# COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Nells Forg Bank vs	Larry + Tammy	Reichan bach
NO. 44-15 ED	NO. 7/- 15	JD
DATE/TIME OF SALE:OCT 14, 2015 (	@ 9:00 AM	
BID PRICE (INCLUDES COST) POUNDAGE – 2% OF BID	\$ 4502,93	
POUNDAGE – 2% OF BID	\$ 90,06	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC, COSTS	\$	
TOTAL AMOUNT NEEDED TO PURCH	IASE	s 4592.99
PURCHASER(S):		
ADDRESS:		
NAMES(S) ON DEED:	1 1	
PURCHASER(S) SIGNATURE(S):	my & Mu	ll and
PURCHASER(S) SIGNATURE(S):	t for Phelan	Palman & Joves
TOTAL DUE:		<u>\$ 4592,99</u>
LESS DEPOSIT:		\$ 1350,00
DOWN PAYMENT:	:	\$
TOTAL DUE IN 8 E	DAYS	s 37 47-99

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

	Grand Total:	f 4 500 02
<del></del>	Total Distribution Costs	\$68.00
Recording Fees		\$68.00
Distribution Costs		
	Total Municipal Costs	\$2,141.33
Sewer		\$2,141.33
Municipal Costs		
Municipal Costs	Total Sheriff Costs	\$2,293.60
Tax Claim Search		\$140.00 \$5.00
Notary Fee Surcharge		\$15.00
Copies		\$6.50
Distribution Form		\$25.00
Service Mileage		\$24.00
Service		\$195.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$75.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$1,476.60
Posting Handbill		\$24.00 \$15.00
Mailing Costs		\$15.00
Levy		\$15.00
Docketing		\$10.00
Crying Sale  Crying Sale		\$17.50
Advertising Sale (Newspaper) Advertising Sale Bills & Copies		\$15.00

**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.



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.

eny truly yours

Melissa Comfor

ce:

Pheyan Hallinan Diamond & Jones, LLP

WELLS FARGO BANK, N.A.

PH# 959362

### REV-183 EX(2-15)

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

# REALTY TRANSFER TAX STATEMENT OF VALUE

Book	Number

State Tax Paid

Page Number

Date Recorded

See Reverse for Instructions

RECORDER'S USE ONLY

Complete each section and file in duplicate with Rece (3) a tax exemption is claimed. If more space is neede family relationship or public utility casement. However	orders of Dee d, please and	ds when (1) the full tch additional sheet	value/consideration is not s s. A Statement of Value (SO	et forth in the deed, (2) the V) is not required if the tra	deed is without consumer is wholly exem	ideration, or by gift, or
family relationship or public utility easement. However, A. CORRESPONDENT - All inquires parts of the control o	pay be dire	imended that a SON	/ accompany all documents	filed for recording.		
Name		tered to the Kind	wing person:			
Phelan Hallinan Diamond & Jones, LLP						ophone Number: 5-563-7000
Mailing Address			City	·		te ZIP Code
1617 JFK Boulevard, Suite 1400, One Penn	Center Pla	<u> </u>	Philadelphia		PA.	
B. TRANSFER DATA				···································		1131,05
Date of Acceptance of Document	<del>/ )</del>			· · · · · · · · · · · · · · · · · · ·		
Grantor(s)/Lessor(s)	Telepi	hone Number:	Grantee(s)/Lessee(s	)		cphone Number:
Timothy Chamberlain, Sheriff	(570)	389-5622	FEDERAL HOME CORPORATION	LOAN MORTGAGE		00-373-3343
Mailing Address PO Box 380, W. Main Street			Mailing Address			
City	State	ZIP Code		Drive, Mailstop 202		
Bloomsburg	PA	17815	City McLean		Stat	
C. REAL ESTATE LOCATION		17015	- Microcan		VA	22102
Street Address		City, Townsh	in Borough			
524 VISTA DRIVE, BERWICK, PA 18603-5	612	TOWNSHIP	OF BRIAR CREEK			
County	School D		<del></del>	- Taring		
COLUMBIA		CK AREA S.D.		Tax Parcel Number 07-02C-010		
D. VALUATION DATA			<u></u> .			
Was transaction part of an assignment or relo	cation?	$\overline{Y \boxtimes N}$			·	<del></del>
Actual Cash Consideration	2. Other	Consideration		3. Total Consideratio	n ·	<del></del>
\$ 4,502.93 (winning bid)	+ -0-			= \$ 4,502,93	11	
4. County Assessed Value 5. Common Level Ratio Factor 6. Communal Value		····				
\$ 67,592.00  E. EXEMPTION DATA - Refer to income	X 3.6			= \$243,331.20		
E. EXEMPTION DATA - Refer to instru- Ta. Amount of Exemption Claimed	ctions for e	xemption status	·			<del></del>
= \$243,331,20	Th. Perce	ntage of Grantor	's Interest in Real	1b. Percentage of Gra	ntor's Interest in 1	)! T/ !
The state of the s	Estate	00 %			mor s mierest in i	teat Estate
	<u> </u>		<del></del>	100%		
2. Check Appropriate Box Below for Exempti Will or intestate succession	on Claime	1.				
			(Name of Decedent)		— — <u> </u>	
Transfer to a Trust. (Attach complete con	y of trust a	greement identify	ving all beneficiaries.)		1	Estate File Number
☐ I Tansfer from a trust. Date of transfer int	o the trust		,8			
If trust was amended attach a copy of ori	ginal and a	nended trust.	<del></del>		·	
Transfer between principal and agent/stra	iw party. (A	vttach complete e	ony of agency/straw oar	(v agreement )		
Light to the Commonwealth, the Unit	ed States an	id Instrumentaliti	es by gift, dedication, co	ndemnation or in lieu of	foondamentica	
(in condemnation of in field of condemnation	ion, altach i	copy of resolution	n.)	rises marron (a th nett (a	contectimation,	
Transfer from mortgagor to a holder of a	mortgage is	n default.				
(Attach copy of mortgage and note/assign	iment)					
Corrective confirmatory deed. (Attach co	mplete copy	y of the prior dec	d being corrected or con-	firmed )		
<ul> <li>Statutory corporate consolidation, merge.</li> </ul>	or division	(Attach conv. of	articles)	,		
*Other (Please explain exemption claime	d, if other ti	han listed above.				
This transfer is an exempt transaction bas	ed on P.S. S	Sect. 91(b)(1)(v)	and 12 U.S.C. Sect. 1453	2(e) This is a Governm	ant Incompanielle	———
Under Penalties of law, I declare that I ha	ve exami	ned this State	uent including accor	manujar informati		
monitoring and bench, it is titue, this jett al	id comple	te.	icht, ibeldung acco	ubanying intormatio	on, and to the h	est of my
Signature of Correspondent or Responsible Party		<u> </u>	<del></del>	— т	Into .	
MELISSA CONNOR		1/-			Date	1 -
	<u> </u>				1///5	111
FAIL LIVE TO COMMIT WHEN THE TANK	C		AREA MARKET TO A STATE OF THE S		<i>////</i> - <del>0</del> ,	<i>†1 +</i>
FAILURE TO COMPLETE THIS FORM PRO REFUSAL TO RECORD THE DEED.	PERLY (	JR ATTACH AI	PPLICABLE DOCUM	ENTATION MAY RE	SULTIN THE R	ECORDER'S

