

SHERIFF'S REAL ESTATE FINAL COST SHEET

NO. 65-15 ED NO. 1516-14 JD

PURCHASER(S) SIGNATURE(S): Mar Ag

TOTAL DUE IN 8 DAYS S 518.11

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

WELLS FARGO BANK, N.A.

vs.

Defendant

BARRY L FINK, SR
LORI A MCCAULEY

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, September 9, 201

Writ of Execution No. : 2014CV1516

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 518 SNOWFLAKE LANE, SHICKSHINNY, PA 18655

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.80
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00
Other	\$84.80

LANCASTER CO

Total Sheriff Costs \$2,058.60

Distribution Costs

Recording Fees	LANCASTER CO	\$67.00
Total Distribution Costs		\$67.00

Grand Total: \$2,125.60

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



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

Rachel Heydorn
Legal Assistant, Ext. 1477

September 16, 2015

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

Re: LORI A. MCCAULEY
518 SNOWFLAKE LANE
SHICKSHINNY, PA 18655-2223
2014-CV-1516


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 NATIONAL MORTGAGE ASSOCIATION**, PO Box 650043, Dallas, TX 75265.

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

Thank you in advance for your cooperation in this matter.

Very truly yours,


Rachel Heydorn

On behalf of Phelan Hallinan Diamond & Jones, LLP

cc: WELLS FARGO BANK, N.A.

PH # 944377

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

B. TRANSFER DATA

Date of Acceptance of Document: <u> </u> / <u> </u> / <u> </u>	
Grantor(s)/Lessor(s) Timonthy Chamberlain	Telephone Number: (570) 389-5622
Mailing Address PO Box 380, W. Main Street	Grantee(s)/Lessee(s) FEDERAL NATIONAL MORTGAGE ASSOCIATION
City Bloomsburg	State PA
ZIP Code 17815	Telephone Number: 1-215-575-1400
	Mailing Address PO Box 650043
	City Dallas
	State TX
	ZIP Code 75265

C. REAL ESTATE LOCATION

Street Address 518 SNOWFLAKE LANE, SHICKSHUNNY, PA 18655-2223	City, Township, Borough BRIAR CREEK TOWNSHIP
County COLUMBIA	School District BERWICK AREA
	Tax Parcel Number 07-05B-073-00, 000

D. VALUATION DATA

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

1. Actual Cash Consideration \$ 2,125.60 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$ 2,125.60
4. County Assessed Value \$ 30,788.00	5. Common Level Ratio Factor X 3.6	6. Computed Value = \$110,836.80

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

1a. Amount of Exemption Claimed = \$110,836.80	1b. Percentage of Grantor's Interest in Real Estate 100%	1b. Percentage of Grantor's Interest in Real Estate 100%
--	--	--

2. Check Appropriate Box Below for Exemption Claimed.

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

This transfer is an exempt transaction based on P.S. Sect. 91(b)(1)(v) and 12 U.S.C. Sect. 1723a(c)(2). This is a Government Instrumentality.

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

Signature of Correspondent or Responsible Party

Rachel Heydorn

Rachel Heydorn

Date

7/17/15

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

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

TD Bank, NA
3-180/360

001553873

DATE
9/18/2015

AMOUNT
****\$818.11

PAY EIGHT HUNDRED EIGHTEEN AND 11 / 100 Dollars

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

KXL [944377] 518 SNOWFLAKE LANE (2014-CV-1516) *fin*

Francis S. Hallinan

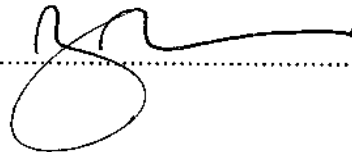
AUTHORIZED SIGNATURE

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

⑈001553873⑈ ⑆036001808⑆ 361508666⑈

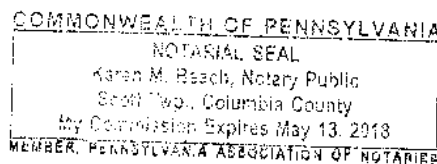
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice 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.



Sworn and subscribed to before me this 2nd day of September 2015...

Karen M. Beach
(Notary Public)



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

.....

SHERIFF'S SALE COST SHEET

NO. _____ ED NO. _____ VS. Fink
 JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>443.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1150.80</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1375.80</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. <u>Lancaster Co.</u>	\$ <u>84.80</u>	
TOTAL *****		\$ <u>84.80</u>

TOTAL COSTS (OPENING BID) \$ 2175.60

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
BARRY L FINK, SR (et al.)

