Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK, N.A. vs.
DEAN BOGERT (et al.)

Case Number 2015CV437

### PROPERTY ADDRESS

3312 3RD STREET, BLOOMSBURG, PA 17815

### **REAL ESTATE SALE REQUEST LEDGER**

DATE	CATEGORY	MEMO	СНК #	DEBIT	CREDIT
05/29/2015	Advance Fee	Advance Fee	001516591	\$0.00	\$1,350.00
05/29/2015	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/29/2015	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/29/2015	Crying Sale			\$10.00	\$0.00
05/29/2015	Docketing			\$15.00	\$0.00
05/29/2015	Levy			\$15.00	\$0.00
05/29/2015	Mailing Costs			\$150.00	\$0.00
05/29/2015	Posting Handbill			\$15.00	\$0.00
05/29/2015	Poundage			\$189.89	\$0.00
05/29/2015	Press Enterprise Inc.		5	51,167.09	\$0.00
05/29/2015	Sheriff Automation Fund			\$50.00	\$0.00
05/29/2015	Web Posting			\$100.00	\$0.00
09/08/2015	Service			\$345,00	\$0.00
09/08/2015	Service Mileage			\$10.00	\$0.00
09/08/2015	Copies			\$11.50	\$0.00
09/08/2015	Notary Fee			\$15.00	\$0.00
09/08/2015	Tax Claim Search			\$5.00	\$0.00
09/08/2015	Surcharge			\$240.00	\$0.00

\$2,370.98 \$1,350.00

TOTAL BALANCE: S(1,020.98)

Printed: 9/8/2015 4:00:45PM Style-stary College Street Tollege and Tollege and

Sheriff of Columbia County DATE 12/3/2015 CHECK # 001571172 VENDOR SCOLU INVOICE# INVOICE DATE AMOUNT DISCOUNT VOUCHER# NET AMOUNT 962728 12/3/2015 1,020.98 0.00001522069 1,020.98 SCL [962728] 3312 3RD STREET (2015-CV-437) TOTAL 1,020.98 0.00 1,020.98

Sheriff of Columbia County DATE 12/3/2015 CHECK# 001571172 VENDOR SCOLU PH# INVOICE DATE AMOUNT DISCOUNT **VOUCHER#** NET AMOUNT 962728 12/3/2015 1.020.98 0.00 001522069 1,020.98 SCL [962728] 3312 3RD STREET (2015-CV-437) TOTAL, 1,020.98 0.001,020.98 SAFEGUARD 14 HOUSE

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

TD Bank, NA 3-180/360

Christian Cocumentationed Carvinemed. Heractive paren wath Micropalated Editora

001571172

DATE 12/3/2015

AMOUNT \*\*\*\*\$1,020.98

PAY ONE THOUSAND TWENTY AND 98 / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

SCL [962728] 3312 3RD STREET (2015-CV-437)

Frank S. William

AUTHORIZED SIGNATURE

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

Representing Lenders in Pennsylvania

Foreclosure Manager

September 8, 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., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. v.

DEAN H. BOGERT and MARY ANN BOGERT 3312 3RD STREET BLOOMSBURG, PA 17815-3316

No.: 2015-CV-437

### Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for November 4, 2015 due to the following: The defendant(s) brought the underlying mortgage loan current and the Plaintiff is discontinuing the foreclosure action.

\$9,494.60 was received in consideration of the stay.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.

Thank you for your cooperation in this matter.

Very Truly Yours, Valerie Steinman for Phelan Hallinan Diamond & Jones, LLP PO Box 380 Bloomsburg, PA 17815

Phone 570-389-5622 Fax 570-389-5625





• Com	ment	te:			
□ Urge	ent	☐ For Review	☐ Please Comment	☐ Please Reply	☐ Please Recycle
Re:	Bog	ert execution	CC:		
Phone:	l		Date:	September 8, 201	5
Fax:			Pages:	2	
То:	Vale	erie Steinman	From:	Sheriff Timothy T.	Chamberlain

I received your stay, attached is a cost sheet showing a balance due of \$1,020.98

# **SCOTT TOWNSHIP AUTHORITY**

## 350 Tenny Street Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~~ Fax ~ 570-784-6553

September 2, 2015

Columbia County Sheriff's Office Attn: Tim Chamberlin PO Box # 380 35 West Main Street Bloomsburg, PA 17815

> Reference Docket # 2015-CV-437 3312 3<sup>rd</sup> Street, Bloomsburg, PA 17815

### Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for the home owners – Dean & Mary Ann Bogert, for the property located at 3312 3<sup>rd</sup> Street, Bloomsburg, PA 17815, Columbia County in the amount of \$111.75. Services dates for the fees in question are from June 26 - September 9, 2015.

If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,

Sharon Keller

Administrative Assistant

cc P. Jeffrey Hill, Esquire Scott Township Authority Board Members File

## **SCOTT TOWNSHIP AUTHORITY**

## 350 Tenny Street Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~~ Fax ~ 570-784-6553

September 2, 2015

Columbia County Sheriff's Office Attn: Tim Chamberlin PO Box # 380 35 West Main Street Bloomsburg, PA 17815

> Reference Docket # 2014-CV-1378 2890 Skatetown Road, Bloomsburg, PA 17815

### Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for the home owners – Harry & Mary Rogers, for the property located at 2890 Skatetown Road, Bloomsburg, PA 17815, Columbia County in the amount of \$74.50. Services dates for the fees in question are from July 29 - September 9, 2015.

If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,

Sharon Keller

Administrative Assistant

cc P. Jeffrey Hill, Esquire Scott Township Authority Board Members File 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 August 19, 26 and September 2, 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.

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 2nd day of September 20.15
Sworn and subscribed to before me this
COMMONWEALTH OF PENNSYLVANIA  NOTARIAL SEAL  Koren M. Beach. Notary Public  Soct Twp Columbia County  My Commission Expires May 13, 2018  WEMBER, PENNSYLVANIA ASSOCIATION OF NOTAKIES
And now,, 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.
***************************************

### Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400 Philadelphia, PA 19103-1814 215-320-0007 Fax: 215-563-7009

Judith Pomroy Legal Assistant, Ext. 1630

Representing Lenders in Pennsylvania and New Jers

August 31, 2015
Office of the Sheriff
COLUMBIA County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Judith Pomroy Enclosure

AFFIDAVIT OF SERVICE PLAINTIFF COLUMBIA COUNTY WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. PH # 962728 DEFENDANT SERVICE TEAM/ spl DEAN H. BOGERT COURT NO.: 2015-CV-437 MARY ANN BOGERT SERVE DOUGLAS D. BOGERT AT: TYPE OF ACTION 32735 CON GUDE ROAD XX Notice of Shcriff's Sale DADE CITY, FL 33525-7829 SALE DATE: September 9, 2015 SERVED Served and made known to DOUGLAS D. BOGERT, Defendant on the 17 day of AUGUST, 20 15, at 8:45 o'clock M., at 3735 CON GUNE ROAD, in the manner described below: Defendant personally served. Adult family member with whom Defendant(s) reside(s). Relationship is Adult in charge of Defendant's residence who refused to give name or relationship. Manager/Clerk of place of lodging in which Defendant(s) reside(s). Agent or person in charge of Defendant's office or usual place of business. an officer of said Defendant's company. Description: Age 20'S Height 5'9" Weight 180 Race WHTSex M Other \_\_, a competent adult, being duly sworn according to law, depose and state that I personally banded a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. Sworn to and subscribed Notary: By: NOT SERVED \_\_ day of , at o'clock . M., I. ... a competent adult hereby state that Defendant NOT FOUND because: \_\_ Vacant Does Not Exist Does Not Reside (Not Vacant) Moved \_\_ No Answer on \_ \_\_ Service Refused Other: Sworn to and subscribed before me this

WOODY H. MURRAY
MY COMMISSION # FF 015810
EXPIRES: May 7, 2017
Bonded Thru Notary Public Underwriters

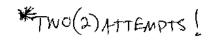
AFFIDAVIT OF SER	EVICE
PLAINTIFF WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.	COLUMBIA COUNTY PH # 962728
DEFENDANT DEAN H. BOGERT MARY ANN BOGERT	SERVICE TEAM/ spl COURT NO.: 2015-CV-437
SERVE DENNIS R. BOGERT AT: 3007 STATE ROUTE 487 ORANGEVILLE, PA 17859	TYPE OF ACTION XX Notice of Sheriff's Sale SALE DATE: September 9, 2015
	me or relationship. (s). f business.  W Sex M Other ify that I personally handed a true and correct copy ssued in the captioned case on the date and at the
NOT SERVED	
On the day of 20, at o'clock M., state that Defendant NOT FOUND because:  Vacant Does Not Exist Moved No Answer on at : Service Refused	I,, a competent adult hereby  Does Not Reside (Not Vacant)
Other:	
I understand that this statement is made subject to the penaltie	s of 18 Pa. C.S. Sec. 4904 relating to unsworn

16/0

falsification to authorities.