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)

AND DESCRIPTION CONTROL SHEAT SHEDIVE HER. A FUEST PROFILES THERE THE THEORY THAT I DESCRIPTION OF A THEORY OF A T

#PO01566228# #036001808# 361508666#

# SHERIFF'S SALE COST SHEET

	vs. Reichenback	)
	JD DATE/TIME OF SALE	
DOCKET/DISWIPS		<del></del>
- DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$/75,00	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>.24,08                                    </u>	
ADVERTISING SALE BILLS & COPIE	*	
ADVERTISING SALE (NEWSPAPER)	\$15.90	
MILEAGE	\$ <u>24163</u>	
POSTING HANDBILL	\$15.00	
 CRYING/ADJOURN SALE	\$10.00	
 SHERIFF'S DEED	\$35.00	1 (200 -
TRANSFER TAX FORM	\$25.00	448,93
DISTRIBUTION FORM	\$25.00 S	110110
COPIES	\$ <u>6-50</u>	
 NOTARY	\$ <u>15.00</u> //27.00	
TOTAL ********	****** \$ 437,00	
 WEB POSTING	\$150.00	
 PRESS ENTERPRISE INC.	\$ 1476,60	
 SOLICITOR'S SERVICES	\$75.00	
	***** \$ 1701.60	
NO OURION OT ANALOGO AND A		
 PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ 68,60	
101AL *******	******* \$ 78,00	
REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20_	\$	
— DELINQUENT 20_	\$ 5,60	
TOTAL ******	********* \$ 5.00	
MUNICIPAL FEES DUE:		
SEWER 20	s 214/133	
WATER 20	¢	
TOTAL *******	\$_\frac{3141.33}{\$_************************************	
 SURCHARGE FEE (DSTE)	s <u>/40,60</u>	
MISC.	\$	
TOTAL *******	\$_ ****** \$()	
TOTAL	• • • •	j.
TOTAL COSTS (O	PENING BID)	s 4501,93

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
	Karen M. Beach
	(Notary Public)
And now,, 20	OMMONWEALTH OF PENNSYLVANIA  NOTARIAL SEAL  Karen M. Boach, Notary Public Scott Twp. Columbia County My Commission Expires May 13, 2018  MBER, PENNSYLVANIA ASSOCIATION OF NOTARIES
	······································

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:

1005 Lasalle Street Berwick, PA 18603-1816 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 15" 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:

REICHENBACH LARRY F & TAMMY K

524 VISTA DR

BERWICK, PA 18603-5612

Biii Date: 7/1/2015 Control #: Bill #: 1375 RETURN THIS TOP PART IF PAYING IN FULL Parcel #: 07 02C01000008 Ргор. Тура Property Location and Description: Assessment: 524 VISTA RD L≖ 15,690 3,400 51,90:

		7≃	67,59;
Tax Description	Mills/Rate		Amoun
SCHOOL REAL ESTATE	44.7500		3,024.74
HOMESTEAD EXCLUSION FARMSTEAD EXCLUSION	(4,045.00) NA		(180.09 N
If Paid By 8/31/2015	2% Discounted Amount		2,787.70
if Paid By 10/31/2015	FACE Amount	7	2,844.6
If Paid After 10/31/2015	10% Penalty Amount	7	3,129,1;

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

Office Hours: July and August - Tuesday and Thursday from July and August - Wednesday from 1 - 4pm September thru December - Wednesday hou

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

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

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE - ID # 16496 BY: MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESOUIRE - 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 J. FOLEY, ESQUIRE - ID # 314675. CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673 LENA KRAVETS, ESOUIRE - 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. Doh

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 January at 9.00 a.m. in the Sheriff's Office of the Columbia County Courtbouse 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:

S CO7
ELEWIS GARY D
DOHL AMITY J
MEN 108 TWIN CHURC

108 TWIN CHURCH RD BERWICK, PA 18603-5213

Bill Date: 7/1/2015 Control #: Bill #: 1014 RETURN THIS TOP PART IF PAYING IN TULL Parcel #: 07 03 05308000 Prop. Type Property Location and Description: ASSessment: 108 TWIN CHURCH RD L= 12,290 2.400 **B**= 56,347 TR 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 2% Discounted Amount If Paid By 8/31/2015 2.833.59 FACE Amount If Paid By 10/31/2015 2,891.42 10% Penalty Amount If Paid After 10/31/2015 3,180.56

Last Day to Pay: 12/31/2015
For a receipt, return the antire bifl with pand a self-addressed stemped any

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

<sup>\*\*</sup>Homestead/Farmstead Applied\*\*

# IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A. : Court of Common Pleas

Plaintiff

Civil Division

vs.