Case Number
2014CV1516

SHERIFF'S RETURN OF SERVICE

08/05/2015 12:56 PM - 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 518 SNOWFLAKE LANE, SHICKSHINNY, PA 18655.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

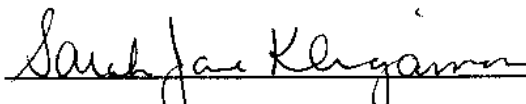
August 06, 2015

NOTARY

Affirmed and subscribed to before me this

6TH day of AUGUST 2015

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



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

2014-08-06 12:56 PM Sheriff's Office

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.
Plaintiff

vs.

LORI A. MCCAULEY

Defendant

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2014-CV-1516

No.: 2015-ED-65

CLERK OF COURT
COLUMBIA COUNTY
JUL 2 2 44 PM '15

2015 JUL 2 PM 2 44

FILED
PROTHONOTARY

ORDER

AND NOW, this 2nd day of July, 2015 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$68,877.44
Interest Through June 23, 2015	\$5,650.00
Late Charges	\$59.46
Legal fees	\$2,365.00
Cost of Suit and Title	\$893.04
Mortgage Insurance Premium/ Private Mortgage Insurance	\$53.20
Escrow Deficit	\$5,400.20
TOTAL	\$83,298.34

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

/s/ Thomas A. James, Jr.
J.

✓

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-11-2010 BY 60322 UCBAW

COLUMBIA COUNTY
No.: 2014-CV-893

The above captioned property is scheduled to be sold at Sheriff's Sale on July 15, 2015 at 8:00 am in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within 10 days after the filing of the schedule.

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:

016200
C07
WHITEBREARD SCOTT R & REBECCA D
266 3RD AVE
BERWICK, PA 18603-5726

Bill Date: 7/1/2015 Control #: Bill #: 1743

RETURN THIS TOP PART IF PAYING IN FULL

Parcel #: 07 01A03800000

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

Assessment:

266 THIRD AVE

L= 5.545

1.100

28,621

T= 34.168

	Amount
1980	\$1,100
1979	\$1,100
1978	\$1,100
1977	\$1,100
1976	\$1,100
1975	\$1,100
1974	\$1,100
1973	\$1,100
1972	\$1,100
1971	\$1,100
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1823	\$1,100
1822	\$1,100
1821	\$1,100
1820	\$1,100
1819	\$1,100
1818	\$

Tax Description	Mills/Rate	34, 100 Amount
SCHOOL REAL ESTATE	44.7500	1,528.93
HOMESTEAD EXCLUSION	(4,045.00)	(180.09)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2015	2% Discounted Amount	1,321.86
If Paid By 10/31/2015	FACE Amount	1,348.84
If Paid After 10/31/2015	10% Penalty Amount	1,483.72

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

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

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

#B560 P.004

15:12 5102-10-705

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO.: 2014-CV-1516

: COLUMBIA County

NOTICE OF SALE -

Bill Date: 7/1/2015 Control #: Bill #: 516

TAXPAYER COPY

Parcel #: 07 05B07300000 Prop. Type

Property Location and Description:
518 SNOWFLAKE LN
.689

Assessment:

L=	3.750
B=	27.038
T=	30.788

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	1,377.71
HOMESTEAD EXCLUSION	NA	N
FARMSTEAD EXCLUSION	NA	N
If Paid By 8/31/2015	2% Discounted Amount	1,350.2
If Paid By 10/31/2015	FACE Amount	1,377.7
If Paid After 10/31/2015	10% Penalty Amount	1,515.5

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

Office Hours:
 July and August - Tuesday and Thursday from 6 - 8pm
 July and August - Wednesday from 1 - 3pm and 6 - 8pm
 September thru December - Wednesday hours only

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 06/25/15

Account:

Name:

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

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

Ad ID: 1041071
Description: **Barry Fink Sheriff Sale**
Run Dates: **08/19/15 to 09/02/15**
Class: **2**
Agate Lines: **210**
Blind Box:

Total Ad Cost \$1,150.80
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	08/19/15	09/02/15	3	\$1,150.80

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV1516

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 or lot, being situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Snowflake Lane and in line of lands now or formerly of Thomas J. Dugan, Jr, formerly Lot No. 520; THENCE along the Northerly side of said Lane, South 75 degrees, 15 minutes West, 150 feet to a point in line of lands now or formerly of Gene R. Scholler, being Lot No. 516; THENCE along said Scholler lands, North 15 degrees, 30 minutes West, 200 feet to a point in line of lands of Lot No. 627; THENCE along Lot No. 627 and Lot No. 629, North 75 degrees East, 150 feet to a point in line of the aforesaid Dugan lands; THENCE along said Dugan lands, South 15 degrees, 30 minutes East, 200 feet to a point, the place of beginning.