PRINTED NAME:

5 1#5



### AFFIDAVIT OF SERVICE (FHLMC)

PLAINTIFF WELLS FARGO BANK, N.A. COLUMBIA COUNTY

PH # 951472

DEFENDANT SERVICE TEAM/ lnm COURT NO.: 2015-CV-288 BRENT FEDDER, in his capacity as Heir of BEVERLY A. FEDDER, Deceased CHAD FEDDER, in his capacity as Heir of BEVERLY A. FEDDER, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BEVERLY A. FEDDER, DECEASED

SERVE BRENT FEDDER, in his capacity as Heir of BEVERLY A. FEDDER, Deceased AT: 525 NORTH MERCER STREET BERWICK, PA 18603-1634

TYPE OF ACTION XX Notice of Sheriff's Sale SALE DATE: September 9, 2015

<u>SERVED</u>
Served and made known to BRENT FEDDER, in his capacity as Heir of REVERLY A. FEDDER, Deceased, Defendant on the 29 day of
Description: Age 365 Height 5'11" Weight 165 Race W Sex M Other
I. Ronald Moli a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.  DATE: 7(29(15 * DEFENDANT DOES NOT RESIDE & S.A. united NAME: Ronald Moli Internal Manuelland Molice Company of the NAME: Reside Resides Printed NAME: Process Server  13 TENANT OCCUPIED.  INVESTIGATION DISCLOSED PRINTED NAME: Process Server  1167 2ND AVE REGAL, 2017 TILE: Process Server
BERWICK, PA NOT SERVED
On the day of, at o'clock, M., I,, a competent adult hereby
state that Defendant NOT FOUND because;
Vacant Does Not Exist Moved Does Not Reside (Not Vacant)
,
Vacant Does Not Exist Moved Does Not Reside (Not Vacant) No Answer on at ; at ; at ;
Vacant Does Not Exist Moved Does Not Reside (Not Vacant)No Answer onat; at; at; at;

### AFFIDAVIT OF SERVICE (FHLMC)

PLAINTIFF WELLS FARGO BANK, N.A.

COLUMBIA COUNTY

PH # 951472

DEFENDANT
BRENT FEDDER, in his capacity as Heir of BEVERLY A. FEDDER,
Deceased
CHAD FEDDER, in his capacity as Heir of BEVERLY A. FEDDER,
Deceased
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER BEVERLY A. FEDDER,
DECEASED

SERVE CHAD FEDDER, in his capacity as Heir of BEVERLY A. FEDDER, Deceased AT: 42 BLACKBERRY LANE BERWICK, PA 18603-6229

TYPE OF ACTION XX Notice of Sheriff's Sale SALE DATE: September 9, 2015

### SERVED

Served and made known to CHAD FEDDER, in his capacity as Heir of BEVERLY A. FEDDER, Deceased, Defendant
on the 23 day of July 20 15 at
6:25, o'clock p. M., at 42 BLACKBEARY LN, BERWICK An the manner described below:
✓ Defendant personally served.  Adult family member with whom Defendant(s) reside(s).
Relationship is
Adult in charge of Defendant's residence who refused to give name or relationship.
Manager/Clerk of place of lodging in which Defendant(s) reside(s).
Agent or person in charge of Defendant's office or usual place of business.
an officer of said Defendant's company.
Other:
Description: Age 40 Height 59" Weight 150 Race W Sex M Other
i, Ronald Moil , a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.
The Market of th
DATE: 7/23/15 NAME: Chall Will
PRINTED NAME: Ronald Moll
FRIATED (ANDIE,
TITLE: Process Server
TITLE: Process Server
TITLE: Process Server  NOT SERVED  On theday of, 20, ato'clock M., I,, a competent adult hereby state that Defendant NOT FOUND because:Vacant Does Not Exist
TITLE: Process Server  NOT SERVED  On theday of, 20, ato'clock M., I,, a competent adult hereby state that Defendant NOT FOUND because: VacantDoes Not Exist MovedDoes Not Reside (Not Vacant) No Answer onat;at;at;at;
TITLE: Process Server    NOT SERVED
TITLE: Process Server  NOT SERVED  On theday of, 20, ato'clock M., I,, a competent adult hereby state that Defendant NOT FOUND because: VacantDoes Not Exist MovedDoes Not Reside (Not Vacant) No Answer onat;at;at;at;
TITLE: Process Server    NOT SERVED
TITLE: Process Server    NOT SERVED

All

) |0|

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

Legal Assistant

Jessica Gliwa

Representing Lenders in Pennsylvania

No.: 2015-CV-437

No.: 2015-ED-63

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

Re: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. VS. DEAN H. BOGERT, and MARY ANN BOGERT

No.: 2015-CV-437, No.: 2015-ED-63

### 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 09/09/2015 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 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., S/B/M TO	WELLS	:	COLUMBIA	COUNTY
METERS	rango	DAINE, IN.	$\mathbf{A}_{ij}$ $\mathbf{S}/\mathbf{D}/\mathbf{W}$ $\mathbf{L}\mathbf{U}$	A L C L L L L L L L L L L L L L L L L L		COLUMBIA	COUNT.

FARGO HOME MORTGAGE, INC., F/K/A

NORWEST MORTGAGE, INC. : COURT OF COMMON PLEAS

Plaintiff,

CIVIL DIVISION

ν.

` a

 DEAN H. BOGERT
 : No.: 2015-CV-437

 MARY ANN BOGERT
 No.: 2015-ED-63

Defendant(s)

### 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

Paul Cressman, Esq., Id. No.318079

Atterney 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.

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO

HOME MORTGAGE, INC., F/K/A NORWEST

MORTGAGE, INC.

Plaintiff

CIVIL DIVISION

COURT OF COMMON PLEAS

NO.: 2015-CV-437

v.

DEAN H. BOGERT MARY ANN BOGERT

Defendant(s)

COLUMBIA COUNTY

### AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Farge Bank, N.A., s/b/m to Wells Farge Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 3312 3rd Street, Bloomsburg, PA 17815-3316.

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

Name

Address (if address cannot be reasonably ascertained,

please so indicate)

DENNIS R. BOGERT

3007 STATE ROUTE 487 **ORANGEVILLE, PA 17859** 

DOUGLAS D. BOGERT

32735 CONGUDI ROAD **DUDE CITY, FL 33525** 

STANLEY D. BOGERT

130 CAMPBELL DRIVE **DUNCANSVILLE, PA 16635** 

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

Name

Address (if address cannot be reasonably

ascertained, please so indicate)

DEAN H. BOGERT

3312 3RD STREET

**BLOOMSBURG, PA 17815-3316** 

MARY ANN BOGERT

3312 3RD STREET

**BLOOMSBURG, PA 17815-3316** 

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

Address (if address cannot be

reasonably ascertained, please indicate)

CITIBANK (SOUTH DAKOTA) N.A

701 E, 60TH STREET N SIOUX FALLS, SD 57104 CITIBANK (SOUTH DAKOTA), N.A. PO BOX 152564

COLUMBUS, OH 43218

CITIBANK (SOUTH DAKOTA), N.A. C/O

BRITT J. SUTTEL, ESO.

1060 ANDREW DRIVE

SUITE 170

WEST CHESTER, PA 19380

CITIBANK SOUTH DAKOTA, N.A. C.O

1060 ANDREW DRIVE, SUITE 170

WEST CHESTER, PA 19380

ATLANTIC CREDIT & FINANCE, INC.

PO BOX 13386

ATLANTIC CREDIT & FINANCE, INC.

ROANOKE, VA 24033

ATLANTIC CREDIT & FINANCE, INC. C/O

JOEL M. FLINK, ESO.

1001 E. HECTOR ST., STE 220 CONSHOHOCKEN, PA 19428

2727 FRANKLIN ROAD, SW **ROANOKE, VA 24014** 

ATLANTIC CREDIT & FINANCE, INC. C/O

FREDERIC I. WEINBERT, ESQ.

1001 E. HECTOR ST

**STE 220** 

CONSHOHOCKEN, PA 19428

CAPITAL ONE BANK C/O ARTHUR LASHIN, 400 MARKET ST

ESO.

SIXTH FLOOR

PHILADELPHIA, PA 19109

CAPITAL ONE BANK C/O ARTHUR LASHIN, 123 S. BROAD ST, STE 1660

ESO.

PHILADELPHIA, PA 19109

CAPITAL ONE BANK, N.A. 5100 PEACHTREE INDUSTRIAL BLVD

NORCROSS, GA 30071

CAPITAL ONE BANK, N.A.