LARRY F. REICHENBACH

TAMMY K. REICHENBACH

COLUMBIA County

No.: 2015-CV-91

Defendants

AND NOW, this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_, 2015 the Prothonotary is ORDERED to amend the <u>in rem</u> 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

PROTECTOTARY

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

Timonthy 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.: <u>20</u>15-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	: : CIVIL DIVISION
v.	: No.: <u>2015-CV-91</u>
LARRY F. REICHENBACH TAMMY K. REICHENBACH Defendant(s)	: :

### **CERTIFICATE OF FILING**

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

Date: 6/23/8

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

Attorney for Plaintiff

### PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney for Plaintiff

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

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

WELLS FARGO BANK, N.A. Plaintiff	: CIVIL DIVISION
v.	No.: <u>2015-CV-91</u>
LARRY F. REICHENBACH TAMMY K. REICHENBACH Defendant(s)	; ;
NOTICE OF THE DATE OF CONTIN	NUED 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 : CIVIL DIVISION

V. : No.: 2015-CV-91

LARRY F. REICHENBACH TAMMY K. REICHENBACH

Defendant(s)

### **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//\

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 Attorney for Plaintiff

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

WELLS FARGO BANK, N.A. Plaintiff	;	CIVIL DIVISION
v.	:	No.: <u>2015-CV-91</u>
LARRY F. REICHENBACH TAMMY K. REICHENBACH Defendant(s)	:	

### **CERTIFICATE OF FILING**

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

Date: 6/23/KS

215-563-7000

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

Representing Lenders in Pennsylvania

Foreclosure Manager

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

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

Representing Lenders in Pennsylvania

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

PHELAN HALLINAN DIAMOND & JONES, LLP Paul Cressman, Esq., Id. No.318079 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza

COMMONWEALTH OF PENNSYLVANIA

PHILADELPHIA COUNTY

Philadelphia, PA 19103 paul.cressman@phelanhallinan.com

215-563-7000

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

Attorney for Plaintiff

WELLS FARGO BANK, N.A. Plaintiff,	: COLUMBIA COUNTY
v.	: COURT OF COMMON PLEAS
LARRY F. REICHENBACH FAMMY K. REICHENBACH	CIVIL DIVISION
Defendant(s)	: No.: <u>2015-CV-91</u> No.:
AFFIDAVIT OF SERV	ICE PURSUANT TO RULE 3129.2

	,	55.
As required by Pa. R.C.P. 3129,2(a) No	tice of Sa	ale has been given to Lienholders
and any known interested party in the manner	require	d 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".

Paul Cressman, Hsq., 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.

Pictian Hallingan Diamond & Jones, LLP  One Pean Center Picts  ATRICL Number  Philade Pack Pack 1907  ATRICL Number  TENNATOCCUPANT  Start NATA DRIVER  STANTA DRIVER  SERVICK, PA 18603-5612  BERWICK, Rea Junit Sweer Authority  1108 Freas Avene  100 NORTH MARKET STREET  BERWICK, PA 18603-820  BERWICK, PA 18603-820  BERWICK, PA 18603-820  TO THE START DRIVER  TO THE START DRIVER  BERWICK, PA 18603-820  TO THE START DRIVER  TO THE START DRIVER  BERWICK, PA 18603-820  TO THE START DRIVER  TO THE START DRIVER  THE S	22	Marian Ma Marian Marian Marian Marian Marian Ma Ma Ma Ma Ma Ma Ma Ma Ma Ma Ma Ma Ma		1889) 301-2	Aq mod Qd				50.47				4		\$0.47			S0.47		•••••••		\$0.47			\$0.47			\$0.47				
3	Name of Addressee, Street, and Post Office Address TENANT/OCHIDANT	524 VISTA DRIVE	BERWICK, PA 18603-5612	Berwick Area Joint Sewer Authority	J.I.O.S. Freas Avenue Berwick, PA 18603	Berwick Area Joint Sewer Authority C/O Anthony J. Mcdonald Esg.	106 NORTH MARKET STREET	BUKWICK, FA 18603-4820	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division	out from 3 strawberry 3 d. Dept 280601	Harrisburg, PA 17128	Welfare, TPL Casualty Uni	Willow Oak Building	Harrisburg, PA 17103	Larry F. Reichenbach C/O Susan M. Hill & Rebecca H. Dinucci Esqs,	38 WEST SILD STREET BLOOMSBIDG DA 17812 1707	Domestic Relations of	Columbia County	COLUMBIA COUNTY COURTHOUSE	P.O. BOX 380 BI COMERIDO DA 17915	OUTS OF 170 (A) 1 10 (A)  COMMONWELL OF DEPARTMENT OF THE PROPERTY OF THE PROP	Department of Welfare	P.O. Box 2675	Harrisburg, PA 17105	Internal Revenue Service Advisory	1000 Liberty Avenue Room 704	Pittshipply PA 15222	U.S. Department of Justice	O.S. Attorney for a ne prindule District of #A Bederal Ruilding	228 Walnut Street, Suite 220	PO Box 11754	Harrishuro, PA 17108-1754

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Postmaster, Per (Name of Receiving Employee)

Total Number of Preces Received at Post Office

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The full declaration of value is required on all domestic and international registered mait. The maximum indemivity payable for the reconstruction of nonnegodable documents while the press Mail document reconstruction insurance is \$50,000 per piece studies to a limit of \$500,000 per piece studies to a firm of \$500,000 per piece studies to a firm of \$500,000 per piece studies to a firm of \$500,000 per piece studies. The maximum informative payable on Express Mail merchandise is \$500. The maximum incernity payable is \$25,000 for registered mail, settly optional insurance. See Domestie Mail Manual R900.8913 and \$921 for Infilations of coverage.

