

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Nelle Fargo Bank vs Larry + Tommy Reichenbach

NO. 44-15 ED NO. 71-15 JD

DATE/TIME OF SALE: OCT 14, 2015 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 4502,93

POUNDAGE - 2% OF BID \$ 90,06

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4592.99

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Larry L. Mull
Agent for Phelan Hallman Diamond & Jones

TOTAL DUE: \$ 4592.99

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 3242.99

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO BANK, N.A.

vs.

Defendant
LARRY REICHENBACH
TAMMY REICHENBACH

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, October 14, 2015

Writ of Execution No. : 2015CV91

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 524 VISTA DRIVE, 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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,476.60
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	\$195.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Surcharge	\$140.00
Tax Claim Search	\$5.00

Total Sheriff Costs **\$2,293.60**

Municipal Costs

Sewer	\$2,141.33
-------	------------

Total Municipal Costs **\$2,141.33**

Distribution Costs

Recording Fees	\$68.00
----------------	---------

Total Distribution Costs **\$68.00**

Grand Total: **\$4,502.93**

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



1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-567-0072
MELISSA.CONNOR@fedphe.com

MELISSA CONNOR
Legal Assistant, Ext. 1342

October 20, 2015

Office of the Sheriff
COLUMBIA County Courthouse
35 WEST MAIN ST
Bloomsburg, PA 17815

Re: LARRY F. REICHENBACH
TAMMY K. REICHENBACH
524 VISTA DRIVE, BERWICK, PA 18603-5612
2015-CV-91

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," to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, 8200 Jones Branch Drive, Mailstop 202, McLean, VA 22102.

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

Thank you in advance for your cooperation in this matter.

Very truly yours,


Melissa Connor
On behalf of Phelan Hallinan Diamond & Jones, LLP

cc: WELLS FARGO BANK, N.A.

PH # 959362

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

Mailing Address

1617 JFK Boulevard, Suite 1400, One Penn Center Plaza

City

Philadelphia

Telephone Number:

215-563-7000

State ZIP Code

PA 19103

B. TRANSFER DATA

Date of Acceptance of Document

11/18/15

Grantor(s)/Lessor(s)

Timothy Chamberlain, Sheriff

Telephone Number:

(570) 389-5622

Grantee(s)/Lessee(s)

FEDERAL HOME LOAN MORTGAGE CORPORATION

Telephone Number:

1-800-373-3343

Mailing Address

PO Box 380, W. Main Street

Mailing Address

8200 Jones Branch Drive, Mailstop 202

City

Bloomsburg

State

PA

ZIP Code

17815

City

McLean

State

VA

ZIP Code

22102

C. REAL ESTATE LOCATION

Street Address

524 VISTA DRIVE, BERWICK, PA 18603-5612

City, Township, Borough

TOWNSHIP OF BRIAR CREEK

County

COLUMBIA

School District

BERWICK AREA S.D.

Tax Parcel Number

07-02C-010

D. VALUATION DATA

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

1. Actual Cash Consideration

\$ 4,502.93 (winning bid)

2. Other Consideration

+ -0-

3. Total Consideration

= \$ 4,502.93

4. County Assessed Value

\$ 67,592.00

5. Common Level Ratio Factor

X 3.6

6. Computed Value

= \$243,331.20

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

1a. Amount of Exemption Claimed

= \$243,331.20

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

100%

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

100%

2. Check Appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession

(Name of Decedent)

Estate File Number

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust

If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Transfer from mortgagor to a holder of a mortgage in default.

(Attach copy of mortgage and note/assignment)

☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)

☒ *Other (Please explain exemption claimed, if other than listed above.)

This transfer is an exempt transaction based on P.S. Sect. 91(b)(1)(v) and 12 U.S.C. Sect. 1452(e). This is a Government Instrumentality.

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

MELISSA CONNOR

Date

11/18/15

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

001566228

DATE
11/11/2015

AMOUNT
****\$3,242.99

PAY THREE THOUSAND TWO HUNDRED FORTY-TWO AND 99 / 100 Dollars

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

MOC [959362] 524 VISTA DRIVE (2015-CV-91)


AUTHORIZED SIGNATURE

⑈001566228⑈ ⑆036001808⑆ 361508666⑈

SHERIFF'S SALE COST SHEET

NO. _____ vs. Reichenbach
ED NO. _____ JD DATE/TIME OF SALE _____

— DOCKET/RETURN \$15.00
— SERVICE PER DEF. \$ 175.00
— LEVY (PER PARCEL \$15.00
— MAILING COSTS \$ 24.00
— ADVERTISING SALE BILLS & COPIES \$17.50
— ADVERTISING SALE (NEWSPAPER) \$15.00
— MILEAGE \$ 24.00
— POSTING HANDBILL \$15.00
— CRYING/ADJOURN SALE \$10.00
— SHERIFF'S DEED \$35.00
— TRANSFER TAX FORM \$25.00
— DISTRIBUTION FORM \$25.00
— COPIES \$ 6.50
— NOTARY \$ 15.00

TOTAL ***** \$ 437.00

448.93

— WEB POSTING \$150.00
— PRESS ENTERPRISE INC. \$ 1476.60
— SOLICITOR'S SERVICES \$75.00

TOTAL ***** \$ 1701.60

— PROTHONOTARY (NOTARY) \$10.00
RECORDER OF DEEDS \$ 68.00

TOTAL ***** \$ 78.00

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20__ \$ _____
SCHOOL DIST. 20__ \$ _____
— DELINQUENT 20__ \$ 5.00

