radius of 258 feet to a linear distance of seventy (70) feet to an iron pin at the southwest corner of Lot No. 110, the place of BEGINNING.

BEING Lot No. 109 in the Plan of Section 'B' Park Village, Borough of Berwick, Pennsylvania, H.G Shulde, Reg. Eng. August 22, 1955, Revised May 1, 1961.

EXCEPTING AND RESERVING unto the Grantor, his heirs and assigns, the full, free liberty and right at all times hereafter and forever, to have and use a passage way, ten (10) feet in the width and extending 149.64 feet from Maple Road along the northerly side of the lot hereby granted for purposes only of free ingress, egress and regress of the grantor's other land adjoining the lot conveyed.

AND WHEREAS, the Grantee, her heirs and assigns, have the full, free liberty and right at all times hereafter and forever, to have and use a passage way, ten (10) feet in width and extending 149.64 feet from Maple Road along the southerly side of the adjoining land, Lot No. 110 now or late of V & H Realty, Inc. for purposes only of ingress, egress and regress of the lot hereby conveyed.

NO. 2: BEGINNING at an iron pin located on the easterly side of Maple Road and the southwest corner of Lot No. 109; thence in a southerly direction along the easterly boundary of said Maple Road 65 feet to an iron pin at the northwesterly corner of Lot No. 107; thence in an easterly direction along Lot No. 107 North 66 degrees 23 minutes East a distance of 158.54 feet to an iron pin at the northeasterly corner of Lot No. 107; thence in a northerly direction North 30 degrees 24 minutes West a distance of 50 feet to an iron pin located at the southeast corner of Lot No. 109; thence in a westerly direction along Lot No. 109 South 72 degrees 6 minutes West a distance of 151.72 feet to an iron pin corner, the place of BEGINNING.

BEING Lot No. 108 on Plan of Section 'B' Park Place Village, Borough of Berwick, surveyed by John X. J. Callahan dated May of 1969.

TITLE TO SAID PREMISES IS VESTED IN Debra A. Sponenburg, single, by Deed from Dennis C. Steinruck, Executor of the Estate of Clifford Steinruck, a/k/a Clifford P. Steinruck, a/k/a Clifford Paul Steinruck, dated 07/23/2013, recorded 07/25/2013 in Instrument Number 201307004.

Tax Parcel: 04D-03-100-37,000, 04D-03-100-01-000

Premises Being: 208 Maple Road, Berwick, PA 18603-4216

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
DENNIS C STEINRUCK (et al.)

Case Number
2015CV28

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: DEBRA STEINRUCK

Primary Address: 208 MAPLE ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 4027 N MARKET STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Debra Steinruck

Relation: DEF

Date: 4-6-15 Time: 09.04

Deputy: 3 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

STEINRUCK, DEBRA

2015CV28

208 MAPLE ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
DENNIS C STEINRUCK (et al.)

Case Number
2015CV28

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 32

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 208 MAPLE ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Debra Steinruck

Relation: Owner

Date: 4-6-15 Time: 09:04

Deputy: 3 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2015CV28

208 MAPLE ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
DENNIS C STEINRUCK (et al.)

Case Number
2015CV28

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 32

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GINGHER, CONNIE C.

2015CV28

1615 LINCOLN AVENUE, BERWICK, PA 18603

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 04/07/15

Account:

Name:

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

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

Ad ID: 1030548
Description: **D. Steinruck Sale**
Run Dates: **05/20/15 to 06/03/15**
Class: **2**
Agate Lines: **276**
Blind Box:

Total Ad Cost \$1,509.18
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	05/20/15	06/03/15	3	\$1,509.18

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. 2015CV28

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will execute 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, JUNE 10, 2015
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distributions will be in effect in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property and a homologation and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

NO. 1 BEGINNING at an iron pin at the southwest corner of Lot No. 110 and Maple Road, thence in a northeasterly direction North eighty degrees forty-four minutes East (N80 degrees 44 minutes E) along the southerly line of Lot No. 110, one hundred forty-nine and sixty-four hundredths (149 64/100) feet to an iron pin at the southeast corner of Lot No. 110 in the line of and now or formerly of Larry Lachethier and Clarissa Lachethier, his wife, thence along and now or formerly of said Larry Lachethier, et al, and then now or formerly of Fred A. Stuever and Linda Stuever, his wife, South three degrees forty-five minutes East (S3 degrees 45 minutes E) forty-four and five tenths (44 5/10) feet to an iron pin at the northeast corner of Lot No. 108, thence South seventy degrees thirty-four minutes West (S70 degrees 34 minutes W) along the northerly line of Lot No. 108 one hundred forty-eight and twenty-three hundredths (148 23/100) feet to an iron pin on the easterly side of Maple Road, being the northeast corner of Lot No. 108, thence in a northerly direction along the easterly line of Maple Road in a curve to the right with a radius of 75.8 feet to a linear distance of seventy (70) feet to an iron pin at the southwest corner of Lot No. 110, the place of BEGINNING.