1) BEING Lot No. 516 as shown on a draft of the properties of Keystone Columbia Corp. in Briar Creek Township, Columbia County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Barry L. Fink, by Deed from Louis T. Quinn and Leslie A. Quinn, his wife, dated 06/17/2009, recorder 06/29/2009 in Instrument Number 200905941.

Barry L. Fink A/K/A Barry Fink A/K/A Barry L. Fink, Sr. died on 04/29/2013, leaving a Last Will and Testament dated 01/07/2009.

Letters Testamentary were granted to Lori A. McCauley on 09/10/2013 in Columbia County, No. 36-13-2003. The Decedent's surviving heirs at law and next-of-kin are Lori A. McCauley and Barry L. Fink, Jr. By executed waiver, Barry L. Fink, Jr. waived his right to be named.

Tax Parcel: 07-05B-073-00, 000

Promises Being: 518 Snowflake Lane, Shickshinny, PA 18655-2223

PROPERTY ADDRESS: 518 SNOWFLAKE LANE, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: 07-05B-073-00,000

Seized and taken into execution to be sold as the property of BARRY L. FINK, SR, LORIE A. MCCAULEY in suit of WELLS FARGO BANK, N.A.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

SHERIFF'S OFFICE OF LANCASTER COUNTY

Mark S. Reese
Sheriff



Brad Harris
Solicitor

Charles Hamilton
Chief Deputy

James Montanez
Lieutenant

WELLS FARGO BANK, N.A.
vs.
BARRY L FINK, SR (et al.)

Case Number
2014CV1516

SERVICE COVER SHEET



Service Details:

Category: Civil Action - Notice of Sheriff Sale

Origin: Columbia County

Manner: Adult in Charge

Expires: 07/13/2015

Zone:

Warrant:

Notes: LCSO CLERK: YVETTE TURCO (717) 723-4519
MISC
1 OF 2

Serve To:

Name: BARRY L FINK, SR
Primary Address: 154 N MARKET STREET
MOUNT JOY, PA 17552

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-13-15

Time:

Deputy: AM

Mileage: 24

Attorney / Originator:

Name: COLUMBIA COUNTY SHERIFF'S OFFICE

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

FINK SR, BARRY L

2014CV1516

154 N MARKET STREET, MOUNT JOY, PA 17552

EXP: 07/13/2015

SHERIFF'S OFFICE OF LANCASTER COUNTY

Mark S. Reese
Sheriff



Brad Harris
Solicitor

Charles Hamilton
Chief Deputy

James Montanez
Lieutenant

WELLS FARGO BANK, N.A.
vs.
BARRY L FINK, SR (et al.)

Case Number
2014CV1516

SERVICE COVER SHEET



Service Details:

Category: Civil Action - Notice of Sheriff Sale

Manner: Adult in Charge

Expires: 07/13/2015

Zone:

Warrant:

Notes: LCSO CLERK: YVETTE TURCO (717) 723-4519
MISC
2 OF 2

Origin: Columbia County

Serve To:

Name: LORI A MCCAULEY, EXECUTRIX

Primary OF BARRY L. FINK
Address: 2236 SHUMAKER ROAD
MANHEIM, PA 17545

Phone: DOB:

Alternate
Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In
Charge:

Relation:

Date: 6/17/15

Time:

Deputy: NM

Mileage: 20

Attorney / Originator:

Name: COLUMBIA COUNTY SHERIFF'S OFFICE

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

MCCAULEY, EXECUTRIX, L 2014CV1516 CF BARRY L. FINK, 2236 SHUMAKER ROAD, MANHEIM, F EXP: 07/13/2015



SHERIFF'S OFFICE
 LANCASTER COUNTY, PENNSYLVANIA
 50 N. DUKE STREET, LANCASTER, PA 17602
 TELEPHONE: (717) 299-8200
 MARK S. REESE, SHERIFF