TOTAL ***** \$ 5.00

MUNICIPAL FEES DUE:

— SEWER 20__ \$ 2141.33
WATER 20__ \$ _____

TOTAL ***** \$ 2141.33

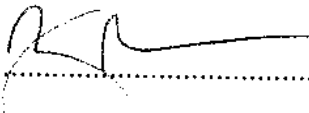
— SURCHARGE FEE (DSTE) \$ 140.00
MISC. _____ \$ _____

TOTAL ***** \$ -0-

TOTAL COSTS (OPENING BID) \$ 4502.93

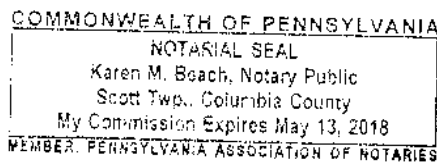
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 June 24 and July 1, 8, 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 8th day of July 2015

Karen M. Beach
(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.

.....

Wells Fargo Bank, N.A.

COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

NO.: 2015-CV-91

Larry F. Reichenbach
Tammy K. Reichenbach

Defendant(s) : COLUMBIA County

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: [REDACTED]
1005 Lasalle Street
Berwick, PA 18603-1816

[REDACTED]
524 Vista Drive
Berwick, PA 18603-5612

****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 524 Vista Drive, Berwick, PA 18603-5612 is scheduled to be sold at the Sheriff's Sale on July 15th 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 \$168,690.02 obtained by Wells Fargo Bank, N.A. (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

2015 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Briar Creek Township

Make Check Payable To:

The Berwick Area School District
Joan Rothery, Tax Collector
122 Twin Church Road
Berwick, PA 18603

Telephone: 570-759-2118

Taxes are due and payment is requested from:

018072 007
REICHENBACH LARRY F & TAMMY K
524 VISTA DR
BERWICK, PA 18603-5612

Bill Date: 7/1/2015 Control #: Bill #: 1375

RETURN THIS TOP PART IF PAYING IN FULL

Parcel #: 07 02C01000000 Prop. Type

Property Location and Description: Assessment:
524 VISTA RD L= 15,690
3.400 B= 51,900
T= 67,590

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	3,024.70
HOMESTEAD EXCLUSION	(4,045.00)	(180.09)
FARMSTEAD EXCLUSION	NA	N/A
If Paid By 8/31/2015	2% Discounted Amount	2,787.71
If Paid By 10/31/2015	FACE Amount	2,844.61
If Paid After 10/31/2015	10% Penalty Amount	3,129.11

Last Day to Pay: 12/31/2015

For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

Office Hours:

July and August - Tuesday and Thursday from 9am - 4pm
July and August - Wednesday from 1 - 4pm
September thru December - Wednesday hours only

****Homestead/Farmstead Applied****

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 GAJRO, 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 B. 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
 CAROL A. DiPRINZIO, ESQUIRE - ID # 316094
 JACOB M. OTTLEY, ESQUIRE - ID # 319404

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

CIVIL ACTION LAW

LSF8 Master Participation Trust

v.

Amity J. Dohl

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2009-CV-882

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Amity J. Dohl
 108A Twin Church Road
 Berwick, Pennsylvania 18603

Gary O. Lewis
 108A Twin Church Road
 Berwick, Pennsylvania 18603

Your house (real estate) at 108A Twin Church Road, Berwick, Pennsylvania 18603 is scheduled to be sold at Sheriff's Sale on July 15, 2015 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 \$226,217.44 obtained

2015 SCHOOL REAL ESTATE TAX NOTICE
 Berwick Area School District
 Briar Creek Township

Make Check Payable To:

The Berwick Area School District
 Joan Rothery, Tax Collector
 122 Twin Church Road
 Berwick, PA 18603

Telephone: 570-759-2118

Taxes are due and payment is requested from:

016/11 COT
 LEWIS GARY O
 DOHL AMITY J
 108 TWIN CHURCH RD
 BERWICK, PA 18603-5213

Bill Date: 7/1/2015 Control #: Bill #: 1014

RETURN THIS TOP PART IF PAYING IN FULL

Parcel #: 07 03 05308000

Prop. Type**Property Location and Description:**

108 TWIN CHURCH RD
 2.400

Assessment:

L= 12,290
 B= 56,347
 T= 68,637

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	3,071.51
HOMESTEAD EXCLUSION	(4,045.00)	(180.09)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2015	2% Discounted Amount	2,833.59
If Paid By 10/31/2015	FACE Amount	2,891.42
If Paid After 10/31/2015	10% Penalty Amount	3,180.56

Last Day to Pay: 12/31/2015
 For a receipt, return the entire bill with payment
 and a self-addressed stamped envelope.

Office Hours:

July and August - Tuesday and Thursday 6 - 8pm
 July and August - Wednesday from 1 - 4pm and 6 - 8pm
 September thru December - Wednesday hours only

****Homestead/Farmstead Applied****

900'd 8550#

LS12 ST0210100

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.
Plaintiff

vs.

LARRY F. REICHENBACH
TAMMY K. REICHENBACH

Defendants

: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No.: 2015-CV-91
:

ORDER


AND NOW, this 26 day of June, 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	\$159,830.75
Interest Through June 3, 2015	\$11,746.77
Late Charges	\$280.95
Legal fees	\$2,585.00
Cost of Suit and Title	\$977.00
Mortgage Insurance Premium/ Private Mortgage Insurance	\$168.93
Escrow Deficit	\$3,510.63
TOTAL	\$179,100.03

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.