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

# Phelan Hallinan Diamond & Jones, LLP

Sale Oxtober 14, 2015 at 9:00 Am



To:	Columbia County S	heriff Office	From:	David Tran	
Fax	570-389-5625		Date:	6/17/2015	
Phone	):		Pages:	1	
Ro:	Postpone Sale Date	e – PHS 959362	CC:		
☑ Urg	ent 🗹 For Revie	w 🗆 Please Co	nument	☐ Piease Reply	☐ Please Recycle
•Cam	ments:		<u>.</u>		
Good a	afternoon,				
Curren Please	itly the sale is set for 7 provide a new sale d	715/15. We would li ate and time as soon	ke to postp as possib	oone our scheduled s le.	sheriff sale for 90 days.
Defenda	ants:	REICHENBACH, LARRY F			
Property	y:	REICHENBACH, TAMMY 524 VISTA DRIVE			
Complai	int Docket#:	BERWICK, PA 18603- 2015-CV-91	<u> 2017</u>		
Should	d you have any questi	ons or concerns, plea	ase feel fre	e to contact me as s	oon as possible.

Thank you for you assistance in this matter.

Thank you,

**David Tran** 

David.tran@phelanhallinan.com

Phone - 215-320-0007 Ext 31495

Fax - 215-563-8656

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK, N.A. 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 RIECHENBACH, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR LARRY REICHENBACH AT 524 VISTA DRIVE, BERWICK, PA 18603.

SO ANSWERS.

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 23, 2015

COMMONWEALTH OF PENNSYLVANIA

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

NOTARY Affirmed and subscribed to before me this

day of

2015

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

in) OdulityState Shariff, Telegreett indi-

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

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Kingarrian, Notary Public
Town of Bicomsburg, Columbia County
My Commission Expires Oct. 4, 2006

NOTARY

Affirmed and subscribed to before me this

10TH day of

JUNE

2015

Sarahan Klugaman

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

for County Suita Ishar ff, Telegisch Inc.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	RGO BANK, N.A.			<b>Case N</b> 20150	
	SERVICE	COVER SHI	EET		· · · · · · · · · · · · · · · · · · ·
Service De					
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SHERIFF'S SALE BILL		· · · · · · · · · · · · · · · · · · ·		
Serve To:		Final Servi	cet .		
Name:	(POSTING)	Served:	Personally Adu	الد In Charge	osted Other
Primary ` Address:	524 VISTA DRIVE BERWICK, PA 18603	Adult In Charge:			
Phone:	DOB:	Relation:		· · · · · · · · · · · · · · · · · · ·	
Alternate Address:		Date:	6-10-15	Time:	11:14
Phone:	: !	Deputy:	3	Mileage:	
Attorney / C	Originator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
Service Att	empts:				
Date:					
Time:					***************************************
Mileage:					
Deputy:					
Service Atti	empt Notes:				
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3.		<del>_</del>			
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POSTING

015CV91

524 VISTA DRIVE, BERWICK, PA 18603

NO EXPIRA

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 15" 2015 at 9:00 on 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.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	ARGO BANK, N.A. RÉICHENBACH (et al.)			Case Number 2015CV91	
		E COVER SH	EET		
Service D		E COVER 911		ANOTO CONSCIONA ACAMBINA NA MINISTERA	REICHENBACH
marrie (Childs) by odell	: Real Estate Sale - Sale Notice			7	
Manner:	< Not Specified >	Expires:	Section 1	Zone: Ψ Warrant:	<u> </u>
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALI	No. of the Control of	RIGHTS	YVGITAILL V	1, LARRY
	370-233-961G				RY
Serve To:		Final Serv	ice:		2
Name:	LARRY REICHENBACH	Served:	Personally Adul	t In Charge Posted	Other 볏
Primary Address:	5242/ISTA-DRIVE BERWICK, PA 18803	Adult In Charge:	and the second of the second o	Beichenbach	2015CV91
Phone:	DOB:	Relation:	Daughter		and the second
Alternate Address:	,	Date:	4-22-15	Time: 11:15	
Phone:		Deputy:	3	Mileage:	524 VISTA
Attorney/	Originator:				/ISI
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	AND THE STATE OF T	
Service At	tempts:				DRIVE,
Date:	4-20-15 4-22-15	i i			BERWICK
Time:	13.43 Mice				R
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Deputy:	5 3				₽ ₽
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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 Merris 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	ARGO BANK, N.A. EICHENBACH (et al.)				e Number 15CV91
	SERVICE	COVER SH	EET		
Service De	tails:				
Category: Manner: Notes:	Real Estate Sale - Sale Notice < Not Specified > PLAINTIFF NOTICE OF SHERIFF'S SALE A	Expires:	RIGHTS	Zone: Warrant:	44
				100	
Serve To:		Final Servi	lce:		
Name:	OCCUPANT	Served:	Personally · Adu	It In Charge	· Posted · Other
Primary Address:	524 VISTA DRIVE BERWICK, PA 18603	Adult In Charge:	Tanny R	serve emmaa .	ere en la la companya de la companya
Phone:	DOB:	Relation:	Homeour	<sub>ደረ</sub>	The second secon
Alternate Address:		Date:	4-20-15	Time:	13:50
Phone:	Andrew Committee	Deputy:	3	Mileage:	The second secon
Attorney / (	Originator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	The second of th	)
Service Att	empis:				
Date:					
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Deputy:					·
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK, N.A. Case Number LARRY REICHENBACH (et al.) 2015CV91 SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: Warrant: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Notes: Serve To: Final Service: Name: BERWICK AREA JOINT SEWER AUTH. Personally · Adult In Charge Posted · Other Served: Primary 1108 FREAS AVENUE Adult In Address: **BERWICK, PA 18603** Charge: Phone: Relation: DOB: Alternate Date: Time: Address: 1108 Phone: Deputy: Mileage: Attorney / Originator: PHELAN & HALLINAN LLP Name: Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 2, 3. 4. 5. 6.