Fulton Bank
 LANCASTER, PA 17604
 60-142/313

17629

DATE
 18 Jun 2015

PAY TO THE
 ORDER OF

COLUMBIA COUNTY SHERIFF'S OFFICE

\$ 65.20

SIXTY-FIVE AND 20 / 100 *** DOLLARS

COLUMBIA COUNTY SHERIFF'S OFFICE

PO BOX 380

BLOOMBURG, PA 17815

ESCROW ACCOUNT

VOID AFTER 60 DAYS

MEMO

017629 031301422 0150 56368

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

SHERIFF'S OFFICE • LANCASTER COUNTY, PENNSYLVANIA

17629

Payee Name: COLUMBIA COUNTY SHERIFF'S OFFICE

Case Number: 2014CV1516

Date: 18 Jun 2015

Request Type: Civil Action

Amount: \$65.20

Plaintiff: WELLS FARGO BANK, N.A

Defendant: BARRY L FINK, SR

Category: Miscellaneous - Refund

Memo:

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
BARRY L FINK, SR (et al.)

Case Number
2014CV1516

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 65

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: BARRY L FINK, SR

Primary Address: 154 NORTH MARKET STREET
MOUNT JOY, PA 17552

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

Now, June 11, 2015 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Lancaster County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

FINK SR, BARRY L

2014CV1516

154 NORTH MARKET STREET, MOUNT JOY, PA 17552

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
BARRY L FINK, SR (et al.)

Case Number
2014CV1516

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 65

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: LORI A MCCAULEY

Primary Address: 2236 SHUMAKER ROAD
MANHEIM, PA 17545

Phone: DOB:

Alternate Address: 518 SNOWFLAKE LANE
SHICKSHINNY, PA 18655

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Notes / Special Instructions:

Now, June 11, 2015 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Lancaster County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

MCCAULEY, LORI A

2014CV1516

2236 SHUMAKER ROAD, MANHEIM, PA 17545

NO EXPIRATION

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



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

Wells Fargo Bank, N.A.

Plaintiff

vs.

Lori A. Mccauley, in Her Capacity as Executrix and Devisee of
The Estate of Barry L. Fink a/k/a Barry Fink
a/k/a Barry L. Fink, Sr

Defendant(s)

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO.: 2014-CV-1516

: COLUMBIA County

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Lori A. Mccauley, in Her Capacity as Executrix
and Devisee of The Estate of Barry L. Fink
a/k/a Barry Fink a/k/a Barry L. Fink, Sr
2236 Shumaker Road
Manheim, PA 17545-9471**

****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 **518 Snowflake Lane, Shickshinny, PA 18655-2223** is scheduled to be sold at
the Sheriff's Sale on Sept. 9th 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
\$76,100.37 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.**

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



71901140006000055748

KEYSTONE COLUMBIA CORP
1400 DICKERSON ROAD

LANSDALE PA 19446

Wells Fargo Bank, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2014-CV-1516

Lori A. Mccauley, in Her Capacity as Executrix and Devisee of
The Estate of Barry L. Fink a/k/a Barry Fink
a/k/a Barry L. Fink, Sr

:
: COLUMBIA County
:

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Lori A. Mccauley, in Her Capacity as Executrix
and Devisee of The Estate of Barry L. Fink
a/k/a Barry Fink a/k/a Barry L. Fink, Sr
2236 Shumaker Road
Manheim, PA 17545-9471

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

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

REAL ESTATE TAX CERTIFICATION

Date: 06/17/2015

Fee: \$5.00

Cert. NO: 22150

FINK BARRY L
154 N MARKET STREET
MOUNT JOY PA 17552

District: BRIARCREEK TWP
Deed: 20090 -5941
Location: LOT 518
Parcel Id: 07 -05B-073-00,000

Assessment: 30,788
Balances as of 06/17/2015

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

NO TAX CLAIM TAXES DUE

By:

Columbia County Sheriff

Per:

CS

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
BARRY L FINK, SR (et al.)

Case Number
2014CV1516

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 65

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 518 SNOWFLAKE LANE
SHICKSHINNY, PA 18655

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 6-16-15

Time: 10:42

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. House Vacant

2.

3.

4.

5.

6.

OCCUPANT

2014CV1516

518 SNOWFLAKE LANE, SHICKSHINNY, PA 18655

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
BARRY L FINK, SR (et al.)

Case Number
2014CV1516

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 65

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 6-16-15

Time: 10:31

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

ROTHERY, JOAN M.

2014CV1516

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
BARRY L FINK, SR (et al.)