FILED
PROTHONOTARY
2015 JUN 26 PM 3 26
CLERK OF THE COURT
COLUMBIA COUNTY, PA
959362

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

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

Re: WELLS FARGO BANK, N.A. v. LARRY F. REICHENBACH et al.
No.: 2015-CV-91

Dear Sir/Madam:

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

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

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

****Property is listed for the 10/14/2015 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Legal Assistant

CC: LARRY F. REICHENBACH and TAMMY K. REICHENBACH

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

Attorney for Plaintiff

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

WELLS FARGO BANK, N.A.
Plaintiff

v.

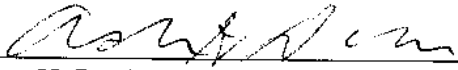
**LARRY F. REICHENBACH
TAMMY K. REICHENBACH**
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2015-CV-91**
:
:

CERTIFICATE OF FILING

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

Date: 6/23/15


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

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

Attorney for Plaintiff

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

WELLS FARGO BANK, N.A.
Plaintiff

v.


**LARRY F. REICHENBACH
TAMMY K. REICHENBACH**
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2015-CV-91**
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 07/15/2015 at 09:00 AM in the above-captioned matter has been continued until 10/14/2015 at 09:00 AM.

Date: 6/23/15


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

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

Attorney for Plaintiff

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

WELLS FARGO BANK, N.A.
Plaintiff

v.

**LARRY F. REICHENBACH
TAMMY K. REICHENBACH**
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2015-CV-91**
:
:

CERTIFICATION OF SERVICE

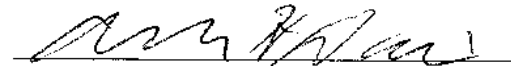
I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

LARRY F. REICHENBACH
1005 LASALLE STREET
BERWICK, PA 18603-1816

TAMMY K. REICHENBACH
524 VISTA DRIVE
BERWICK, PA 18603-5612

Date: 6/23/15

LARRY F. REICHENBACH
524 VISTA DRIVE
BERWICK, PA 18603-5612


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

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

Attorney for Plaintiff

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

WELLS FARGO BANK, N.A.
Plaintiff

v.

**LARRY F. REICHENBACH
TAMMY K. REICHENBACH**
Defendant(s)

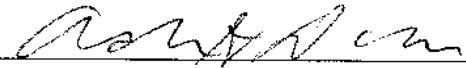
:
: **CIVIL DIVISION**
:
: **No.: 2015-CV-91**
:
:

CERTIFICATE OF FILING

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

Date: _____

6/23/15


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

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

Foreclosure Manager

Representing Lenders in
Pennsylvania

June 18, 2015

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. v.
LARRY F. REICHENBACH and TAMMY K. REICHENBACH
524 VISTA DRIVE BERWICK, PA 18603-5612
No.: 2015-CV-91

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for July 15, 2015 due to the following: Service of NOS.

The Property is to be relisted for the October 14, 2015 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
David Tran for
Phelan Hallinan Diamond & Jones, LLP

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

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-91
No.:

Re: WELLS FARGO BANK, N.A. VS. LARRY F. REICHENBACH, and TAMMY K. REICHENBACH
No.: 2015-CV-91, No.:

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 07/15/2015 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 BANK, N.A.
Plaintiff,

v.

LARRY F. REICHENBACH
TAMMY K. REICHENBACH
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2015-CV-91
No.:

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: 6/15/15

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 - 07/15/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 524 VISTA DRIVE BERWICK, PA 18603-5612	\$0.47
2	****	Berwick Area Joint Sewer Authority 1108 Freas Avenue Berwick, PA 18603	\$0.47
3	****	Berwick Area Joint Sewer Authority C/O Anthony J. McDonald Esq. 106 NORTH MARKET STREET BERWICK, PA 18603-4820	\$0.47
4	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128	\$0.47
5	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	\$0.47
6	****	Larry F. Reichenbach C/O Susan M. Hill & Rebecca H. Dinucci Esqs. 38 WEST 3RD STREET BLOOMSBURG, PA 17815-1707	\$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

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.

Postmaster, Per Name of
Receiving Employee)

Total Number of Pieces
Received at Post Office

Form 3877 Facsimile

1617 John F Kennedy Blvd
Suite 1400
Philadelphia PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8656

**Phelan Hallinan
Diamond & Jones, LLP**

Fax

To: Columbia County Sheriff Office **From:** David Tran
Fax: 570-389-5625 **Date:** 6/17/2015
Phone: **Pages:** 1
Re: Postpone Sale Date – PHS 959362 **CC:**
☒ **Urgent** ☒ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments:

Good afternoon,

Currently the sale is set for 7/15/15. We would like to postpone our scheduled sheriff sale for 90 days. Please provide a new sale date and time as soon as possible.

Defendants: REICHENBACH, LARRY F. (DIV P)
REICHENBACH, TAMMY K. (DIV P)
Property: 524 VISTA DRIVE
BERWICK, PA 18603-5612
Complaint Docket #: 2015-CV-91

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

David Tran

David.tran@phelanhallinan.com

Phone – 215-320-0007 Ext 31495

Fax – 215-563-8656

Sale October 14, 2015 at 9:00 AM

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
LARRY REICHENBACH (et al.)