BERWICK AREA JOINT SE

FREAS **AVENUE, BERWICK, PA 18603** 

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK, N.A. Case Number 2015CV91 LARRY REICHENBACH (et al.) BERWICK AREA JOINT SET SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: BERWICK AREA JOINT SEWER AUTHORIT Served: Personally Adult In Charge Posted Other Primary 106 MARKET STREET Adult In Address: Charge: **BERWICK, PA 18603** Relation: Phone: DOB: Alternate Date: Time: Address: 9 Deputy: MARKET STREET, BERWICK, PA 18603 Phone: Mileage: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. NO EXPIRATION 4. 5. 6.

# 51

REICHENBACH, TAMMY

524 VISTA DRIVE, BERWICK, PA 18603

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chambertain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	ARGO BANK, N.A. EICHENBACH (et al.)		Case Number 2015CV91			
	SERVIC	E COVER SH	EET	<u> </u>		
Service De	talis:					
Category: Manner: Notes:	Real Estate Sale - Sale Notice < Not Specified > PLAINTIFF NOTICE OF SHERIFF'S SALE	<i>Expires:</i> E AND DEBTOR'S F	RIGHTS	Zone: Warrant:	44	
Serve To:		Final Servi	ice:			
Name:	TAMMY REICHENBACH	Served:	Personally Adu	lt In Charge	Posted · Other	
Primary Address:	524 VISTA DRIVE BERWICK, PA 18603	Adult in Charge:				
Phone:	DOB:	Relation:		tererenene		
Alternate Address:	Programme to a consider the constant of the co	Date:	4-20-13	Time:	13:50	
Phone:	Anno antico communicación con communicación de communicación de communicación de communicación de communicación	Deputy:	3	Mileage:		
Attorney / (	Originator:					
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000			
Service Att	tempts:					
Date:					The second secon	
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Deputy:						
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	RGO BANK, N.A.					e Number 15CV91
		SERVICE	COVER SH	EET		
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Category:	Real Estate Sale - Sale I				Zone:	44
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Notes:	PLAINTIFF NOTICE OF	SHERIFF'S SALE A	AND DEBTOR'S I	RIGHTS		And the second of the second o
ierve To:			Final Serv	ice:	***************************************	
Name:	Joan M. Rothery	non tan an analysis	Served:	Personally Adu	It In Charge	· Posted · Other
Primary Address:	122 Twin Church Road Berwick, PA 18603	The Market of the Control House Control Control	Adult in Charge:			
Phone:	570-759-2118	DOB:	Relation:	and the second s	Marcon	
Alternate Address:		errere er e vous.	Date:	4-20-15	Time:	15:30
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lame:	PHELAN & HALLINAN LL	P	Phone:	215-563-7000	. was a	The second secon
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# COUNTY OF COLUMBIA TAX CLAIM BUREAU PO BOX 380 BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Date: 04/17/2015

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 NO TAX CLAIM TAXES DUE TAX AMOUNT PENALTY DISCOUNT

PAID

BALANCE

COLUMBIA	COUNTY	SHERIFF
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By:Per	r:
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Sheri H 07-076-010-00

Wells Fargo Bank, N.A.

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

VS.

NO.: 2<u>015-CV-9</u>1

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.\*\*

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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Name: SUSAN HILL, ESQ. Served: Personally Adult In Charge Posted Other Primary 38 W 3RD STREET Adult In Charge: De BONNE BILEN IC CHARGE: DE BONNE B	VS.	EICHENBACH (et al.)				Number 5CV91
Category: Real Estate Sale - Sale Notice		SERVIC	E COVER SH	EET		<u> </u>
Manner: < Not Specified > Expires: Warrant:  Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Primary Sale Warrant: Susan Hill, Esq. Served: Personally Adult In Charge Posted Other Address: BLOOMSBURG, PA 17815 Adult In Charge: Dobs: Relation: SEC Alternate Address: Date: Lf-15/5 Time: 1/00 Adult In Charge: Mileage: Deputy: Mileage: Deputy: Service Attempts: Date: Lf-15-63-7000  Service Attempt Notes: 1. 2. 3. 4. 5.	Service De	tails:	and an			
Manner: < Not Specified > Expires: Warrant:  Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHT'S  Serve To: Final Service:  Name: SUSAN HILL, ESQ. Served: Personally Adult in Charge Posted Other Address: BLOOMSBURG, PA 17815 Charge: Debter Primary Adult in Charge: Debter Debter Primary Adult in Charge: Debter Debt	Category:	Real Estate Sale - Sale Notice	The second secon		Zone:	44
Serve To:  Name: SUSAN HILL, ESQ. Served: Personally Adult In Charge Posted Other Primary 38 W 3RD STREET Adult In Charge: DE BOME SIENK  Address: BLOOMSBURG, PA 17815 Charge: DE BOME SIENK  Phone: DOB: Relation: SEC  Alternate Address: Date: L-15/5 Time: I/CO  Phone: Deputy: Mileage:  Attorney / Originator:  Name: PHELAN & HALLINAN LLP Phone: 215-563-7000  Service Attempts:  Deputy: Service Attempt Notes:  1. 2. 3. 4. 5.	Manner:	< Not Specified >	Expires:		Warrant:	America de la facilitation de la
Name: SUSAN HILL, ESQ. Served: Personally Adult In Charge Posted Other Primary 38 W 3RD STREET Adult In Charge: De BONNE BILEN IC CHARGE: DE BONNE B	Notes:	PLAINTIFF NOTICE OF SHERIFF'S SAL	E AND DEBTOR'S F	RIGHTS	araba	A Company of the Comp
Primary Address: BLOOMSBURG, PA 17815  Phone: DOB: Relation: SEC  Alternate Address: Deputy: Mileage:  Attorney / Originator:  Name: PHELAN & HALLINAN LLP Phone: 215-563-7000  Service Attempts:  Deputy: Service Attempt Notes:  1. 2. 3. 4. 5.	Serve To:		Final Serv	ce:		
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Alternate Address:  Phone:  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.			Adult in Charge:	DEBBA	&B/A	ENK
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015CV91