4851 COX ROAD GLEN ALLEN, VA 23060

ASSET ACCEPTANCE, LLC

28405 VAN DYKE AVENUE

WARREN, MI 48093

ASSET ACCEPTANCE, LLC C/O MICHAEL

F. RATCHFORD, ESQ.

120 N. KEYSER AVE SCRANTON, PA 18504

ASSET ACCEPTANCE, LLC C/O MICHAEL

F. RATCHFORD, ESQ.

1729 PITTSTON AVE SCRANTON, PA 18505

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

### SCOTT TOWNSHIP AUTHORITY

### 350 TENNY STREET **BLOOMSBURG, PA 17815**

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

3312 3RD STREET

BLOOMSBURG, PA 17815-3316

DOMESTIC RELATIONS OF **COLUMBIA COUNTY** 

COLUMBIA COUNTY COURTHOUSE

P.O. BOX 380

**BLOOMSBURG, PA 17815** 

COMMONWEALTH OF PENNSYLVANIA

P.O. BOX 2675

DEPARTMENT OF WELFARE

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 228 WALNUT STREET, SUITE 220

PO BOX 11754

DISTRICT OF PA FEDERAL BUILDING 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.

Phelan Hallinan Diamond & Jones, LLP

Paul Cressman, Bsq., Id. No.318079

Attorney for Plaintiffs

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

Name and Address 161
Of Sender One

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

	1 1 1 1 1 1 1 1 1 1 1 1	Alexandria F. 1.9102		AZN/JSG - U%U9/2015 SALE	
STICE STICE	ATTICLE INDITION	Line Entire Number Name of Addressee, Street, and Post Office Address	t, and Post Office Add	Tess	Postage
_	****	DENNIS R. BOGERT		- American management of the control	\$0.47
		3007 STATE ROUTE 487			}
į		ORANGEVILLE, PA 17859	65		
۲۷	***	DOUGLAS D. BOGERT		No. or other processing and the state of the	50.47
. ,	00.00	32735 CONGUDI ROAD			; ; )
		DUDE CITY, FL 33525			1 <b>b</b>
m	***	STANLEY D. BOGERT	0000HH400HH400H000H04H0VHHVVHHVVHHVVHHV00H000H0	WWW.WWW.min and the control of the c	\$0.47
		130 CAMPBELL DRIVE			* }
		DUNCANSVILLE, PA 16635	635		
		RE: DEAN H. BOCERT (COLUMBIA)		PH # 962728/1026 Proc. Cold. 45 Day	\$1.41
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Form 3877 Facsimile

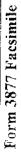
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		SCRANTON, PA 18504			
4	***	Asset Acceptance, L.L.C. C/O Michael F. Ratchford, Esq.	. Ratchford, Esg.		
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Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 AZK/SZR - 09/09/2015 SALE	cet, and Post Office Address	U.S. Department of Justice	U.S. Attorney for The Middle District of PA	Federal Building	228 Walnut Street, Suite 220	Harrisburg, PA 17108-1754	RE: DEAN H. BOGERT (COLUMBIA) PH#962728/1021 Page 3 of 3 Writ Team	,一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个
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### 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., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.,

F/K/A NORWEST MORTGAGE, INC. v. DEAN H. BOGERT et al.

No.: 2015-CV-437

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 11/04/2015 Sheriff Sale.\*\*

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Legal Assistant

CC: DEAN H. BOGERT and MARY ANN BOGERT

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., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.
Plaintiff

CIVIL DIVISION

: No.: 2015-CV-437

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DEAN H. BOGERT MARY ANN BOGERT

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: 8/19/15

Adam H. Davis, Esq., ld. 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., S/B/M TO WELLS FARGO : HOME MORTGAGE, INC., F/K/A NORWEST : CIVIL DIVISION

MORTGAGE, INC.

Plaintiff : No.: 2015-CV-437

:

DEAN H. BOGERT MARY ANN BOGERT

Defendant(s)

ν.

### NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 09/09/2015 at 09:00 AM in the above-captioned matter has been continued until 11/04/2015 at 09:00 AM.

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., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST

CIVIL DIVISION

MORTGAGE, INC. Plaintiff

No.: 2015-CV-437

Liamun

٧.

DEAN H. BOGERT MARY ANN BOGERT

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:

DEAN H. BOGERT 3312 3RD STREET BLOOMSBURG, PA 17815-3316

Date: 8/19/15

MARY ANN BOGERT 3312 3RD STREET BLOOMSBURG, PA 17815-3316

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., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.

: CIVIL DIVISION

: No.: 2015-CV-437

Plaintiff

٧.

DEAN H. BOGERT MARY ANN BOGERT

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.

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

Attorney for Plaintiff

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK, N.A. vs.
DEAN BOGERT (et al.)

Case Number 2015CV437

### SHERIFF'S RETURN OF SERVICE

08/05/2015 09:36 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 3312 3RD STREET, BLOOMSBURG, PA 17815.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

August 06, 2015

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

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

Affirmed and subscribed to before me this

6TH day of

lay of AUGUST

2015

Darch Jan Klingan

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

NOTARY

10) Door tyburge Sher Tulleweek Allend

8/18/2015 11:24:05 AM PAGE 1/001 Fax Server

### 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

August 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., S/B/M TO WELLS FARGO HOME

MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. v.

DEAN H. BOGERT and MARY ANN BOGERT

3312 3RD STREET BLOOMSBURG, PA 17815-3316

No.: 2015-CV-437

### Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for September 9, 2015 due to the following: Service of NOS.

The Property is to be relisted for the November 4, 2015 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours, Patrick Cosenza for Phelan Hallinan Diamond & Jones, LLP 1617 John F Kennedy Blvd Suite 1400 Philadelphia, PA 19103 Phone: (215) 563-7000 Fax: (215) 563-8656

## Phelan Hallinan Diamond & Jones, LLP



		ibia County Sherif	гОпісе	From:	Patrick Ralston	
Fax:	570-3	89-5625		Date:	August 18, 2015	
Phone	: 570-3	39-5622	······	Pages	: 1	
Re:	Postpo	one Sale Date		CC:		
□ Urg	ent	☑ For Review	☐ Please Cor	nment	☑ Please Reply	☐ Please Recycle
•Conm	nents:	<u> </u>		<del></del>		· · · · · · · · · · · · · · · · · · ·
Hello,						
Current	tly the sa	ale is set for 9/9/16 to 215-563-8656 WELLS FARGO	5 at 9:00am.   Ple BANK, N.A., S/B/t	ase provi M TO WE	o months to a date in ide a new sale date a LLS FARGO HOME M AN H. BOGERT & M	and time as soon as
		BOGERT	unty, 2015-CV-43	37		
Should	d you ha	BOGERT COLUMBIA Co	unty, 2015-CV-43		ee to contact me as s	soon as possible.
		BOGERT COLUMBIA Co	unty, 2015-CV-43 or concerns, plea		ee to contact me as s	soon as possible.
	you for y	BOGERT COLUMBIA Co ve any questions	unty, 2015-CV-43 or concerns, plea		ee to contact me as s	soon as possible.
Thanky	you for y ou,	BOGERT COLUMBIA Co ve any questions	unty, 2015-CV-43 or concerns, plea his matter.	se feel fre		mber 4, a

PLAINTIFF AFFIDAVII OF	
	COLUMBIA COUNTY
WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HO MORTGAGE, INC., F/K/A NORWFST MORTGAGE, INC.	ME PH # 962728
DEFENDANT	SEDVECTE TRANSPORT
DEAN H. BOGERT	SERVICE TEAM/Inm COURT NO.: 2015-CV-437
MARY ANN BOGERT	COOKT NO.: 2015-CV-437
SERVE DEAN H. BOGERT AT: 3312 3RD STREET	TYPE OF ACTION
	XX Notice of Sheriff's Sale
BLOOMSBURG, PA 17815-3316	SALE DATE: September 9, 2015
SERVEI	D
Served and made known to DEANIEL DOCUMENT TO CO.	· loth
Served and made known to DEAN H. BOGERT, Defendant on 3:95, o'clock P.M., at 3312 3 pp 57, Blooms BURG, PA Defendant personally served.	the b day of UNE, 20 15, at , in the manner described below:
Adult family member with whom Defendant(s) reside(s)	·
Relationship is WIFE	
Adult in charge of Defendant's residence who refused to give	e name or relationship.
— wanager/Clerk of place of lodging in which Defendant(s) re-	side(e)
Agent or person in charge of Defendant's office or usual place	cc of business.
an officer of said Defendant's company	
Other:	
Description: Age 50 Height 5'5" Weight 140 R	2001 W 8-1 F OUL
Ronald Moll	dace Sex Other
I, Ronald Moll , a competent adult, hereby of the Notice of Sheriffs Sale in the manner as set forth herei address indicated above. I understand that this statement is melating to unsworm falsification to carbo adventure.	verify that I personally handed a true and correct copy in, issued in the captioned case on the date and at the lade subject to the penalties of 18 Pa. C.S. Sec. 4904
to answorn raisincation to authorities.	
DATE: 6/18/15 NAME:	Ronald Mall
PRINTEI	NAME: Ronald Moll
TITLE:	Process Server
NOT SERV	ED
On the day of 20, at o'clock1 state that Defendant NOT FOUND because:	M., I,, a competent adult hereby
Vacant Does Not Exist Moved	Dona Mat Davids (Martin)
	Does Not Reside (Not Vacant)
No Answer onat;	
Service Refused	
Other:	
I understand that this statement is made subject to the pena	lties of 18 Pa. C.S. Sec. 4904 relating to unsworn
falsification to authorities.	is a remain to unaworn
W. 4.7	
BY:	