Case Number
2014CV1516

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 65

Warrant:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Sherry Evans

Relation:

Clerk

Date:

6-12-15

Time:

11:33

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2014CV1516

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
BARRY L FINK, SR (et al.)

Case Number
2014CV1516

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 65

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

M. J. Mahon

Relation:

Clerk

Date:

6-12-15

Time:

11:35

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2014CV1516 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV1516

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 or lot, being situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Snowflake Lane and in line of lands now or formerly of Thomas J. Dugan, Jr., formerly Lot No. 520; THENCE along the Northerly side of said Lane, South 75 degrees, 15 minutes West, 150 feet to a point in line of lands now or formerly of Gene R. Scholler, being Lot No. 516; THENCE along said Scholler lands, North 15 degrees, 30 minutes West, 200 feet to a point in line of lands of Lot No. 627; THENCE along Lot No. 627 and Lot No. 629, North 75 degrees East, 150 feet to a point in line of the aforesaid Dugan lands; THENCE along said Dugan lands, South 15 degrees, 30 minutes East, 200 feet to a point, the place of beginning.

IT BEING Lot No. 518 as shown on a draft of the properties of Keystone Columbia Corp. in Briar Creek Township, Columbia County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Barry L. Fink, by Deed from Louis T. Quinn and Leslie A. Quinn, his wife, dated 06/17/2009, recorded 06/29/2009 in Instrument Number 200905941.

Barry L. Fink A/K/A Barry Fink A/K/A Barry L. Fink, Sr. died on 04/29/2013, leaving a Last Will and Testament dated 01/07/2009. Letters Testamentary were granted to Lori A. McCauley on 09/10/2013 in Columbia County, No. 36-13-2003. The Decedent's surviving heirs at law and next-of-kin are Lori A. McCauley and Barry L. Fink, Jr. By executed waiver, Barry L. Fink, Jr. waived his right to be named.

Tax Parcel: 07 -05B-073-00, 000

Premises Being: 518 Snowflake Lane, Shickshinny, PA 18655-2223

PROPERTY ADDRESS: 518 SNOWFLAKE LANE, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: 07-05B-073-00,000

Seized and taken into execution to be sold as the property of BARRY L FINK, SR, LORI A MCCAULEY in suit of WELLS FARGO BANK, N.A..

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

Wells Fargo Bank, N.A.

vs.

Lori A. McCauley, in Her Capacity as Executrix and Devisee of The
Estate of Barry L. Fink a/k/a Barry Fink a/k/a Barry L. Fink, Sr

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2014-CV-1516

2015 - ED-65

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: 518 Snowflake Lane, Shickshinny, PA 18655-2223
(See Legal Description attached)

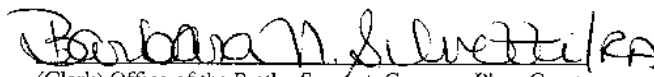
Amount Due

\$76,100.37

Interest from 05/07/2015 to Date of Sale

\$_____ and costs.

@ \$12.51 per diem


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

Dated

6/11/2015
(SEAL)

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2016

PH # 944377

No.: 2014-CV-1516

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.

vs.

Lori A. McCauley, in Her Capacity as Executrix and Devisee of The Estate of Barry L. Fink
a/k/a Barry Fink a/k/a Barry L. Fink, Sr

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.



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

Address where papers may be served:
Lori A. McCauley
2236 Shumaker Road
Manheim, PA 17545-9471

Complaint \$180.00 pd
Indigent \$25.00 pd
Affidavit \$25.00 pd
Subpoena \$10.00
Sheriff

Wells Fargo Bank, N.A.	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
v.	:	
	:	NO.: <u>2014-CV-1516</u>
Lori A. Mccauley, in Her Capacity as Executrix and	:	2015-ED-65
Devisee of The Estate of Barry L. Fink a/k/a Barry Fink	:	
a/k/a Barry L. Fink, Sr	:	COLUMBIA COUNTY
Defendant(s)	:	

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 **518 Snowflake Lane, Shickshinny, PA 18655-2223**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Lori A. Mccauley, in Her Capacity as Executrix and Devisee of The Estate of Barry L. Fink a/k/a Barry Fink a/k/a Barry L. Fink, Sr	2236 Shumaker Road Manheim, PA 17545-9471

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Lori A. Mccauley, in Her Capacity as Executrix and Devisee of The Estate of Barry L. Fink a/k/a Barry Fink a/k/a Barry L. Fink, Sr	2236 Shumaker Road Manheim, PA 17545-9471

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

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

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

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

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

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

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

Name

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

Keystone Columbia Corp.