BEING Lot No. 108 in the Plan of Section "B" Park Village, Borough of Berwick, Pennsylvania, H.G. Shultz, Reg. Eng. August 22, 1955, Revised May 1, 1967.

EXCEPTING AND RESERVING unto the Grantor, his heirs and assigns, the full, free liberty and right at all times to pass over and forever to have and use a passage way, ten (10) feet in width and extending 149.64 feet from Maple Road along the northerly side of the lot hereby granted for purposes only of ingress, egress and regress of the grantor's other land adjoining the lot conveyed.

AND WHEREAS the Grantor, her heirs and assigns, have the full, free liberty and right at all times to pass over and forever to have and use a passage way, ten (10) feet in width and extending 149.64 feet from Maple Road along the southerly side of the adjoining and Lot No. 110, now or late of V & H Realty, Inc., for purposes only of ingress, egress and regress of the lot hereby conveyed.

NO. 2 BEGINNING at an iron pin located on the easterly side of Maple Road and the southwest corner of Lot No. 108, thence in a southerly direction along the easterly boundary of said Maple Road 65 feet to an iron pin at the northwesterly corner of Lot No. 107, thence in an easterly direction along Lot No. 107 North 68 degrees 23 minutes East a distance of 168.56 feet to an iron pin at the northwesterly corner of Lot No. 107, thence in a southerly direction North 30 degrees 24 minutes West a distance of 50 feet to an iron pin located at the southeast corner of Lot No. 108, thence in a westerly direction along Lot No. 108 South 72 degrees 6 minutes West a distance of 151.72 feet to an iron pin corner the place of BEGINNING.

BEING Lot No. 108 in Plan of Section "B" Park Village, Borough of Berwick, surveyed by John X. J. Callahan dated May of 1969.

TITLE TO SAID PREMISES IS VESTED IN DENNIS A. SPENNER, single, by Deed from Dennis C. Steinruck, Executor of the Estate of Clifford Steinruck, a/k/a Clifford P. Steinruck, a/k/a Clifford Paul Steinruck, dated 07/25/2013, recorded 07/26/2013 in Instrument Number 2013-07004.

Tax Parcel: 01D-03-100-37,000; 01D-03-100-01-000
Premises Being 208 Maple Road, Berwick, PA 17803-4216

PROPERTY ADDRESS 208 MAPLE ROAD, BERWICK, PA 17803

UP / TAX PARCEL NUMBER 01D-03-100-37,000 & 01D-03-100-01-000

Seized and taken into execution to be sold as the property of DENNIS C. STEINRUCK, DENNIS STEINRUCK, owner of V&H 15 PARK VILLAGE, N.A.

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, AND 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 result 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. Pre-proceeds are payable to the Sheriff; the proceeds check will be payable to Sheriff. Unless the Columbia County Sheriff's Office receives adequate written notice of interest, signed by an authorized representative of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
PHILLIP G. HALLINAN LLP
PHILADELPHIA, PA 215-583-7000

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV28

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, JUNE 10, 2015
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

NO. 1: BEGINNING at an iron pin at the southwest corner of Lot No. 110 and Maple Road; thence in a northeasterly direction North eighty degrees forty-four minutes East (N.80 degrees 44 minutes E) along the southerly line of Lot No. 110, one hundred forty-nine and sixty-four hundredths (149.64) feet to an iron pin at the southeast corner of Lot No. 110 in the line of land now or formerly of Larry

Lechleitner and Clarissa Lechleitner, his wife; thence along land now or formerly of said Larry Lechleitner, et ux and land now or formerly of Fred A. Slusser and Lena Slusser, his wife, South three degrees forty-five minutes East (S.3 degrees 45 minutes E) forty-four and five-tenths (44.5) feet to an iron pin at the northeast corner of Lot No. 108; thence South seventy degrees fifty-four minutes West (S70 degrees 54 minutes W) along the northerly line of Lot No. 108 one hundred forty-eight and twenty-three hundredths (148.23) feet to an iron pin on the easterly side of Maple Road, being the northwest corner of Lot No. 108; thence in a northerly direction along the easterly line of Maple Road on a curve to the right with a radius of 258 feet to a linear distance of seventy (70) feet to an iron pin at the southwest corner of Lot No. 110, the place of BEGINNING.