PRINTED NAME:

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DI A PACTURE AFI	FIDAVIT OF SERVI	CE .
PLAINTIFF WELLS FARGORANIV NA COMATO NOVA		COLUMBIA COUNTY
WELLS FARGO BANK, N.A., S/B/M TO WELLS MORTGAGE, INC., F/K/A NORWEST MORTGA	FARGO HOME	DII II Assess
-, -, si, 1.tbi //ok/1651 bioki (i)	ige, inc.	PH # 962728
DEFENDANT		SERVICE TEAM/ Inm
DEAN H. BOGERT		COURT NO.: 2015-CV-437
MARY ANN BOGERT		000K1110., 2015-C / 445/
SERVE MARY ANN BOGERT AT:		
3312 3RD STREET		TYPE OF ACTION
BLOOMSBURG, PA 17815-3316		XX Notice of Sheriff's Sale
,		SALE DATE: September 9, 2015
	SERVED	
Served and made known to MARY ANN BOGER	T Defendant on the	18th
Served and made known to MARY ANN BOGER 3: 45, o'clock P. M., at 3312 380 Sr, BLOOMS	Sal Ok. DA in the	16 day of 1 4 10 = , 20 (5, at
✓ Defendant personally served.	sever p A. muse	manner described below;
Adult family member with whom Defendant(s)	reside(s).	
Relationship is		
Adult in charge of Defendant's residence who r	efused to give name	or relationship.
Manager/Clerk of place of lodging in which De	fendant(e) reside(e)	-
Agent or person in charge of Defendant's office	or usual place of bu	siness.
an officer of said Defendant	t's company.	
Other:		
Description: Age 50 Height 5'5' Weig	ht <u>140</u> Race <u>V</u>	Sex F Other
I, Ronald Moli R competent	adult basels	that I personally handed a true and correct copy
of the Notice of Sheriff's Sale in the manner as a	attent, hereby verify	that I personally handed a true and correct copy
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relating to unsworn falsification to authorities.	attricit is made sur	bject to the penalities of 18 Pa. C.S. Sec. 4904
	(i	20 27/1 11
DATE: 6/18/15	NAME:	Conald Wall
		E: Ronald Moll
		-
	TITLE:	ocess Server
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On the day of 20at	o'clock M I	a competant adult house.
state that Defendant NOT FOUND because:	0100111 171., 1,	, a competent adult hereby
Vacant Does Not Exist	Moved	Dona Mar Bertal Officer
No Answer on at	_ 100000	Does Not Reside (Not Vacant)
Service Refused	at	
Other:		
I understand that the		
I understand that this statement is made subject falsification to authorities.	to the penalties of	18 Pa. C.S. Sec. 4904 relating to unsworn
to additionates.		
BY		
PRINTED NAME:		

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Address: BLOOMSBURG, PA 17815  Charge:  Phone:  DOB:  Relation:  Date: & -5-15 Time: C9', 36	VS.	RGO BANK, N.A. SERT (et al.)				Number 5CV437
Category: Real Estate Sale - Posting - Sale Bill  Manner: < Not Specified > Expires: Warrant:  Notes: SHERIFF'S SALE BILL  Serve To: Final Service: Served: Personally - Adult In Charge Posted Other Primary 3312 3RD STREET Adult In Charge: Phone: DOB: Relation:  Alternate Address: Date: & -5-15 Time: C9; 3& Mileage: Deputy: 3 Mileage: Stormer Phone: Phone: Deputy: 3 Mileage: Deputy: Phone: Phone: Attempts: Dotate: Time: Mileage: Deputy: Deputy		SERVICE	COVER SH	EET		
Manner: < Not Specified > Expires: Warrant:  Notes: SHERIFF'S SALE BILL  Serve To: Final Service:  Name: (POSTING) Served: Personally Adult in Charge Costed Othe Address: BLOOMSBURG, PA 17815 Charge:  Phone: DOB: Relation:  Alternate Address: Date: & -5-15 Time: C91, 34c  Phone: Deputy: 3 Mileage:  Deputy: 4 Mileage:  Date: Time: Mileage: Deputy: Mileage:  Deputy: Mileage: Deputy: Mileage:  Deputy: Mileage: Deputy: Mileage: Deputy: Mileage:  Deputy: Mileage: Mileage: Deputy: Mileage: Mile	Service De	fails;				
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Perve To: Name: (POSTING) Served: Personally · Adult in Charge Posted Othe Primary 3312 3RD STREET Address: BLOOMSBURG, PA 17815 Phone: DOB: Relation: Alternate Address: Phone: Deputy: 3 Mileage: Phone: Deputy: 3 Mileage:  Ittorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000  ervice Attempts: Deputy: Wileage: Deputy: Grylce Attempt Notes:			Expires:		Warrant:	<u> </u>
Name: (POSTING)  Served: Personally · Adult In Charge (Osted) Other Primary 3312 3RD STREET Adult In Charge:  Address: BLOOMSBURG, PA 17815  Phone:  DOB: Relation:  Alternate Address:  Date: 8-5-15 Time: C9; 34  Phone: Deputy: 3 Mileage:  Stromey / Originator:  Name: PHELAN & HALLINAN LLP Phone: 215-563-7000  Service Attempts:  Date: Situation of the strength of t	Notes:	SHERIFF'S SALE BILL	<u></u>			
Name: (POSTING)  Served: Personally Adult In Charge Costed Othe  Primary 3312 3RD STREET Adult In Charge:  Address: BLOOMSBURG, PA 17815  Phone:  DOB: Relation:  Alternate Address:  Date: 8-5-15 Time: C9; 36  Phone: Deputy: 3 Mileage:  Ittorney / Originator:  Name: PHELAN & HALLINAN LLP Phone: 215-563-7000  Service Attempts:  Date: Time: Mileage:  Deputy: Service Attempt Notes;  1. 2. 3. 4.	ienve To:		Final Serv	ce		
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Name: PHELAN & HALLINAN LLP Phone: 215-563-7000  Service Attempts:  Date:	Alternate Address:		Date:	8-5-15	Time:	C9;36
Name: PHELAN & HALLINAN LLP Phone: 215-563-7000  Service Attempts:  Date:	Phone:	· ·	Deputy:	3	Mileage:	
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Date: Time: Mileage: Deputy:  Fervice Attempt Notes:  1. 2. 3.	Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
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2015CV437

3312 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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Timothy T. Chamberfain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK, N.A. vs.
DEAN BOGERT (et al.)

Case Number 2015CV437

### SHERIFF'S RETURN OF SERVICE

06/01/2015 02:14 PM - DEPUTY MICHAEL BEYER, 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 THE DEFENDANT, TO WIT: MARY ANN BOGERT AT 3312 3RD STREET, BLOOMSBURG, PA 17815.

SO ANSWERS.

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TIMOTHY T. CHAMBERLAIN, SHERIFF

August 04, 2015

COMMONWEALTH OF PENNSYLVANIA

Notariai 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

4TH day of

AUGUST

2015

Sarah Jan Klingama

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK, N.A. DEAN BOGERT (et al.)

Case Number 2015CV437

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SO ANSWERS.