Case Number
2015CV91

SHERIFF'S RETURN OF SERVICE

04/22/2015 11:15 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE DESIREE REICHENBACH, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR LARRY REICHENBACH AT 524 VISTA DRIVE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

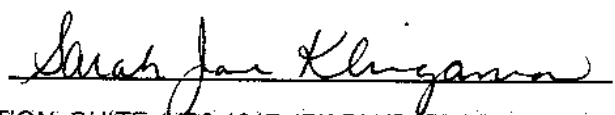
April 23, 2015

NOTARY

Affirmed and subscribed to before me this

23RD day of APRIL 2015

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



PHILAN & HALLINAN LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA
Columbia County, PA 19104

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
LARRY REICHENBACH (et al.)

Case Number
2015CV91

SHERIFF'S RETURN OF SERVICE

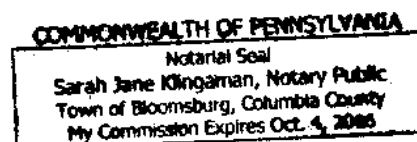
06/10/2015 11:14 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 524 VISTA DRIVE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

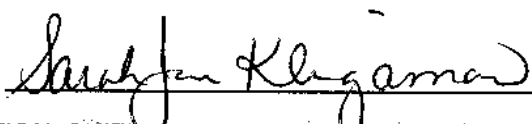
June 10, 2015



NOTARY

Affirmed and subscribed to before me this

10TH day of JUNE, 2015



PHILAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA
Columbia County, PA 19104, Telephone: 215-591-1100

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
LARRY REICHENBACH (et al.)

Case Number
2015CV91

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: 524 VISTA DRIVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date: 6-10-15

Time: 11:14

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)

2015CV91

524 VISTA DRIVE, BERWICK, PA 18603

NO EXPIRATION

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



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

Wells Fargo Bank, N.A.

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-91

Larry F. Reichenbach
Tammy K. Reichenbach

: COLUMBIA County

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Larry F. Reichenbach
1005 Lasalle Street
Berwick, PA 18603-1816

Tammy K. Reichenbach
524 Vista Drive
Berwick, PA 18603-5612

****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 524 Vista Drive, Berwick, PA 18603-5612 is scheduled to be sold at the Sheriff's Sale on July 15th 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 \$168,690.02 obtained by Wells Fargo Bank, N.A. (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.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
LARRY REICHENBACH (et al.)

Case Number
2015CV91

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 44

Warrant:

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

370-233-9616

Serve To:

Name: LARRY REICHENBACH

Primary Address: 524 VISTA DRIVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 1005 LASSALLE STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Desiree Reichenbach

Relation: Daughter

Date: 4-22-15

Time: 11:15

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:	4-20-15	4-22-15				
Time:	13:43	11:00				
Mileage:						
Deputy:	3	3				

Service Attempt Notes:

1. Phone call

2. S/C

3.

4.

5.

6.

REICHENBACH, LARRY

2015CV91

524 VISTA DRIVE, BERWICK, PA 18603

NO EXPIRATION



April 21, 2015

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

WELLS FARGO BANK, N.A.

VS.

**LARRY F. REICHENBACH
TAMMY K. REICHENBACH**

NO: 2015-CV-91

Dear Timothy:

The amount due on the sewer account #203020 for the property located at 524 Vista Drive, Berwick Pa through September 30, 2015 is \$2141.33. This amount includes fees to satisfy a lien on this property.

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

Sincerely,


Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
LARRY REICHENBACH (et al.)

Case Number
2015CV91

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 44

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 524 VISTA DRIVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Timmy Reichenbach

Relation: Homeowner

Date: 4-20-15

Time: 1:50

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2015CV91

524 VISTA DRIVE, 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.
LARRY REICHENBACH (et al.)

Case Number
2015CV91

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 44

Warrant:

Expires:

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Kelly Macis

Relation: Clerk

Date: 9-26-15

Time: 13:15

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2015CV91

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
LARRY REICHENBACH (et al.)

Case Number
2015CV91

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 44

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORITY

Primary Address: 106 MARKET STREET
BERWICK, PA 18603

Phone: 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.

BERWICK AREA JOINT SE

2015CV91

106 MARKET STREET, 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.
LARRY REICHENBACH (et al.)

Case Number
2015CV91

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 44

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: TAMMY REICHENBACH

Primary Address: 524 VISTA DRIVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 4-20-15

Time: 13:50

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

REICHENBACH, TAMMY

2015CV91

524 VISTA DRIVE, 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.
LARRY REICHENBACH (et al.)

Case Number
2015CV91

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 44

Warrant:

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

Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4-20-15

Time: 15:30

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.

ROTHERY, JOAN M.

2015CV91

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 04/17/2015

Fee: \$5.00

Cert. NO: 21594

REICHENBACH LARRY F & TAMMY K
524 VISTA ROAD
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 20080 -2780
Location: S SIDE VISTA ROAD
Parcel Id: 07 -02C-010-00,000

Assessment: 67,592
Balances as of 04/17/2015

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

Sheri H

07-02C-010-00

NO
OFFER

Wells Fargo Bank, N.A.

Plaintiff

vs.

Larry F. Reichenbach
Tammy K. Reichenbach

Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2015-CV-91
:
:
: COLUMBIA County

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Larry F. Reichenbach
1005 Lasalle Street
Berwick, PA 18603-1816

Tammy K. Reichenbach
524 Vista Drive
Berwick, PA 18603-5612

****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 **524 Vista Drive, Berwick, PA 18603-5612** is scheduled to be sold at the Sheriff's Sale on July 15th 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 \$168,690.02 obtained by Wells Fargo Bank, N.A. (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**.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
LARRY REICHENBACH (et al.)