BEING Lot No. 109 in the Plan of Section 'B' Park Village, Borough of Berwick, Pennsylvania, H.G Shulde, Reg. Eng. August 22, 1955, Revised May 1, 1961.

EXCEPTING AND RESERVING unto the Grantor, his heirs and assigns, the full, free liberty and right at all times hereafter and forever, to have and use a passage way, ten (10) feet in the width and extending 149.64 feet from Maple Road along the northerly side of the lot hereby granted for purposes only of free ingress, egress and regress of the grantor's other land adjoining the lot conveyed.

AND WHEREAS, the Grantee, her heirs and assigns, have the full, free liberty and right at all times hereafter and forever, to have and use a passage way, ten (10) feet in width and extending 149.64 feet from Maple Road along the southerly side of the adjoining land, Lot No. 110 now or late of V & H

Realty, Inc. for purposes only of ingress, egress and regress of the lot hereby conveyed.

NO. 2: BEGINNING at an iron pin located on the easterly side of Maple Road and the southwest corner of Lot No. 109; thence in a southerly direction along the easterly boundary of said Maple Road 65 feet to an iron pin at the northwesterly corner of Lot No. 107; thence in an easterly direction along Lot No. 107 North 66 degrees 23 minutes East a distance of 158.54 feet to an iron pin at the northeasterly

corner of Lot No. 107; thence in a northerly direction North 30 degrees 24 minutes West a distance of 50 feet to an iron pin located at the southeast corner of Lot No. 109; thence in a westerly direction along Lot No. 109 South 72 degrees 6 minutes West a distance of 151.72 feet to an iron pin corner, the place of BEGINNING.

BEING Lot No. 108 on Plan of Section 'B' Park Place Village, Borough of Berwick, surveyed by John X. J. Callahan dated May of 1969.

TITLE TO SAID PREMISES IS VESTED IN Debra A. Sponenburg, single, by Deed from Dennis C. Steinruck, Executor of the Estate of Clifford Steinruck, a/k/a Clifford P. Steinruck, a/k/a Clifford Paul

Steinruck, dated 07/23/2013, recorded 07/25/2013 in Instrument Number 201307004.

Tax Parcel: 04D-03-100-37,000, 04D-03-100-01-000

Premises Being: 208 Maple Road, Berwick, PA 18603-4216

PROPERTY ADDRESS: 208 MAPLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-03-100-37,000 & 04D-03-100-01-000

Seized and taken into execution to be sold as the property of DENNIS C STEINRUCK, DEBRA STEINRUCK in suit of WELLS FARGO BANK, N.A..

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
DENNIS C STEINRUCK (et al.)

Case Number
2015CV28

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 32

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Denise Siegel

Relation: TAX Clerk

Date: 4-2-15

Time: 4:05

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2015CV28

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
DENNIS C STEINRUCK (et al.)

Case Number
2015CV28

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 32

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

CAROL FOLEY

Relation:

Clerk

Date:

4-2-15

Time:

4:10

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2015CV28

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

REAL ESTATE OUTLINE

ED # 2015ED 32

DATE RECEIVED 3-31-15
DOCKET AND INDEX 2015 CV 28

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>001499518</u>

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

SALE DATE June 10th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

Wells Fargo Financial Pennsylvania, Inc.

vs.

Debra A. Sponenburg
Dennis C. Steinruck, in His Capacity as Executor of The Estate of
Clifford Steinruck a/k/a Clifford P. Steinruck a/k/a Clifford Paul
Steinruck
Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 208 Maple Road, Berwick, PA 18603-4216
(See Legal Description attached)

Amount Due
Interest from 03/18/2015 to Date of Sale
@ \$13.15 per diem

\$80,024.50
\$_____ and costs.

Dated 3-31-15
(SEAL)

PFI # 954741

Barbara N. Silvestri | KPB |
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

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

Attorneys for Plaintiff

Wells Fargo Financial Pennsylvania, Inc.
Plaintiff

v.