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 04, 2015

COMMONWEALTH OF PENNSYLVANIA

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

Affirmed and subscribed to before me this

day of

AUGUST

2015

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA culdou robeto enerit, felencofi leo-

**NOTARY** 

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	ARGO BANK, N.A. GERT (et al.)			Case Number 2015CV437
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Service De				
Category:	Real Estate Sale - Sale Notice		ter men et aleen maar jarren.	Zone: 63
Manner:	< Not Specified >	Expires:	The second of th	Warrant:
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Serve To:		Final Servi	ice:	
Name:	DEAN BOGERT	Served:	in accompanies interaction appropriate 2000	Addit In Charge · Posted · Other
Primary Address:	3312 3RD STREET Bloomsburg, pa 17815	Adult in Charge:		Ann Bogert
Phone:	DOB;	Relation:		WIFE
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2015CV437

3312 3RD STREET, BLOOMSBURG

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	ARGO BANK, N.A.	<u> </u>		Case Number
DEAN BO	GERT (et al.)			2015CV437
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	Real Estate Sale - Sale Notice	na je na se se se se	Zone	: 63
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Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE	AND DEBTOR'S R	RIGHTS	
Serve Ta:		Final Servi	ce:	
Name:	MARY ANN BOGERT	Served:	Personally - Adult In Cha	irge · Posted · Other
Primary Address:	3312 3RD STREET BLOOMSBURG, PA 17815	Adult in Charge:	mary Onn	Bogert
Phone:	DOB:	Relation:	DEF	
Alternate Address:	The second of th	Date:	6-1-15 Time.	2:14
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BOGERT, MARY ANN

2015CV437

3312 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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



JOEL FLINK ATLANTIC CREIDT & FINANCE INC 1001 E. HECTOR STREET STE 220 CONSHOCKEN PA 19428 Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage,

vs.

Inc., f/k/a Norwest Mortgage, Inc.

: COURT OF COMMON PLEAS

: CIVIL DIVISION

Plaintiff:

: NO.: 2015-CV-437

2015-ED-63

Dean H. Bogert

Mary Ann Bogert

: COLUMBIA County

Defendant(s)

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

TO: Dean H. Bogert
Mary Ann Bogert
3312 3rd Street
Bloomsburg, PA 17815-3316

\*\*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 3312 3rd Street, Bloomsburg, PA 17815-3316 is scheduled to be sold at the Sheriff's Sale on Signt. 9"2015 at 9,00 cm in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$38,234.63 obtained by Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

#### NOTICE OF OWNER'S RIGHTS

#### YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

# IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A., S/B/M TO WELLS Court of Common Pleas FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. Civil Division Plaintiff COLUMBIA County VS. No.: 2015-CV-437 DEAN H. BOGERT No.: 2015-ED-63 MARY ANN BOGERT Defendants AND NOW, this June 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 tune in this case as follows: Principal Balance \$36,681.85 Interest Through July 1, 2015 \$2,598.30 Late Charges \$148.60 Legal fees \$1,237.50 Cost of Suit and Title \$626.34 Mortgage Insurance Premium/ Private Mortgage Insurance \$37.46 **Escrow Deficit** \$133.86 TOTAL \$41,463.91 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. THE COURT

J.

Columbia County Sherilf

Columbia County Sherilf

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., s/b/m to Wells Fargo Home Mortgage.

Inc., f/k/a Norwest Mortgage, Inc.

COURT OF COMMON PLEAS

CIVIL DIVISION

Plaintiff:

NO.: 2015-CV-437

vs.

2015-FD-63

: COLUMBIA County

Dean H. Bogert Mary Ann Bogert

Defendant(s)

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

TO: Dean H. Bogert
Mary Ann Bogert
3312 3rd Street
Bloomsburg, PA 17815-3316

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



MICHAEL F RATCHFORD ASSET ACCEPTANCE 1729 PITTSTON AVE

SCRANTON PA 18505

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage,

Inc., f/k/a Norwest Mortgage, Inc.

COURT OF COMMON PLEAS

CIVIL DIVISION

Plaintiff:

NO.: 2015-CV-437

**COLUMBIA County** 

vs.

2015.ED-63

Dean H. Bogert :

Mary Ann Bogert

:

Defendant(s)

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



ATLANTIC CREDIT & FINANCE INC 2727 FRANKLIN ROAD SW

ROANOLE VA 24014

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage,

- Chile Name A Mandan and Land

COURT OF COMMON PLEAS

Inc., f/k/a Norwest Mortgage, Inc.

CIVIL DIVISION

Plaintiff:

NO.: 2015-CV-437

vs.

2015-FD-63

Dean H. Bogert Mary Ann Bogert : COLUMBIA County

Defendant(s)

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Mary Ann Bogert
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Bloomsburg, PA 17815-3316

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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	ARGO BANK, N.A. GERT (et al.)	,			Number 5CV437
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erve To:		Final Servi	ice:		2.00
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Phone:	DOB:	Relation:		9Wnez	
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1-1-18-5-18-6-1

Timothy T. Chamberlain Sheriff

PHELAN & HALLINANLIP

Name:



Earl D. Mordan, Jr. Chief Deputy

VS.	RGO BANK, N.A. BERT (et al.)				e Number 15CV437
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Name: Primary Address:	11 WEST MAIN STREET	Served: Adult in	propaga panagang panaga panagang panagang panagang panagang panagang panagang panagang panagang panagang panaga	dult In Charge Fae Cleek	Posted · Other
Name: Primary Address: Phone: Alternate Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Served: Adult In Charge:	propaga panagang panaga panagang panagang panagang panagang panagang panagang panagang panagang panagang panaga	Fae	Posted · Other

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	RGO BANK, N.A. GERT (et al.)				Number 5CV437
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Serve To:		Final Servi			
Name:	SCOTT TOWNSHIP AUTHORITY	Served:	Contraction of the Contract of	Multin Charge	Posted · Other
Primary Address:	350 TENNY STREET BLOOMSBURG, PA 17815	Adult in Charge:	Delœis	the secondary of the secondary	
Phone:	DOB:	Relation:		Clerk	
Alternate Address:		Date:	6-1-15	Time:	1:45
Phone:		Deputy:	4	Mileage:	The second secon
Attorney / (	Originator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
Service Att	empts:				
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SCOTT TOWNSHIP AUTHO

015CV437

350 TENNY STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# PRESS \* ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

Classifieds: (570) 784-6151 Toll Free: 888-231-9767 ext 1299

Fax: (570) 784-6152 Proof of Ad 06/01/15

1037751

Description:

Ad ID:

Dean & mary Ann Bogert

Run Dates:

08/19/15 to 09/02/15

Class:

Agate Lines: Blind Box:

213

Account:

Name:

Company:

TIM CHAMBERLAIN - COLUM COUNTY SHER-

Address: **PO BOX 380** 

**BLOOMSBURG, PA 17815** 

Total Ad Cost

\$1,167.09

Amount Paid

\$0.00

**Publication** Press Enterprise Start

Stop

Cost Inserts

08/19/15/09/02/15

\$1,167.09

#### SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2015CV437

ssued 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, SEPTEMBER 09, 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 Offser to 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 field. with the Sherff's Office prior thereto

ALL THAT CERTAIN piece, parcel and tract of land situate in the Village of Almedia, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point in the center of a 33 foot right-of-way known as Township Route No. 451, oormonity called Third Street, said point also being 195.50 feet West of the Westerly line of land now or formerly of Fred E, and Ethel Magill and from the Easterly most line of lands now or formerly of Dors S. Myruk; THENCE through lands now or formerly of Dors S. Myruk and through an iron prin set on line 16.79 feet from the comer, South 7 degrees 29 minutes 36 seconds East, 198.74 feet to an iron pin set in the Northerly line of lands now or formerly of Dors S. Myruk and through and H. and Shirley R. Shoemaker: THENCE along said Shoemaker lands, South 73 degrees 49 minutes 56 seconds West, 164.46 feet to an existing iron pin on the Easterly side of a 20 foot unopened alley, THENCE along the Easterly side of the said 20 foot unopened alley. North 23 degrees 17 minutes along the Easterly side of the said 20 foot unopened alley. North 23 degrees 17 minutes 04 seconds West, 198.00 feet to an existing iron pipe in the center of a 33 foot righted way known as Trownship Route No. 481; THENCE along said Trownship Route No. 481, North 73 degrees 48 minutes 56 seconds East, 218.96 feet to a point, the place of

CONTAINING 0.866 acres of land in all and being Tract No. 1 on a plot of three tracts prepared by L. Wayne Laidacker P.L.S., done January 21, 1991, from which this description

was prepared.

TITLE TO SAID PREMISES IS VESTED IN Dean H. Bogert and Marry Ann Bogert, h/w, by
Deed from Edward P. Leiby, and Nancy J. Leiby, h/w, dated 08/06/1999, recorded
08/09/1999 in Book 734, Page 444.

Tax Parcel: 31-4C 1-046-02-000 Premises Being: 3312 3rd Street, Bloomsburg, PA 17815-3316

#### PROPERTY ADORESS: 3312 3RD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEI, NUMBER: 31-4C1-046-02-000

Seized and taken linto execution to be sold as the property of DEAN BOGERT, MARY ANN BOCERT 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 cash, certified check of cashiers check at time of sue, introventions or harved or auprice Anymenating amount of the bit 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. FIME 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 resals of the property, or to resoil the property at the bidder's risk and maintain an action agrainst 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 default-ing bidder will be responsible for any attorney fees incurred by the sheriff in connector 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.