Case Number
2015CV91

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 44

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: SUSAN HILL, ESQ.

Primary Address: 38 W 3RD STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: DEBBIE BLENK

Relation: SEC

Date: 4-15-15

Time: 1100

Deputy: 8

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.

HILL ESQ., SUSAN

2015CV91

38 W 3RD 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.
LARRY REICHENBACH (et al.)

Case Number
2015CV91

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 44

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:

4-15-15

Time:

1055

Deputy:

8

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

2015CV91

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.
LARRY REICHENBACH (et al.)

Case Number
2015CV91

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 44

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia County

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 Richendrfer

Relation: Clerk II

Date: 4-15-15

Time: 10:55

Deputy: 8

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

2015CV91

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA 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 04/15/15

Account:

Name:

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

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

Ad ID: **1031536**
Description: **SHERIFF'S SALE By Virtue of a Writ o**
Run Dates: **06/24/15 to 07/08/15**
Class: **2**
Agate Lines: **270**
Blind Box:

Total Ad Cost \$1,476.60
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	06/24/15	07/08/15	3	\$1,476.60

SHERIFF'S SALE By Virtue of a Writ of Executions (Mortgage Foreclosure) No. 2015CV91

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, JULY 15, 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 compliance with the schedule ten (10) days after sale, if any, unless objections are filed with the Sheriff's Office prior thereto.

TRACT NO. 1:
ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Bear Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin on the southerly side of Vista Road at the northeasterly corner of Lot of Alwood R. Knox, Jr. thence along the southerly line of Vista Road South 67 degrees 35 minutes East 369.88 feet to an iron pin, thence continuing along the southerly line of Vista Road North 85 degrees East 367.11 feet to an iron pin at a corner on the westerly side of Backston Road now unnamed, thence along the westerly line of said road South 38 degrees 32 minutes West 139.45 feet to an iron pin, thence continuing along said road South 79 degrees 18 minutes West 152.91 feet to an iron pin, thence continuing along said road South 60 degrees West 189.84 feet to an iron pin at a corner on the north side of said alley, thence along the north side of said alley North 57 degrees 55 minutes West 467.20 feet to an iron pin at the southeasterly corner of lot of Alwood R. Knox, Jr. thence along the easterly line of said lot North 22 degrees 10 minutes East 200 feet to an iron pin on the southerly side of Vista Road, the place of beginning. This deed is made and delivered under and subject, nevertheless, to the restrictions, covenants, qualifications and provisions, all of which run with the land and are binding upon the Grantees, their heirs, executors, administrators and assigns by their acceptance of this deed, to set forth in deed from E.J. Earleman, Grantor, to Jacques H. Mitran and Selma T. Mitran, his wife, dated 5/3/58 and found in Deed Book 189, Page 372 and as also set forth in deed found as Instrument No. 20021364.

TRACT NO. 2:
ALL THAT CERTAIN piece or parcel of land situate in the Township of Bear Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point, the southwest corner of land of Alwood R. Knox, Jr. thence along the southerly line of land heretofore conveyed to Jacques H. Mitran and Selma T. Mitran, his wife, south 67 degrees 35 minutes east 407.20 feet to the westerly side of a road which leads northeasterly to Vista Road, thence south 80 degrees west 20 feet more less to the northeasterly corner of lot of George Kuzivik, thence north 67 degrees 35 minutes west 407.20 feet more or less to a point which is 20 feet south 22 degrees 10 minutes west from the point of beginning, thence north 22 degrees 10 minutes east 20 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Larry F. Reichenbach and Tammy K. Reichenbach, his wife, by Deed from Donald R. Zolke and Marilyn J. Zolke, his wife, dated 03/27/2008, recorded 03/31/2008 in Instrument Number 200802780.

Tax Parcel 07-02C-010

Premises Being: 524 Vista Drive, Berwick, PA 18603-6612

PROPERTY ADDRESS: 524 VISTA DRIVE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-02C-010

Said and listed into execution to be sold as the property of LARRY REICHENBACH, TAMMY REICHENBACH 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 cashiers 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 cashiers 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 re-sell the property at the bidder's risk and maintain an action against the bidder for breach of contract or the cause of default of sums paid by the bidder will be considered forfeited, and 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 no credits are payable to the Plaintiff, the proceeds once will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives previous written notice otherwise, signed by an authorized representative of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV91

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, JULY 15, 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.

TRACT NO. 1:

ALL THAT CERTAIN lot, piece, or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly side of Vista Road at the northeasterly corner of Lot of Atwood R. Knorr, Jr.; thence along the southerly line of Vista Road South 67 degrees 35 minutes East 369.88 feet to an iron pin; thence continuing along the southerly line of Vista Road North 85 degrees East 367.11 feet to an iron pin at a corner on the westerly side of blacktop road now unnamed; thence along the westerly line of said road South 39 degrees 32 minutes West 139.45 feet to an iron pin; thence continuing along said road South 79 degrees 18 minutes West, 152.91 feet to an iron pin; thence continuing along said road South 60 degrees West, 189.64 feet to an iron pin at a corner on the north side of an alley; thence along the north side of said alley North 67 degrees 35 minutes West, 407.20 feet to an iron pin at the southeasterly corner of lot of Atwood R. Knorr, Jr.; thence along the easterly line of said lot North 22 degrees 10 minutes East, 200 feet to an iron pin on the southerly side of Vista Road, the place of beginning.