38 W 3RD STREET, BLOOMSBURG, PA 17815

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# 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

LARRY RE	EICHENBACH (et al.)				201	5CV91
		SERVICE CO	OVER SHI	EET		
Service De	talls:					
Category:	Real Estate Sale - Sale Not	ice			Zone:	44
Manner:	< Not Specified >		Expires:		Warrant:	
Notes:	PLAINTIFF NOTICE OF SHI	ERIFF'S SALE AND	DEBTOR'S R	RIGHTS		Programme of the same of the s
Serve To:			Final Servi	(ce:		
Name:	Columbia County Tax Office	<b>:</b>	Served:	Personally Adu	lt In Charge	-Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815		Adult In Charge:	Denise		<i>I</i>
Phone:	570-389-5649	OOB:	Relation:	Tax C/	<i>lerK</i>	
Alternate Address:	, the descriptions of the second Millians ( ) and the second of the seco	Mark the control of t	Date:	4-15-15	Time:	1055
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Attorney /	Originator:					
Name:	PHELAN & HALLINAN LLP	Commission — marini initia initia Commission — marini initia	Phone:	215-563-7000		A CONTRACTOR OF THE CONTRACTOR
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COLUMBIA COUNTY TAX (

2015CV91

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK, N.A. Case Number LARRY REICHENBACH (et ai.) 2015CV91 **SERVICE COVER SHEET** Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: Warrant: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Notes: Serve To: Final Service: Name: Domestic Relations Office of Columbia Cou Served: Personally · Adult In Charge · Posted · Other **Primary** 11 WEST MAIN STREET Adult in Address: 2ND FLOOR Charge: 115112 Bloomsburg, PA 17815 Phone: Relation: DOB: Alternate Date: Time: -15-15 Address: 10:55 Phone: Deputy: Mileage: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 2. 3. 4. 5. 6.

DOMESTIC RELATIONS OF

2015CV91

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

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# 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

Ad ID: Description: 1031536

SHERIFF'S SALE By Virtue

of a Writ o

Run Dates:

06/24/15 to 07/08/15

Class: Agate Lines: 270

Blind Box:

Account:

Name:

Company:

TIM CHAMBERLAIN - COLUM COUNTY SHER-

IFF

Address:

PO BOX 380

BLOOMSBURG, PA 17815

Total Ad Cost **Amount Paid** 

\$1,476.60

\$0.00

<u>Publication</u> Press Enterprise

Start Stop 06/24/1507/08/15 Inserts Cost \$1,476.60

SHERIFFS SALE

By Virtue of a Whit of Execution (Mortgage Forectosure)

As 2015CV91

Issued on 3 the Crient of Committe Pleas of Culturbus County, Pennsylvania and turne directed, I will expose the following observoes property at public sale at the Columbia County Continues in the Finer of Biomistiving, County of Culturbus in the Finer of Biomistiving, County of Culturbus, Commitmental Columbia County, County of Columbia in the Finer of Biomistiving, County of Columbia, Commitmental Columbia in the Finer of Biomistiving, County of Columbia.

#### WEDNESDAY, JULY 15, 2016

Pennsylvania on:

WEDNESDAY, JULY 15, 2016
AT 9500 O'CLOCK A.M.

AT parties on interest and calimants are further notified that a proposed schedule of distribution will be only in or the Shariff Offician toler if an interest property sold interest and distribution of the proceeds will be made in the sile of any property sold interesting to little if any property sold interesting the many financial of the proceeds will be made in completion with the Shariff's Official proof thereto.

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TRACTINO 1.

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THAT CERTAIN piece or parcol of land situate in the Township of Bruit Cirers, Coun ALL THAT CERTAIN price or paids of and shapen in the lowest-ry of this in Chee, Courty of Columbia and State of Pennishvana, so underlined and described as follows to the BLGNNING and a point the southerly the ordinal herafolder conveyed to Soopers! If Morana is Kinco, Ir., hence along the southerly for ordinal herafolder conveyed to Soopers! If Morana is Seria. This herafold is southerly the ordinal herafolder conveyed to Soopers! If the westerly side of a road which leads northheadarty to Vital Read thereon south 60 degrees west 20 feet more less to the mortheadarty to Vital Read thereon south 60 degrees west 20 feet more less to the mortheadarty to Vital Read thereon south 60 degrees west 20 feet more less to a point which is 20 feet south 22 degrees 10 moutes east 20 feet to the port of beginning. There is and the Vital Read there is a south 22 degrees 10 moutes east 20 feet to the port of beginning.

TITLE TO SAID PREMISSES IS VESTED IN Larry F. Recher-back and Enryny K. Peichenheit et al., the Deed firm Decard R. Zolika and Martyn J. Zoloky, his wife, pated 33/27/2008, recoved 09/31/2008 in Instrument Number 200802780.

Tax Printel 07-020-00 Premises Being: 524 Vista Driva, Barwick, PA 18-503-5612

#### PROPERTY ADDRESS: 524 VISTA DRIVE, BERWICK, PA 18603

Selved and taken into execution to be sold as the property of CARRY RECHENBACH. TAMMY RECHENBACH in suit of WELLS FARGO BANK, N.A.