Debra A. Sponenburg
Dennis C. Steinruck, in His Capacity as Executor of The Estate of
Clifford Steinruck a/k/a Clifford P. Steinruck a/k/a Clifford Paul
Steinruck
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2015-CV-28**
: **2015-ED-32**
: **COLUMBIA County**
:

CERTIFICATION

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

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

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

By: 

Phelan Hallinan Diamond & Jones, LLP
Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

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

Attorney for Plaintiff

Wells Fargo Financial Pennsylvania, Inc.

: **COLUMBIA County**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2015-CV-28**
: **2015-ED-32**

vs.

Debra A. Sponenburg
Dennis C. Steinruck, in His Capacity as Executor of The Estate of
Clifford Steinruck a/k/a Clifford P. Steinruck a/k/a Clifford Paul
Steinruck

VERIFICATION OF NON-MILITARY SERVICE

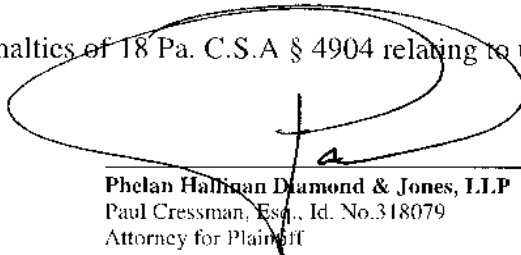
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) that defendant Debra A. Sponenburg is over 18 years of age and resides at 208 Maple Road, Berwick, PA 18603-4216.

(c) that defendant Dennis C. Steinruck, in His Capacity as Executor of The Estate of Clifford Steinruck a/k/a Clifford P. Steinruck a/k/a Clifford Paul Steinruck is over 18 years of age and resides at 4027 North Market Street, Berwick, PA 18603-6715 and 208 Maple Road, Berwick, PA 18603-4216.

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



Phelan Hallinan Diamond & Jones, LLP
Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

Wells Fargo Financial Pennsylvania, Inc.	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
v.	:	
	:	NO.: <u>2015-CV-28</u>
Debra A. Sponenburg	:	
Dennis C. Steinruck, in His Capacity as Executor of The	:	
Estate of Clifford Steinruck a/k/a Clifford P. Steinruck	:	COLUMBIA COUNTY
a/k/a Clifford Paul Steinruck	:	
Defendant(s)	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Financial Pennsylvania, Inc., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **208 Maple Road, Berwick, PA 18603-4216**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Debra A. Sponenburg	208 Maple Road, Berwick, PA 18603-4216

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Debra A. Sponenburg	208 Maple Road Berwick, PA 18603-4216
Dennis C. Steinruck, in His Capacity as Executor of The Estate of Clifford Steinruck a/k/a Clifford P. Steinruck a/k/a Clifford Paul Steinruck	4027 North Market Street Berwick, PA 18603-6715

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

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

None.

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

Name

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

Tenant/Occupant

**208 Maple Road
Berwick, PA 18603-4216**

**Commonwealth of Pennsylvania Bureau of
Individual Taxes Inheritance Tax Division**

**6th Floor, Strawberry Sq.
Dept 280601
Harrisburg, PA 17128**

**Department of Public Welfare, TPL Casualty
Unit, Estate Recovery Program**

**P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105**

**The Estate of Clifford Steinruck a/k/a Clifford P.
Steinruck a/k/a Clifford Paul Steinruck C/O
William S. Kreisher Esq.**

**401 South Market Street
Bloomsburg, PA 17815**

**Domestic Relations of
Columbia County**

**Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815**

**Commonwealth of Pennsylvania
Department of Welfare**

**P.O. Box 2675
Harrisburg, PA 17105**

Internal Revenue Service Advisory

**1000 Liberty Avenue Room 704
Pittsburgh, PA 15222**

**U.S. Department of Justice
U.S. Attorney for The Middle District of PA
Federal Building**

**228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754**

**Dennis C. Steinruck, in His Capacity as Executor
of The Estate of Clifford Steinruck a/k/a Clifford
P. Steinruck a/k/a Clifford Paul Steinruck**

**4027 North Market Street
Berwick, PA 18603-6715**

**George J. Steinruck, in His Capacity as Devisee
of The Estate of Clifford Steinruck a/k/a Clifford
P. Steinruck a/k/a Clifford Paul Steinruck**

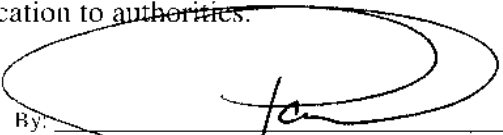
**587 Beech Glenn rd
Benton, PA 17814-8146**