This deed is made and delivered under and subject, nevertheless, to the restrictions, reservations, qualifications and provisions, all of which run with the land and are binding upon the Grantees, their heirs, executors, administrators and assigns by their acceptance of this deed, as set forth in deed from E.J. Eshleman, Grantor, to Jacques H. Mitrani and Selma T. Mitrani, his wife, dated 5/3/58 and found in Deed Book 189, Page 372 and as also set forth in deed found as Instrument No. 200211364.

TRACT NO. 2:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, the southeast corner of land of Atwood R. Knorr, Jr.; thence along the southerly line of land heretofore conveyed to Jacques H. Mitrani and Selma T. Mitrani, his wife, south 67 degrees 35 minutes east 407.20 feet to the westerly side of a road which leads northeasterly to Vista Road; thence south 60 degrees west 20 feet more or less to the northeasterly corner of lot of George Kuchala; thence north 67 degrees 35 minutes west 407.20 feet more or less to a point which is 20 feet south 22 degrees 10 minutes west from the point of beginning; thence north 22 degrees 10 minutes east 20 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Larry F. Reichenbach and Tammy K. Reichenbach, his wife, by Deed from Donald R. Zlobik and Marilyn J. Zlobik, his wife, dated 03/27/2008, recorded 03/31/2008 in Instrument Number 200802780.

Tax Parcel: 07-02C-010

Premises Being: 524 Vista Drive, Berwick, PA 18603-5612

PROPERTY ADDRESS: 524 VISTA DRIVE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-02C-010

Seized and taken into execution to be sold as the property of LARRY REICHENBACH, TAMMY REICHENBACH 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

REAL ESTATE OUTLINE

ED # 44DATE RECEIVED 4-14-2015
DOCKET AND INDEX 2015 CV 91

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>959362</u>

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****SALE DATE July 15th, 2015 TIME 9:00 am
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 Bank, N.A.

vs.

Larry F. Reichenbach
Tammy K. Reichenbach

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2015-CV-91

2015-ED-44
COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 524 Vista Drive, Berwick, PA 18603-5612
(See Legal Description attached)

Amount Due

\$168,690.02

Interest from 04/03/2015 to Date of Sale

\$_____ and costs.

@ \$27.73 per diem

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

Dated April 14, 2015
(SEAL)

PH # 959362

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

Wells Fargo Bank, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-91

Larry F. Reichenbach
Tammy K. Reichenbach

:
:
Defendant(s) : COLUMBIA County

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Larry F. Reichenbach
1005 Lasalle Street
Berwick, PA 18603-1816

Tammy K. Reichenbach
524 Vista Drive
Berwick, PA 18603-5612

****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 **524 Vista Drive, Berwick, PA 18603-5612** is scheduled to be sold at the Sheriff's Sale on July 15th 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 **\$168,690.02** obtained by **Wells Fargo Bank, N.A.** (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-91**

Wells Fargo Bank, N.A.

v.

Larry F. Reichenbach

Tammy K. Reichenbach

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

524 Vista Drive, Berwick, PA 18603-5612

Parcel No. 07-02C-010

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$168,690.02**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

TRACT NO. 1:

ALL THAT CERTAIN lot, piece, or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin on the southerly side of Vista Road at the northeasterly corner of Lot of Atwood R. Knorr, Jr.; thence along the southerly line of Vista Road South 67 degrees 35 minutes East 369.88 feet to an iron pin; thence continuing along the southerly line of Vista Road North 85 degrees East 367.11 feet to an iron pin at a corner on the westerly side of blacktop road now unnamed; thence along the westerly line of said road South 39 degrees 32 minutes West 139.45 feet to an iron pin; thence continuing along said road South 79 degrees 18 minutes West, 152.91 feet to an iron pin; thence continuing along said road South 60 degrees West, 189.64 feet to an iron pin at a corner on the north side of an alley; thence along the north side of said alley North 67 degrees 35 minutes West, 407.20 feet to an iron pin at the southeasterly corner of lot of Atwood R. Knorr, Jr.; thence along the easterly line of said lot North 22 degrees 10 minutes East, 200 feet to an iron pin on the southerly side of Vista Road, the place of beginning.

This deed is made and delivered under and subject, nevertheless, to the restrictions, reservations, qualifications and provisions, all of which run with the land and are binding upon the Grantees, their heirs, executors, administrators and assigns by their acceptance of this deed, as set forth in deed from E.J. Eshleman, Grantor, to Jacques H. Mitrani and Selma T. Mitrani, his wife, dated 5/3/58 and found in Deed Book 189, Page 372 and as also set forth in deed found as Instrument No. 200211364.

TRACT NO. 2:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point, the southeast corner of land of Atwood R. Knorr, Jr.; thence along the southerly line of land heretofore conveyed to Jacques H. Mitrani and Selma T. Mitrani, his wife, south 67 degrees 35 minutes east 407.20 feet to the westerly side of a road which leads northeasterly to Vista Road; thence south 60 degrees west 20 feet more or less to the northeasterly corner of lot of George Kuchala; thence north 67 degrees 35 minutes west 407.20 feet more or less to a point which is 20 feet south 22 degrees 10 minutes west from the point of beginning; thence north 22 degrees 10 minutes east 20 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Larry F. Reichenbach and Tammy K. Reichenbach, his wife, by Deed from Donald R. Zlobik and Marilyn J. Zlobik, his wife, dated 03/27/2008, recorded 03/31/2008 in Instrument Number 200802780.