ITAMS OF SALE MINIMUM PAYON, NT AT TIME OF SALE The greater of ren (10%) per cent of the bid orise or costs (opening to a state). Minimum payment is to bup at most central of chick or soften check of time of sale. REMININIS BALLANCE OF BID PRICE. Any remaining amount of the bid once is to hop pay with mergle (Phyrics stitler) and in cash, centre of centr FLRMS OF SALE MINIMUM PAYMENT AT TIME OF SALE The greater of end 10%) of

Attamey for the Plaint/F PHELAN & HALLINAN ILP PHILADILIPHIA 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 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 failts 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 conneciton 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 ESTAT	E OUTLINE	
	ED# <del>''/</del> _	
DATE RECEIVED 4-/4	2015	
DOCKET AND INDEX	2015 15 CV 91	
CHECK FOR PROPER	DINICO	
_	TNFO.	
WRIT OF EXECUTION		
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	X	
NON-MILITARY AFFIDAVIT	<u></u>	
NOTICES OF SHERIFF SALE	<u></u>	
WAIVER OF WATCHMAN	X	
AFFIDAVIT OF LIENS LIST	<u></u>	
CHECK FOR \$1,350.00 OR	<u>Y</u> CK# <u>95936</u>	2
**IF ANY OF ABOVE IS MISSIN	NG DO NOT PROCEED**	
CALEDATE	T. 1 15 7 70 mm 0:00	
SALE DATE	July 15, 2015 TIME 9:00 A	كالو
POSTING DATE		
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK	
	2 <sup>ND</sup> WEEK	
	3 <sup>RD</sup> WEEK	

# WRIT OF EXECUTION - (MORTGAGE FORECLOSURE) P2 P. C. P. 3180 3183 and Pule 3257

	Fa.K.C.F. 5160-5165 and Rule 525/
Wells Fargo Bank, N.A.	COURT OF COMMON PLEAS
vs.	CIVIL DIVISION
Larry F. Reichenbach	NO.: <u>2015-CV-91</u>
Tammy K. Reichenbach	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 Interest from 04/03/2015 to Date of Sale @ \$27.73 per diem

\$168,690.02 \$\_\_\_\_\_ and costs.

Dated General 14, 2015

PH#959362

Proth & Clerk of Sev. Courts

(Clerk) Office of the Prothy Support, Common Pleas Cou

of Columbia County, Penna.

My Com. Ex. 1st Monday in 2016

Wells Fargo Bank, N.A. : COURT OF COMMON PLEAS

:

Plaintiff: CIVIL DIVISION

:

vs. : NO.: <u>2015-CV-91</u>

:

Larry F. Reichenbach

Tammy K. Reichenbach : COLUMBIA County

Defendant(s) :

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

TO: Larry F. Reichenbach Tammy K. Reichenbach

1005 Lasalle Street 524 Vista Drive

Berwick, PA 18603-1816 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 cm in the Office of The Sheriff, Columbia County Conclinuse, 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 <u>215-563-7000</u>.
- 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 35minutes 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:

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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. Medonald Esq.

106 North Market Street Berwick, PA 18603-4820

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

1/10/6 Date:

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 35minutes 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 casterly 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 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.

v.

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

:

NO.: <u>2015-CV-91</u>

2015-ED-44

**COLUMBIA County** 

Larry F. Reichenbach Tammy K. Reichenbach

Defendant(s)

#### **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.

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. : COLUMBIA County

\_\_\_\_\_

COURT OF COMMON PLEAS

VS.

: CIVIL DIVISION

Larry F. Reichenbach

Tammy K. Reichenbach : 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., 1d. 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

Attorneys for Plaintiff

Wells	Faron	Bank,	N.A.
CILCALL	uigo	Dana,	14./4.

Plaintiff

COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO.: <u>2015-CV-91</u>

Larry F. Reichenbach Tammy K. Reichenbach

v.

Defendant(s)

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.

Phelan Hallinan Diamond & Jones, LLP PETER WAPNER, Esq., Id. No.318263 Attorney for Plaintiff PHELAN HALLINAN DIAMOND & JONES, I.LP 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.

COLUMBIA County

. .

COURT OF COMMON PLEAS

VS.

CIVIL DIVISION

Larry F. Reichenbach
Tammy K. Reichenbach

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

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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.

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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 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. IN THE COURT OF COMMON PLEAS Plaintiff OF COLUMBIA COUNTY No.: 2015-CV-91 Larry F. Reichenbach Tammy K. Reichenbach ISSUED Defendants 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 AFFIDAVIT OF SERVICE Now, \_\_\_\_\_\_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 \_\_\_\_ \_\_\_\_\_ BY: \_\_\_\_ Notary Public Sheriff \_\_\_\_\_\_, See return endorsed hereon by Sheriff of County, Pennsylvania, and made a part of this return So Answers. Sheriff Deputy Sheriff

SHERIFF SERVICE				print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RES		cadability of all c	opies. Do not de	tach any copies.
Plaintiff	E	Expiration date	15 CV 01	
Wells Fargo Bank, N.A.		No.: 201	15-CV-91	
Defendant			Writ of Complaint	
Larry F. Reichenbach		EXEC	UTION/NOTICE	E OF SALE
Tammy K. Reichenbach				
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S	SERVICE OR DESCI	RIPTION OF PROPERT	Y TO BE LEVIED, AT	TACHED OR SALE.
ADDRESS (Street or RFD: Apartment No., City, Boro, Twp., State and 524 Vista Drive	Zip Code)			
Berwick, PA 18603-5612				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING	SERVICE.	·····	
DI EACE DOCT THE DISEMICEC MUCH THIS CHEDITES II	ANDRILLOE	CALE		
PLEASE POST THE PREMISES WITH THE SHERIFF'S H. NOW,, 20_, I, Sheriff of COLUMBIA County				
County, to execute the within and make return thereof according to law.				
	Sheriff of C	OLUMBIA County, 1	Реппа.	
MOTE ONLY ARRESTS BY CONSUME OF EVECTORS. M.O. WANGED			FF1	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody o attachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof.	of whomever is four	nd in possession, after	notifying person of	levy or
Signature of Attorney or other Originator requesting ervice on behalf of XX Plai	ntiff	Telephone Number	Date	
Det ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev	fendant	Telephone Number (215)563-7000	Date {	MESTA
Det ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814	fendant vard, Suite 1400	(215)563-7000		7/-
Det ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev	fendant vard, Suite 1400	(215)563-7000	FE BELOW T	7/-
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIF	fendant vard, Suite 1400	(215)563-7000 OO NOT WRIT	FE BELOW T	7/-
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIF	fendant vard, Suite 1400	(215)563-7000 OO NOT WRIT	FE BELOW T	7/-
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ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIF)  PLAINTIFF  RETURNED:  AFFIRMED and subscribed to before me this	fendant vard, Suite 1400  FONLY — I	Court No	FE BELOW T	HIS LINE
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SHERIFF SERVICE	_ ;	INSTRUC	TIONS: Please type or prin	nt legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETURN		readability of all copies. Do not detach any copies.		
		Expiratio		
Plantiff Wells Fargo Bank, N.A.			No.: <u>2015-CV-91</u>	
			·· · ·	
Defendant Larry F, Reichenbach	Type or Writ of Complaint EXECUTION/NOTICE OF SALE			ME CALE
Tammy K. Reichenbach			INCLEO HON/NO FICE O	1 SALE
SERVE  NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S  LARRY F. REICHENBACH  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and		RIPTION OF	PROPERTY TO BE LEVIED, ATTAC	CHED OR SALE.
524 Vista Drive				
Berwick, PA 18603-5612				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING	G SERVICE		
SERVE DEFENDANT WITH THE NOTICE OF SALE.				
NOW, , 20_ I, Sheriff of COLUMBIA County	, PA do hereby d	leputize the S	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 property under within writ may leave same without a watchman, in custody o attachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof.	f whomever is fou iff herein for any i	ind in posses loss, destruc	ision, after notifying person of levy tion or removal of any such proper	or or
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff Defendant Telephone Number Date				
ADDRESS: One Penn Center at Suburbar Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814		(215)56	3-7000	17/10
SPACE BELOW FOR USE OF SHERIFI	FONLY —	DO NOT	WRITE BELOW THE	S LINE
PLAINTIFF			Court Number	,
RETURNED:				
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep			Date
	Digitature of Dep	p. Sikelii		
of20	Signature of She	riff		Date
		<del>-</del>		
	Sheriff of			.I