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

Date:

3/30/15

By:


Phelan Hallinan Diamond & Jones, LLP

Paul Cressman, Esq., Id. No.318079

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

Document Receipt

Trans #	4990	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
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Ship to:

U.S JUSTICE

MIDDLE DISTRICT

228 WALNUT STREET

SUITE 220

Tracking #: 71901140006000049938

Doc Ref #: 2015ED32

Postage 5.3400

HARRISBURG PA 17108

Document Receipt

Trans #	4989	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000049921

Doc Ref #: 2015ED32

Postage 5.3400

PHILADELPHIA PA 19106

Document Receipt

Trans #	4988	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #: 71901140006000049914

Doc Ref #: 2015ED32

Postage 5.3400

PHILADELPHIA PA 19107

32

Document Receipt

Trans #	4987	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000049907

Doc Ref #: 2015ED32

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	4986	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000049891

Doc Ref #: 2015ED32

Postage 5 3400

HARRISBURG PA 17128

LEGAL DESCRIPTION

ALL THAT CERTAIN pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

NO. 1: BEGINNING at an iron pin at the southwest corner of Lot No. 110 and Maple Road; thence in a northeasterly direction North eighty degrees forty-four minutes East (N.80 degrees 44 minutes E) along the southerly line of Lot No. 110, one hundred forty-nine and sixty-four hundredths (149.64) feet to an iron pin at the southeast corner of Lot No. 110 in the line of land now or formerly of Larry Lechleitner and Clarissa Lechleitner, his wife; thence along land now or formerly of said Larry Lechleitner, et ux and land now or formerly of Fred A. Slusser and Lena Slusser, his wife, South three degrees forty-five minutes East (S.3 degrees 45 minutes E) forty-four and five-tenths (44.5) feet to an iron pin at the northeast corner of Lot No. 108; thence South seventy degrees fifty-four minutes West (S70 degrees 54 minutes W) along the northerly line of Lot No. 108 one hundred forty-eight and twenty-three hundredths (148.23) feet to an iron pin on the easterly side of Maple Road, being the northwest corner of Lot No. 108; thence in a northerly direction along the easterly line of Maple Road on a curve to the right with a radius of 258 feet to a linear distance of seventy (70) feet to an iron pin at the southwest corner of Lot No. 110, the place of BEGINNING.

BEING Lot No. 109 in the Plan of Section 'B' Park Village, Borough of Berwick, Pennsylvania, H.G Shulde, Reg. Eng. August 22, 1955, Revised May 1, 1961.

EXCEPTING AND RESERVING unto the Grantor, his heirs and assigns, the full, free liberty and right at all times hereafter and forever, to have and use a passage way, ten (10) feet in the width and extending 149.64 feet from Maple Road along the northerly side of the lot hereby granted for purposes only of free ingress, egress and regress of the grantor's other land adjoining the lot conveyed.

AND WHEREAS, the Grantee, her heirs and assigns, have the full, free liberty and right at all times hereafter and forever, to have and use a passage way, ten (10) feet in width and extending 149.64 feet from Maple Road along the southerly side of the adjoining land, Lot No. 110 now or late of V & H Realty, Inc. for purposes only of ingress, egress and regress of the lot hereby conveyed.

NO. 2: BEGINNING at an iron pin located on the easterly side of Maple Road and the southwest corner of Lot No. 109; thence in a southerly direction along the easterly boundary of said Maple Road 65 feet to an iron pin at the northwesterly corner of Lot No. 107; thence in an easterly direction along Lot No. 107 North 66 degrees 23 minutes East a distance of 158.54 feet to an iron pin at the northeasterly corner of Lot No. 107; thence in a northerly direction North 30 degrees 24 minutes West a distance of 50 feet to an iron pin located at the southeast corner of Lot No. 109; thence in a westerly direction along Lot No. 109 South 72 degrees 6 minutes West a distance of 151.72 feet to an iron pin corner, the place of BEGINNING.

BEING Lot No. 108 on Plan of Section 'B' Park Place Village, Borough of Berwick, surveyed by John X. J. Callahan dated May of 1969.

TITLE TO SAID PREMISES IS VESTED IN Debra A. Sponenburg, single, by Deed from Dennis C. Steinruck, Executor of the Estate of Clifford Steinruck, a/k/a Clifford P. Steinruck, a/k/a Clifford Paul Steinruck, dated 07/23/2013, recorded 07/25/2013 in Instrument Number 201307004.