TIMOTHY T. CHAMBERLAIN, Sherif 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. 2015CV437

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, SEPTEMBER 09, 2015 AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel and tract of land situate in the Village of Almedia, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of a 33 foot right-of-way known as Township Route No. 461, commonly called 'Third Street', said point also being 195.50 feet West of the Westerly line of land now or formerly of Fred E. and Ethel Magill and from the Easterly most line of lands now or formerly of Doris S. Mynuk, THENCE through lands now or formerly of Doris S. Mynuk and through an iron pin set on line 16.79 feet from the corner, South 7 degrees 29 minutes 36 seconds East, 198.74 feet to an iron pin set in the Northerly line of lands now or formerly of Harland H. and Shirley R. Shoemaker; THENCE along said Shoemaker lands, South 73 degrees 49 minutes 56 seconds West, 164.46 feet to an existing iron pin on the Easterly side of a 20 foot unopened alley; THENCE along the Easterly side of the said 20 foot unopened alley, North 23 degrees 17 minutes 04 seconds West, 198.00 feet to an existing iron pipe in the center

of a 33 foot right-of-way known as Township Route No. 461; THENCE along said Township Route No. 461, North 73 degrees 49 minutes 56 seconds East, 218.96 feet to a point, the place of BEGINNING.

CONTAINING 0.865 acres of land in all and being Tract No. 1 on a plot of three tracts prepared by

L. Wayne Laidacker P.L.S., done January 21, 1991, from which this description was prepared.

TITLE TO SAID PREMISES IS VESTED IN Dean H. Bogert and Mary Ann Bogert, h/w, by Deed from Edward P. Leiby and Nancy J. Leiby, h/w, dated 08/06/1999, recorded 08/09/1999 in Book 734, Page 444.

Tax Parcel: 31-4C 1-046-02-000

Premises Being: 3312 3rd Street, Bloomsburg, PA 17815-3316

PROPERTY ADDRESS: 3312 3RD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-4C1-046-02-000

Seized and taken into execution to be sold as the property of DEAN BOGERT, MARY ANN BOGERT 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 agiainst 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

#### WRIT OF EXECUTION – (MORTGAGE FORECLOSURE) Pa.R.C.P. 3180-3183 and Rule 3257

COURT OF COMMON PLEAS

CIVIL DIVISION

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.,

f/k/a Norwest Mortgage, Inc.

vs.	NO.: <u>2015-CV-437</u>
Dean H. Bogert Mary Ann Bogert Commonwealth of Pennsylvania:	2015-ED-63 COLUMBIA COUNTY
County of Columbia	
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:	
To satisfy the judgment, interest and costs in the above m following property (specifically described property below):	atter you are directed to levy upon and sell the
PREMISES: 3312 3rd Street, Bloomsburg, PA 17815-3316 (See Legal Description attached)	
Amount Due Interest from 05/19/2015 to Date of Sale @ \$6.29 per diem	\$38,234.63 \$ and costs.
	Bashasa D Silveth Kff (Clerk) Office of the Prothy Support, Common Pleas Court of Columbia County, Penna.
Dated <u>5-29-15</u> (SEAL) PH # 962728	Proth & Clerk of Sev. Courts My Com. Ex. 1st Monday in 2016

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage,

Inc., f/k/a Norwest Mortgage, Inc.

: COURT OF COMMON PLEAS

: CIVIL DIVISION

Plaintiff

NO.: 2015-CV-437

vs.

2015.FD-62

Dean H. Bogert Mary Ann Bogert COLUMBIA County

Defendant(s)

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

TO: Dean H. Bogert Mary Ann Bogert 3312 3rd Street Bloomsburg, PA 17815-3316

200m25d1g, 111 17010 2210

\*\*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 3312 3rd Street, Bloomsburg, PA 17815-3316 is scheduled to be sold at the Sheriff's Sale on Sold of Sale on Sold of Sale on Sheriff's Sale on Sold of Sale on Sold of Sale on Sheriff's Sale on Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$38,234.63 obtained by Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

#### **NOTICE OF OWNER'S RIGHTS**

#### YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling <u>215-563-7000</u>.
- 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-437

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc.

v.

Dean H. Bogert

Mary Ann Bogert

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

#### <u>3312 3rd Street, Bloomsburg, PA 17815-3316</u> Parcel No. 31-4C1-046-02-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$38,234.63

**Attorneys for Plaintiff** 

Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Village of Almedia, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

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Tax Parcel: 31-4C1-046-02-000

Premises Being: 3312 3rd Street. Bloomsburg, PA 17815-3316

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home

Mortgage, Inc., f/k/a Norwest Mortgage, Inc.

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2015-CV-437

2015-ED-63

**COLUMBIA COUNTY** 

Dean H. Bogert Mary Ann Bogert Defendant(s)

v.

#### <u>AFFIDAVIT PURSUANT TO RULE 3129.1</u>

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 3312 3rd Street, Bloomsburg, PA 17815-3316.

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

Name

Address (if address cannot be reasonably ascertained,

please so indicate)

Dean H. Bogert

3312 3rd Street, Bloomsburg, PA 17815-3316

Mary Ann Bogert

3312 3rd Street, Bloomsburg, PA 17815-3316

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

Name

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

Dean H. Bogert

3312 3rd Street

Bloomsburg, PA 17815-3316

Mary Ann Bogert

3312 3rd Street

Bloomsburg, PA 17815-3316

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) Citibank (South Dakota) N.A. 701 E. 60th Street N Sioux Falls, SD 57104 Citibank (South Dakota), N.A. PO Box 152564 Columbus, OH 43218 Citibank (South Dakota), N.A. C/O Britt J. 1060 Andrew Drive Suttel, Esq. Suite 170 West Chester, PA 19380 Citibank South Dakota, N.A. C.O. 1060 Andrew Drive, Suite 170 West Chester, PA 19380 Atlantic Credit & Finance, Inc PO Box 13386 Roanoke, VA 24033 Atlantic Credit & Finance, Inc. 2727 Franklin Road, Sw Roanoke, VA 24014 Atlantic Credit & Finance, Inc. C/O Joel M. 1001 E. Hector st., Ste 220 Flink, Esq. Conshohocken, PA 19428 Atlantic Credit & Finance, Inc. C/O Frederic I. 1001 E. Hector st Weinbert, Esq. Ste 220 Conshohocken, PA 19428 Capital One Bank C/O Arthur Lashin, Esq. 400 Market st Sixth Floor Philadelphia, PA 19109 Capital One Bank C/O Arthur Lashin, Esq. 123 S. Broad st, Ste 1660 Philadelphia, PA 19109 Capital One Bank, N.A. 5100 Peachtree Industrial Blvd Norcross, Ga 30071 Capital One Bank, N.A. 4851 Cox Road Glen Allen, VA 23060 Asset Acceptance, LLC 28405 Van Dyke Avenue Warren, MI 48093 Asset Acceptance, LLC C/O Michael F. 120 N. Keyser Ave Ratchford, Esq. Scranton, PA 18504 Asset Acceptance, LLC C/O Michael F. 1729 Pittston Ave Ratchford, Esq. Scranton, PA 18505 Name and address of last recorded holder of every mortgage of record: Name Address (if address cannot be

reasonably ascertained, please indicate)

None.

4.

3.

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

Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

Scott Township Authority

350 Tenny Street Bloomsburg, PA 17815

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

3312 3rd Street

Bloomsburg, PA 17815-3316

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 penaltics of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Phelan Hallinan Diamond & Jones, LLP Joseph E. DeBarberie, Esq., Id. No.315421

Attorney for Plaintiff

PHELAN HALLINAN DJAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

# REAL ESTATE OUTLINE

ED# 2015 11 163

DATE RECEIVED 5/24/15	 )
DOCKET AND INDEX	5044137
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	X
COPY OF DESCRIPTION	<u></u>
WHEREABOUTS OF LKA	<u> </u>
NON-MILITARY AFFIDAVIT	X
NOTICES OF SHERIFF SALE	$\frac{1}{\lambda}$
WAIVER OF WATCHMAN	$\frac{\overline{\times}}{\times}$
AFFIDAVIT OF LIENS LIST	×
CHECK FOR \$1,350.00 OR	X CK# 001516591
**IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEED**
	<b>\</b>
SALE DATE	9 9 15 TIME 9.00
POSTING DATE	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK
	2 <sup>ND</sup> WEEK
	3 <sup>RD</sup> WEEK

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

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc.

Dean H. Bogert Mary Ann Bogert

WRIT OF EXECUTION (Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Sat.

S

oseph E. DeBarberie, Esq., Id. No.315421 þelan Hallinan Diamond & Jones, LLP

Attorney for Plaintiff

Address where papers may be served:
Dean H. Bogert
3312 3rd Street
Bloomsburg, PA 17815-3316

Mary Ann Bogert 3312 3rd Street Bloomsburg, PA 17815-3316

Whit ... School . Shoulf .