Tax Parcel: 07-02C-010

Premises Being: 524 Vista Drive, Berwick, PA 18603-5612

Wells Fargo Bank, N.A.	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
v.	:	
	:	NO.: <u>2015-CV-91</u>
Larry F. Reichenbach	:	
Tammy K. Reichenbach	:	
Defendant(s)	:	COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., 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 **524 Vista Drive, Berwick, PA 18603-5612**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Larry F. Reichenbach	1005 Lasalle Street, Berwick, PA 18603-1816
Tammy K. Reichenbach	524 Vista Drive, Berwick, PA 18603-5612

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Larry F. Reichenbach	1005 Lasalle Street Berwick, PA 18603-1816
Tammy K. Reichenbach	524 Vista Drive Berwick, PA 18603-5612

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)
Berwick Area Joint Sewer Authority	1108 Freas Avenue Berwick, PA 18603
Berwick Area Joint Sewer Authority C/O Anthony J. McDonald Esq.	106 North Market Street Berwick, PA 18603-4820

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

**524 Vista Drive
Berwick, PA 18603-5612**

**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**

**Larry F. Reichenbach C/O Susan M. Hill &
Rebecca H. Dinucci Esqs.**

**38 West 3rd Street
Bloomsburg, PA 17815-1707**

**Domestic Relations of
Columbia County**

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

**Commonwealth of Pennsylvania
Department of Welfare**

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

Internal Revenue Service Advisory

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

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

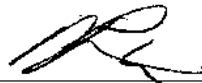
**228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754**

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

Date:

4/1/2016

By:



Phelan Hallinan Diamond & Jones, LLP

PETER WAPNER, Esq., Id. No. 318263

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

LEGAL DESCRIPTION

TRACT NO. 1:

ALL THAT CERTAIN lot, piece, or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin on the southerly side of Vista Road at the northeasterly corner of Lot of Atwood R. Knorr, Jr.; thence along the southerly line of Vista Road South 67 degrees 35 minutes East 369.88 feet to an iron pin; thence continuing along the southerly line of Vista Road North 85 degrees East 367.11 feet to an iron pin at a corner on the westerly side of blacktop road now unnamed; thence along the westerly line of said road South 39 degrees 32 minutes West 139.45 feet to an iron pin; thence continuing along said road South 79 degrees 18 minutes West, 152.91 feet to an iron pin; thence continuing along said road South 60 degrees West, 189.64 feet to an iron pin at a corner on the north side of an alley; thence along the north side of said alley North 67 degrees 35 minutes West, 407.20 feet to an iron pin at the southeasterly corner of lot of Atwood R. Knorr, Jr.; thence along the easterly line of said lot North 22 degrees 10 minutes East, 200 feet to an iron pin on the southerly side of Vista Road, the place of beginning.

This deed is made and delivered under and subject, nevertheless, to the restrictions, reservations, qualifications and provisions, all of which run with the land and are binding upon the Grantees, their heirs, executors, administrators and assigns by their acceptance of this deed, as set forth in deed from E.J. Eshleman, Grantor, to Jacques H. Mitrani and Selma T. Mitrani, his wife, dated 5/3/58 and found in Deed Book 189, Page 372 and as also set forth in deed found as Instrument No. 200211364.

TRACT NO. 2:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point, the southeast corner of land of Atwood R. Knorr, Jr.; thence along the southerly line of land heretofore conveyed to Jacques H. Mitrani and Selma T. Mitrani, his wife, south 67 degrees 35 minutes east 407.20 feet to the westerly side of a road which leads northeasterly to Vista Road; thence south 60 degrees west 20 feet more or less to the northeasterly corner of lot of George Kuchala; thence north 67 degrees 35 minutes west 407.20 feet more or less to a point which is 20 feet south 22 degrees 10 minutes west from the point of beginning; thence north 22 degrees 10 minutes east 20 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Larry F. Reichenbach and Tammy K. Reichenbach, his wife, by Deed from Donald R. Zlobik and Marilyn J. Zlobik, his wife, dated 03/27/2008, recorded 03/31/2008 in Instrument Number 200802780.

Tax Parcel: 07-02C-010

Premises Being: 524 Vista Drive, Berwick, PA 18603-5612

PHELAN HALLINAN DIAMOND & JONES, LLP
PETER WAPNER, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

Wells Fargo Bank, N.A.
Plaintiff

v.

Larry F. Reichenbach
Tammy K. Reichenbach
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2015-CV-91**
: **2015-ED-44**
: **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
PETER WAPNER, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
PETER WAPNER, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

Wells Fargo Bank, N.A.

vs.

**Larry F. Reichenbach
Tammy K. Reichenbach**

: **COLUMBIA County**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2015-CV-91**
:

VERIFICATION OF NON-MILITARY SERVICE

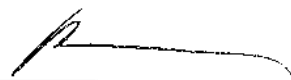
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 Larry F. Reichenbach is over 18 years of age and resides at 1005 Lasalle Street, Berwick, PA 18603-1816 and 524 Vista Drive, Berwick, PA 18603-5612.

(c) that defendant Tammy K. Reichenbach is over 18 years of age and resides at 524 Vista Drive, Berwick, PA 18603-5612.

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
PETER WAPNER, Esq., Id. No.318263
Attorney for Plaintiff

PHILAN HALLINAN DIAMOND & JONES, LLP
PETER WAPNER, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

Wells Fargo Bank, N.A.
Plaintiff

v.

Larry F. Reichenbach
Tammy K. Reichenbach
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2015-CV-91**
:
: **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
PETER WAPNER, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
PETER WAPNER, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

Wells Fargo Bank, N.A.

vs.