Tax Parcel: 04D-03-100-37.000, 04D-03-100-01-000

Premises Being: 208 Maple Road, Berwick, PA 18603-4216

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2015-CV-28**

Wells Fargo Financial Pennsylvania, Inc.

v.

Debra A. Sponenburg

**Dennis C. Steinruck, in His Capacity as Executor of The Estate of Clifford Steinruck a/k/a
Clifford P. Steinruck a/k/a Clifford Paul Steinruck**

owner(s) of property situate in the **BERWICK BOROUGH**, COLUMBIA County,
Pennsylvania, being

208 Maple Road, Berwick, PA 18603-4216

Parcel No. 04D-03-100-37,000, 04D-03-100-01-000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$80,024.50**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S RETURN

Wells Fargo Financial Pennsylvania, Inc.

Plaintiff

vs.

Debra A. Sponenburg

Dennis C. Steinruck, in His Capacity as Executor of The Estate of
Clifford Steinruck a/k/a Clifford P. Steinruck a/k/a Clifford Paul
Steinruck

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2015-CV-28

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

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

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

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

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date
Plaintiff Wells Fargo Financial Pennsylvania, Inc.	No.: <u>2015-CV-28</u>
Defendant Debra A. Sponenburg Dennis C. Steinruck, in His Capacity as Executor of The Estate of Clifford Steinruck a/k/a Clifford P. Steinruck a/k/a Clifford Paul Steinruck	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE **AT**

{	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <hr/> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>208 Maple Road</u> <u>Berwick, PA 18603-4216</u>
---	---

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

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

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

 Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff <div style="text-align: center;">Defendant</div> ADDRESS: <u>One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400</u> <u>Philadelphia, PA 19103-1814</u>	Telephone Number (215)563-7000	Date <u>3/30/15</u>
---	-----------------------------------	------------------------

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

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

RETURNED:

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

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
Wells Fargo Financial Pennsylvania, Inc.

No.: 2015-CV-28

Defendant
Debra A. Spoenburg
Dennis C. Steinruck, in His Capacity as Executor of The Estate of Clifford Steinruck
a/k/a Clifford P. Steinruck a/k/a Clifford Paul Steinruck

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



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

DEBRA A. SPONENBURG

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

208 Maple Road

Berwick, PA 18603-4216

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number
(215)563-7000

Date
3/30/15

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20____

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. <hr/> Expiration date
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Plaintiff Wells Fargo Financial Pennsylvania, Inc.	No.: <u>2015-CV-28</u>
Defendant Debra A. Sponenburg Dennis C. Steinruck, in His Capacity as Executor of The Estate of Clifford Steinruck a/k/a Clifford P. Steinruck a/k/a Clifford Paul Steinruck	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. DENNIS C. STEINRUCK <hr/> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 208 Maple Road <hr/> Berwick, PA 18603-4216
-------------------------------	---

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

 Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <u>3/30/15</u>
---	-----------------------------------	------------------------

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

PLAINTIFF	Court Number
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RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">SO ANSWERS Signature of Dep. Sheriff</td> <td style="width: 20%;">Date</td> </tr> <tr> <td>Signature of Sheriff</td> <td>Date</td> </tr> <tr> <td colspan="2">Sheriff of _____</td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
SO ANSWERS Signature of Dep. Sheriff	Date						
Signature of Sheriff	Date						
Sheriff of _____							

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
Wells Fargo Financial Pennsylvania, Inc.

No.: 2015-CV-28

Defendant
Debra A. Sponenburg
Dennis C. Steinruck, in His Capacity as Executor of The Estate of Clifford Steinruck
a/k/a Clifford P. Steinruck a/k/a Clifford Paul Steinruck

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE
DENNIS C. STEINRUCK
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
208 Maple Road

Berwick, PA 18603-4216

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number
(215)563-7000

Date
3/30/15

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20____

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s) Debra A. Sponenburg, Dennis C. Steinruck, in His Capacity as Executor of The Estate of Clifford Steinruck a/k/a Clifford P. Steinruck a/k/a Clifford Paul Steinruck at any out of county address(es) via process server for this action.

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

Thank You

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

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

TD Bank, NA
3-180/360


001499518

DATE
2/23/2015

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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


AUTHORIZED SIGNATURE

TAN [954741] 208 MAPLE ROAD (2015-CV-28)

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. COPIED IMAGE DISAPPEARS WITH HEAT.

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