PHELAN HALLINAN DIAMOND & JONES, LLP Joseph E. DeBarberic, Esq., Id. No.315421 1617 JFK Boulevard, Suite 1400 Onc Penn Center Plaza Philadelphia, PA 19103 joseph.debarberie@phelanhallinan.com

Attorneys for Plaintiff

W	ells	s Fargo	Bank,	N.A.,	s/b/m to	Wells Fargo	Home	Mortgage.	Inc
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COURT OF COMMON PLEAS

f/k/a Norwest Mortgage, Inc.

: CIVIL DIVISION

Plaintiff

: NO.: <u>2015-CV-4</u>37

Dean H. Bogert Mary Ann Bogert

v.

215-563-7000

2015-ED-63

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:

- (X) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- ( ) 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 Joseph E. DeBarberie, Esq., Id. No.315421 Attorney for Plaintiff PHELAN HALLINAN DIAMOND & JONES, LLP Joseph E. DeBarberic, Esq., Id. No.315421 1617 JFK Boulevard, Suite 1400 Onc Penn Center Plaza Philadelphia, PA 19103 joseph.debarberie@phelanhallinan.com

Attorney for Plaintiff

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage,

Inc., f/k/a Norwest Mortgage, Inc.

215-563-7000

VS.

COLUMBIA County

COURT OF COMMON PLEAS

:

: CIVIL DIVISION

NO.: 2015-CV-437

Dean H. Bogert Mary Ann Bogert

2015-FD-63

#### **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 Dean H. Bogert is over 18 years of age and resides at 3312 3rd Street, Bloomsburg, PA 17815-3316.
- (c) that defendant Mary Ann Bogert is over 18 years of age and resides at 3312 3rd Street, Bloomsburg, PA 17815-3316.

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

Piclan Hallinan Diamond & Jones, LLP Joseph E. DeBarberie, Esq., 1d. No.315421

Attorney for Plaintiff

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Tax Parcel: 31-4C1-046-02-000

Premises Being: 3312 3rd Street, Bloomsburg, PA 17815-3316

# SHERIFF'S DEPARTMENT

SHERIFF SERVICE				ype or print legibly, ir	
PROCESS RECEIPT and AFFIDAVIT OF RE		readability Expiratio		o not detach any copie	ts
Plaintiff Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Mortgage, Inc.			No.: <u>2015-CV-437</u>	E0-63	
Defendant Dean H. Bogert Mary Ann Bogert			Type or Writ of Con	nplaint NOTICE OF SALE	
AT  NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO  ADDRESS (Steet or RFD, Apartment No., City, Buro, Twp., State an  3312 3rd Street		CRIPTION OF	PROPERTY TO BE LEV	VIED. ATTACHED OR SALE	
Bloomsburg, PA 17815-3316			<del></del>	<u> </u>	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIS  PLEASE POST THE PREMISES WITH THE SHERIFF'S H  NOW,	HANDBILL O	F SALE.			
_	Shoriff of	COLUMBIA	County, Penna.		_
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boule Philadelphia, PA 19103-1814	of whomever is for ntiff herein for any sintiff efendant evard, Suite 1400	Telephone (215)563	sion, after notifying person of removal of any  Number  -7000	Date 5/27/15	
SPACE BELOW FOR USE OF SHERIF	FONLY —			OW THIS LINE	
			Court Number		
RETURNED:  AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep	p. Sheriff		Date	
of20	Signature of She	ciff		Date	
	Sheriff of	,,,	<u>.</u>	- <u>-</u> ,	

# SHERIFF'S DEPARTMENT

SHERIFF SERVICE	INSTR	RUCTIONS: Please type or	print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RE	TURN readab	ility of all copies. Do not do	ctach any copies.
	Expira	ation date	
Plaintiff Wells France Developed Al A. W. W. D		No.: 2015-CV-437	•
Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, In	nc., f/k/a Norwest		
Mortgage, Inc.		2015-Ei	<b>ン</b> -63
Defendant		Type or Writ of Complaint	
Dean H. Bogert		EXECUTION/NOTICE	E OF SALE
Mary Ann Bogert			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S DEAN H. BOGERT		JOF PROPERTY TO BE LEVIED, AT	TACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boto, Twp., State and 3312 3rd Street	Zip Code)		
Bloomsburg, PA 17815-3316			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EVDENTUNG CEDA	ICIT	<u>-</u>
	IN EXPEDITING SERV	ICE.	
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW,	, PA do hereby deputize t	the Sheriff of	
County, to execute the within and make return thereof according to law.			
	Sheriff of COLUM	BIA County, Penna.	<del></del>
VOTE ON V. Day of the second		, i	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER	OF WATCHMAN — An	y deputy sheriff levying upon or at	taching any
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 plaintif sheriff's sale thereof.	iff herein for any loss, desl	ssession, after notifying person of lunction or removal of any such pro	levy or perty before
5: 6 SAL 10 570: 1	<del></del>		
Signature of Attorney of other Originafor requesting service on behalf of XX Plain	ntiff Teleph endant	one Number Date	1 1
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevi Philadelphia, PA 19103-1814	ard, Suite 1400 (215)	563-7000	127/15
SPACE BELOW FOR USE OF SHERIFI	ONLY — DO NO	OT WRITE BELOW TI	HIS LINE
PLAINTIFF	···	Court Number	
		i i	
DEW 10.100			
RETURNED:			
AFFIRMED and subscribed to before me this day	SO ANSWERS		Date
	Signature of Dep. Sheriff		
of20			
	Signature of Sheriff	· .	Date
	Sheritf of	***************************************	
· · · · · · · · · · · · · · · · · · ·	********* ***		

#### **SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2015-CV-437

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V.

Dean H. Bogert Mary Ann Bogert

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

#### 3312 3rd Street, Bloomsburg, PA 17815-3316 Parcel No. 31-4C1-046-02-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$38,234.63

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

#### SHERIFF'S RETURN

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., IN THE COURT OF COMMON PLEAS f/k/a Norwest Mortgage, Inc. OF COLUMBIA COUNTY Plaintiff VS. No.: 2015-CV-437 2015-ED-63 Dean H. Bogert Mary Ann Bogert **ISSUED** Defendants NOW, \_\_\_ 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 Deputy Sheriff AFFIDAVIT OF SERVICE Now, \_\_\_\_\_\_O'Clock \_\_\_\_\_ m., served the within \_\_\_\_\_ 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 \_\_\_\_\_ \_\_\_\_\_ BY: \_\_\_\_ Notary Public Sheriff County, Pennsylvania, and made a part of this return So Answers, Sheriff

Deputy Sheriff

# SHERIFF'S DEPARTMENT

SHERIFF SERVICE	INSTRI	JCTIONS: Please type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RE	TURN readabil	ity of all copies. Do not detach any copies.
The con-	Expirat	ion date
Plaintiff Wells Force Book N.A. of the to Wells Come II		No.: 2015-CV-437
Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Mortgage, Inc.	Inc., t/k/a Norwest	
		2015-ED-63
Defendant		Type or Writ of Complaint
Dean H. Bogert		EXECUTION/NOTICE OF SALE
Mary Ann Bogert	<u>.                                    </u>	<u></u>
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO  MARY ANN BOGERT		OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State an 3312 3rd Street	d Zip Code)	\ <u>\</u>
Bloomsburg, PA 17815-3316		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIS	T IN EXPEDITING SERVICE	E
SERVE DEFENDANT WITH THE NOTICE OF SALE.		
NOW,, 20I, Sheriff of COLUMBIA Count	v. PA do hereby donutina the	Chariff of
County, to execute the within and make return thereof according to law.	y, i is do neterly departize the	sherit of
	Sheriff of COLUMB	IA County Pour
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody attachment without liability on the part of such deputy or sheriff to any plain sheriff's sale thereof.	of whomever is found in nose	ession after notifying param of large as
Signature of Attorney or prince Signature of Attorney or prince on behalf of XX Pla	intiff Telephon	ne Number Date
ADDRES - One Penn Center at Suburban Station, 1617 John F. Kennedy Bould Philadelphia, PA 19103-1814	efendant ward, Suite 1400 (215)5	63-7000 5/27/15
SPACE BELOW FOR USE OF SHERIF	FONLY — DO NO	T WRITE BELOW THIS LINE
PLAINTIFF	<del></del>	Court Number
RETURNED:		
AFFIRMED and subscribed to before me thisday	SO ANSWERS	Date
	Signature of Dep. Sheriff	
of 20		
	Signature of Sheriff	Date
	Sheriff of	
į	Sheriff of	

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home COURT OF COMMON PLEAS

Mortgage, Inc., f/k/a Norwest Mortgage, Inc.