SHERIFF SERVICE			type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETU	J	_ <del></del>	Do not detach any copies.
Til Auster	Expira	tion date No.: <u>2015-CV-91</u>	
Plaintiff Wells Fargo Bank, N.A.		140.1 <u>2010-03 4 5</u> 21	
Defendant		Type or Writ of C	
Larry F. Reichenbach		EXECUTION	NOTICE OF SALE
Tammy K. Reichenbach			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SE	RVICE OR DESCRIPTION	OF PROPERTY TO BE I.	EVIED, ATTACHED OR SALE.
LARRY F. REICHENBACH		<del></del> -	
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 2: 524 Vista Drive	p Codei		
Berwick, PA 18603-5612		•	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST I	N EXPEDITING SERVI	CE.	
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW,, 20, I, Sheriff of COLUMBIA County,	PA do hereby deputize t	ne Sheriff of	
County, to execute the within and make return thereof according to law.	- '		
	Sheriff of COLUM	BIA County, Penna.	
		_	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER Of property under within writ may leave same without a watchman, in custody of	OF WATCHMAN — An; whomever is found in no	/ deputy sheriff levying ssession, after notifying	necron of levy or
attachment without liability on the part of such deputy or sheriff to any plaintif	f herein for any loss, dest	ruction or removal of a	ny such property before
sheriff's sale thereof.			
The state of the s		one Number	Date
Signature of Attorney or other Originator requesting service on behalf of XX. Plaint	iff Teleph	one Number	
Signature of Attorney or other Originator requesting service on behalf of XX Plaint Defe	ndant i		
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ADDRESS: One Penn Center a Suburban Station, 1617 John F. Kennedy Bouleva. Philadelphia, PA 19103-1814	ndant rd, Suite 1400 (215)	563-7000	Sunda
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ADDRESS: One Penn Center & Suburban Station, 1617 John F. Kennedy Boulevan Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF  PLAINTIFF	ndant rd, Suite 1400 (215)	563-7000 OT WRITE BEI	Sunde
ADDRESS: One Penn Center a Suburban Station, 1617 John F. Kennedy Boulevan Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF PLAINTIFF  RETURNED:	ondant (215) ONLY — DO No	563-7000 OT WRITE BEI	LOW THIS LINE
ADDRESS: One Penn Center a Suburban Station, 1617 John F. Kennedy Boulevan Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF  PLAINTIFF  RETURNED:  AFFIRMED and subscribed to before me this	ndant rd, Suite 1400 (215)	DT WRITE BEI Court Number	Sunde
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ADDRESS: One Penn Center of Suburban Station, 1617 John F. Kennedy Boulevan Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF  PLAINTIFF  RETURNED:  APPIRMED and subscribed to before me this	ONLY — DO No.  SO ANSWERS Signature of Dep. Sheriff	DT WRITE BEI Court Number	LOW THIS LINE  Date

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RET		RUCTIONS: Please type or print legibly, insuring ability of all copies. Do not detach any copies.				
F		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 NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SE	RVICE OR DESCRIPTION	ON OF PROPERTY TO BE LEVIED. ATTACHED OR SALE.				
AT ADDRESS (Street on 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 I	N EXPEDITING SER	VICE.				
SEDVE DELEGADANT MUTH THE MOTICIO OF CALLS						
NOW,	PA do hereby deputiz	c the Sheriff of				
	Shcriff of COLU	MBIA County, Penna.				
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER Of property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintiff sheriff's sale thereof.	whomever is found in	possession, after notifying person of levy or				
Signature of Attorney or other Originator requesting service on behalf of XX Plaint		ephone Number Date				
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevar Philadelphia, PA 19103-1814		5)563-7000				
SPACE BELOW FOR USE OF SHERIFF	ONLY — DO	NOT WRITE BELOW THIS LINE				
PLAINTIFP		Court Number				
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of20	Signature of Sheriff	Date				
		7.10				
	Sheriff of					

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

00.025,12\*\* TNUOMA

AUTHORIZED SIGNATURE

\$107/81/8 DATE

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

Sheriff of Columbia County

35 W Main Street

Bloomsburg, PA 17815

Ob OKDEK

TO THE

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

##99990519E ##D91009ED# ##49910510D#