Larry F. Reichenbach
Tammy K. Reichenbach

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2015-CV-91
:

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 Larry F. Reichenbach is over 18 years of age and resides at 1005 Lasalle Street, Berwick, PA 18603-1816 and 524 Vista Drive, Berwick, PA 18603-5612.

(c) that defendant Tammy K. Reichenbach is over 18 years of age and resides at 524 Vista Drive, Berwick, PA 18603-5612.

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
PETER WAPNER, Esq., Id. No.318263
Attorney for Plaintiff

LEGAL DESCRIPTION

TRACT NO. 1:

ALL THAT CERTAIN lot, piece, or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin on the southerly side of Vista Road at the northeasterly corner of Lot of Atwood R. Knorr, Jr.; thence along the southerly line of Vista Road South 67 degrees 35 minutes East 369.88 feet to an iron pin; thence continuing along the southerly line of Vista Road North 85 degrees East 367.11 feet to an iron pin at a corner on the westerly side of blacktop road now unnamed; thence along the westerly line of said road South 39 degrees 32 minutes West 139.45 feet to an iron pin; thence continuing along said road South 79 degrees 18 minutes West, 152.91 feet to an iron pin; thence continuing along said road South 60 degrees West, 189.64 feet to an iron pin at a corner on the north side of an alley; thence along the north side of said alley North 67 degrees 35 minutes West, 407.20 feet to an iron pin at the southeasterly corner of lot of Atwood R. Knorr, Jr.; thence along the easterly line of said lot North 22 degrees 10 minutes East, 200 feet to an iron pin on the southerly side of Vista Road, the place of beginning.

This deed is made and delivered under and subject, nevertheless, to the restrictions, reservations, qualifications and provisions, all of which run with the land and are binding upon the Grantees, their heirs, executors, administrators and assigns by their acceptance of this deed, as set forth in deed from E.J. Eshleman, Grantor, to Jacques H. Mitrani and Selma T. Mitrani, his wife, dated 5/3/58 and found in Deed Book 189, Page 372 and as also set forth in deed found as Instrument No. 200211364.

TRACT NO. 2:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point, the southeast corner of land of Atwood R. Knorr, Jr.; thence along the southerly line of land heretofore conveyed to Jacques H. Mitrani and Selma T. Mitrani, his wife, south 67 degrees 35 minutes east 407.20 feet to the westerly side of a road which leads northeasterly to Vista Road; thence south 60 degrees west 20 feet more or less to the northeasterly corner of lot of George Kuchala; thence north 67 degrees 35 minutes west 407.20 feet more or less to a point which is 20 feet south 22 degrees 10 minutes west from the point of beginning; thence north 22 degrees 10 minutes east 20 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Larry F. Reichenbach and Tammy K. Reichenbach, his wife, by Deed from Donald R. Zlobik and Marilyn J. Zlobik, his wife, dated 03/27/2008, recorded 03/31/2008 in Instrument Number 200802780.

Tax Parcel: 07-02C-010

Premises Being: 524 Vista Drive, Berwick, PA 18603-5612

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2015-CV-91**

Wells Fargo Bank, N.A.

v.

Larry F. Reichenbach

Tammy K. Reichenbach

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

524 Vista Drive, Berwick, PA 18603-5612

Parcel No. 07-02C-010

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$168,690.02**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S RETURN

Wells Fargo Bank, N.A.

Plaintiff

vs.

Larry F. Reichenbach

Tammy K. Reichenbach

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2015-CV-91

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 Bank, N.A.

No.: 2015-CV-91

Defendant
Larry F. Reichenbach
Tammy K. Reichenbach

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

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

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

Berwick, PA 18603-5612

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 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

6/13/14

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
Wells Fargo Bank, N.A.

No.: 2015-CV-91

Defendant
Larry F. Reichenbach
Tammy K. Reichenbach

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.

LARRY F. REICHENBACH

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

524 Vista Drive

Berwick, PA 18603-5612

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

[Signature]

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

PLAINTIFF

Court Number

RETURNED:

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

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date
--	--

Plaintiff Wells Fargo Bank, N.A.	No.: <u>2015-CV-91</u>
Defendant Larry F. Reichenbach Tammy K. Reichenbach	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. <u>TAMMY K. REICHENBACH</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>524 Vista Drive</u> <u>Berwick, PA 18603-5612</u>
-------------------------------	---	---

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20__ 1, 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
---	-----------------------------------	----------

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

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

RETURNED:

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

Document Receipt

Trans #	5130	Carrier / service.	USPS Server	First-Class Mail®	4/15/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000051238

Doc Ref #: 2015ED44

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	5129	Carrier / service:	USPS Server	First-Class Mail®	4/15/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET 5TH FLOOR

Tracking #: 71901140006000051221

ROBERT N.C. NIX FEDERAL BUILDING

Doc Ref #: 2015ED44

PHILADELPHIA PA 19107

Postage 5.1300

Document Receipt

Trans #	5128	Carrier / service:	USPS Server	First-Class Mail®	4/15/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000051214

Doc Ref #: 2015ED44

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	5127	Carrier / service:	USPS Server	First-Class Mail®	4/15/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000051207

Doc Ref #: 2015ED44

Postage 5.1300

HARRISBURG PA 17128

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

TD Bank, NA
3-180/360

001504667

AMOUNT
*****\$1,350.00

DATE
3/13/2015

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

BAV [959362] 524 VISTA DRIVE (2015-CV-91)

AUTHORIZED SIGNATURE

James S. Hillman

⑈001504667⑈ ⑆036001808⑆ 361508666⑈

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