Plaintiff CIVIL DIVISION

v. NO.: 2015-CV-437

2015-ED-63

Dean H. Bogert Mary Ann Bogert COLUMBIA COUNTY

Defendant(s)

#### AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at 3312 3rd Street, Bloomsburg, PA 17815-3316.

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

> Name Address (if address cannot be reasonably ascertained,

please so indicate)

Dean H. Bogert 3312 3rd Street, Bloomsburg, PA 17815-3316

Mary Ann Bogert 3312 3rd Street, Bloomsburg, PA 17815-3316

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

Name Address (if address cannot be reasonably

ascertained, please so indicate)

Dean H. Bogert 3312 3rd Street

Bloomsburg, PA 17815-3316

Mary Ann Bogert 3312 3rd Street

Bloomsburg, PA 17815-3316

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)

Citibank (South Dakota) N.A 701 E. 60th Street N Sioux Falls, SD 57104

Citibank (South Dakota), N.A. PO Box 152564

itibank (South Dakota), N.A. PO Box 152564 Columbus, OH 43218

Citibank (South Dakota), N.A. C/O Britt J. 1060 Andrew Drive Suttel, Esq. Suite 170

West Chester, PA 19380

Citibank South Dakota, N.A. C.O 1060 Andrew Drive, Suite 170 West Chester, PA 19380

Atlantic Credit & Finance, Inc PO Box 13386
Roanoke, VA 24033

Atlantic Credit & Finance, Inc. 2727 Franklin Road, Sw Roanoke, VA 24014

Atlantic Credit & Finance, Inc. C/O Joel M. 1001 E. Hector st., Ste 220 Conshohocken, PA 19428

Atlantic Credit & Finance, Inc. C/O Frederic I.
Weinbert, Esq.
1001 E. Hector st
Ste 220

Conshohocken, PA 19428

Capital One Bank C/O Arthur Lashin, Esq. 400 Market st Sixth Floor Philadelphia, PA 19109

Capital One Bank C/O Arthur Lashin, Esq. 123 S. Broad st, Ste 1660 Philadelphia, PA 19109

Capital One Bank, N.A. 5100 Peachtree Industrial Blvd Norcross, Ga 30071

Capital One Bank, N.A. 4851 Cox Road Glen Allen, VA 23060

Asset Acceptance, LLC 28405 Van Dyke Avenue Warren, MI 48093

Asset Acceptance, LLC C/O Michael F. 120 N. Keyser Ave Ratchford, Esq. Scranton, PA 18504

Asset Acceptance, LLC C/O Michael F. 1729 Pittston Ave Ratchford, Esq. Scranton, PA 18505

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

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

None.

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

Address (if address cannot be

reasonably ascertained, please indicate)

None.

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)

Scott Township Authority

350 Tenny Street Bloomsburg, PA 17815

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

3312 3rd Street

Bloomsburg, PA 17815-3316

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.

Phelan Hallinan Diamond & Jones, LLP Joseph E. DeBarberie, Esq., Id. No.315421

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

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Trans # 5494 Carrier / service: USPS Server First-Class Mail® 6/1/2015 12:00:00 AM

Ship to:

ASSET ACCEPTANCE

MICHAEL F RATCHFORD

1729 PITTSTON AVE

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Doc Ref #:

71901140006000054871 2015ED63 5.1300

Postage

SCRANTON PA 18505

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ASSET ACCEPTANCE LLC MICHAEL F RATFORD

120 KEYSER AVE Tracking #: 71901140006000054864

Doc Ref #: 2015ED63

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SCRANTON PA 18504

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Carrier / service: USPS Server

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Ship to:

ASSET ACCEPTANCE LLC

MICHAEL F RATFORD

120 KEYSER AVE

Tracking #:

71901140006000054864

Doc Ref #: Postage 2015ED63 5.1300

SCRANTON

PA 18504

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ASSET ACCEPTANCE LLC

28405 VAN DYKE AVENUE

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CAPITAL ONE N.A.

5100 PEACHTREE INDUSTRIAL BLVD

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NORCROSS GA 30071

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CAPTITAL ONE BANK

ARTHUR LASHIN

123 S. BROAD STRET STE 1660 Tracking #.

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CAPTITAL ONE BANK

ARTHUR LASHIN

123 S. BROAD STRET

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STE 1660

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2015ED63 5.1300

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Trans # 5489 Carrier / service: USPS Server First-Class Mail® 6/1/2015 12:00:00 AM

Ship to:

CAPITAL ONE BANK

400 MARKET STREET 6TH FLOOR

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Doc Refa Postage 215ED63 5.1300

PHILADELPHIA PA 19109

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Trans # 5489 Carrier / service: USPS Server First-Class Mail® 6/1/2015 12:00:00 AM

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CAPITAL ONE BANK

400 MARKET STREET 6TH FLOOR Tracking #:

71901140006000054826

Doc Ref #: Postage 215ED63 5.1300

PHILADELPHIA PA 19109

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ATLANTIC CREDIT & FINANCE INC

FREDERICK I WEINBERG

1001 E. HECTOR STREET STE 220

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71901140006000054819

Doc Ref#: Postage

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CONSHOCKEN PA 19428

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JOEL FLINK

1001 E. HECTOR STREET STE 220 Tracking #:

Doc Ref#:

71901140006000054802

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CONSHOCKEN PA 19428

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Ship to:

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ATLANTIC CREDIT & FINANCE INC

VA 24014

2727 FRANKLIN ROAD SW

Tracking #:

71901140006000054796

Dac Ref#: 2015ED63 Postage 5.1300

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Ship to:

ATLANTIC CREDIT & FINANCE INC

P.O. BOX 13386

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71901140006000054789

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ROANOKE VA 24033

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CITIBANK SOUTH DAKOTA NA

1060 ANDREW DRIVE SUITE 170

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CITIBANK SOUTH DAKOTA NA

1060 ANDREW DRIVE

**SUITE 170** 

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CITIBANK C/O BRITT SUTTEL

1060 ANDREW DRIVE

SUITE 170

Tracking #: Doc Ref #: 71901140006000054765

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2015ED63 5.1300

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6/1/2015 12:00:00 AM

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CITIBANK C/O BRITT SUTTEL

1060 ANDREW DRIVE

Tracking #:

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**SUITE 170** 

Doc Ref#: Postage 2015ED63

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CITIBANK N.A.

P.O. BOX 152564

Tracking #: 71901140006000054758

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COLUMBUS OH 43218

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Carrier / service: Trans# 5482 USPS Server First-Class Mail® 6/1/2015 12:00:00 AM Ship to:

CITIBANK N.A.

P.O. BOX 152564 Tracking #: 71901140006000054758

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COLUMBUS OH 43218

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Trans # 5481 Carrier / service: USPS Server First-Class Mail® 6/1/2015 12:00:00 AM
Ship to:
CITIBANK

701 G148 ----

701 EAST 60TH STREET Tracking #: 71901140006000054741 Doc Ref #: 2015ED63

Postage 5.1300

SIOUX FALLS SD 57104

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Trans# 5480 Carrier / service: USPS Server First-Class Mail® 6/1/2015 12:00:00 AM Ship to:

TECHNICAL SUPPORT GROUP INTERNAL REVENUE SERVICE

600 ARCH STREET ROOM 3259 Tracking #: 71901140006000054734

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PHILADELPHIA PA 19106

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Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS

ADMINISTRATION

 900 MARKET STREET 5TH FLOOR
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 71901140006000054727

 ROBERT N.C. NIX FEDERAL BUILDING
 Doc Ref #:
 2015ED63

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PHILADELPHIA PA 19107

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OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC

WELFARE

PO BOX 8016 Tracking #: 71901140006000054710

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HARRISBURG PA 17105 Postage 5.1300

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DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000054703

Doc Ref #: 2015ED63

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HARRISBURG PA 17128

Sheriff of Columbia (	County		DATE 4/27/2015	CHECK # 001516591	VENDOR SCOLU
INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER#	NET AMOUNT
962728 BAV [962728] 3312 3F	4/27/2015 RD STREET (2015-CV-437)	1,350.00	0.00	001461716	1,350.00
			·	•	

1,350.00

	PH#	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER#	NET AMOUNT
9627		4/27/2015	1,350.00	0.00	001461716	1,350.00
BAV	[962728] 3312 3RE	) STREET (2015-CV-437)				
: 3						
14.6 E						
			en Awall Marie and will gill a			
	TOTAL		1,350.00	0.00		1.350.00

SAFEGUARD, LITTE USA "EFS(1 CK/SOH(\*\*

TOTAL

Sheriff of Columbia County

Pholan Hallinan Diamond & Jones, LLP One Penn Center Ste 1400

TD Bank, NA 3-180/360

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001516591

1,350:00

Philadelphia, PA 19103

DATE 4/27/2015

0.00

AMOUNT \*\*\*\$1.350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

BAV [962728] 3312 3RD STREET (2015-CV-437)

AUTHORIZED SIGNATURE