**1400 Dickerson Road
Lansdale, PA 19446**

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

**518 Snowflake Lane
Shickshinny, PA 18655-2223**

**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**

**Lori A. Mccauley, in Her Capacity as Executrix
and Devisee of The Estate of Barry L. Fink a/k/a
Barry Fink a/k/a Barry L. Fink, Sr**

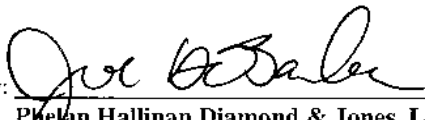
**2236 Shumaker Road
Manheim, PA 17545-9471**

**Barry L. Fink, Jr, in His Capacity as Devisee of
The Estate of Barry L. Fink a/k/a Barry Fink
a/k/a Barry L. Fink, Sr**

**154 N Market Street
Mount Joy, PA 17552-1306**

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

Date: 6/9/15

By: 
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

REAL ESTATE OUTLINE

ED # 2015 ED 65

DATE RECEIVED 6-11-2015
DOCKET AND INDEX 2014 CV 1516

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u> </u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u> </u>	<u>X</u>	CK# <u>001513064</u>

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

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

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

Phone - 215-563-7000

Fax - 215-563-3826

Bradley Davis
Ext. 1265

Representing Lenders in
Pennsylvania

June 8, 2015

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

RE: Wells Fargo Bank, N.A.

v.

**Lori A. McCauley, in Her Capacity as Executrix and Devisee of The Estate of
Barry L. Fink a/k/a Barry Fink a/k/a Barry L. Fink, Sr**

No.: 2014-CV-1516

Action in Mortgage Foreclosure

Premises: 518 Snowflake Lane, Shickshinny, PA 18655-2223

Dear Sir/Madam:

I would appreciate you issuing a Writ of Execution on the captioned property, and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's Sale list for _____.

All of the necessary documents are enclosed, together with my check to your order in the amount of , and the check to the order of the Sheriff in the amount of \$1,350.00 in payment of fees and costs.

Kindly, send me your receipt and a stamped copy of the Praecipe for the Writ of Execution, the Writ of Execution, and the Affidavit Pursuant to Rule 3129.1 in the stamped self-addressed envelope, which I have enclosed.

If there are any questions concerning the above matter please contact me immediately.

Yours truly,

BSD/ RMS for
Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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

BEGINNING at a point on the Northerly side of Snowflake Lane and in line of lands now or formerly of Thomas J. Dugan, Jr., formerly Lot No. 520; THENCE along the Northerly side of said Lane, South 75 degrees, 15 minutes West, 150 feet to a point in line of lands now or formerly of Gene R. Scholler, being Lot No. 516; THENCE along said Scholler lands, North 15 degrees, 30 minutes West, 200 feet to a point in line of lands of Lot No. 627; THENCE along Lot No. 627 and Lot No. 629, North 75 degrees East, 150 feet to a point in line of the aforesaid Dugan lands; THENCE along said Dugan lands, South 15 degrees, 30 minutes East, 200 feet to a point, the place of beginning.

IT BEING Lot No. 518 as shown on a draft of the properties of Keystone Columbia Corp. in Briar Creek Township, Columbia County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Barry L. Fink, by Deed from Louis T. Quinn and Leslie A. Quinn, his wife, dated 06/17/2009, recorded 06/29/2009 in Instrument Number 200905941.

Barry L. Fink A/K/A Barry Fink A/K/A Barry L. Fink, Sr. died on 04/29/2013, leaving a Last Will and Testament dated 01/07/2009. Letters Testamentary were granted to Lori A. McCauley on 09/10/2013 in Columbia County, No. 36-13-2003. The Decedent's surviving heirs at law and next-of-kin are Lori A. McCauley and Barry L. Fink, Jr. By executed waiver, Barry L. Fink, Jr. waived his right to be named.

Tax Parcel: 07-05B-073-00, 000

Premises Being: 518 Snowflake Lane, Shickshinny, PA 18655-2223

PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183

Wells Fargo Bank, N.A.

vs.

**Lori A. McCauley, in Her Capacity as Executrix and Devisee of
The Estate of Barry L. Fink a/k/a Barry Fink
a/k/a Barry L. Fink, Sr**

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2014-CV-1516

2015 - ED - 65

COLUMBIA COUNTY

To the PROTHONOTARY:

Issue writ of execution in the above matter:

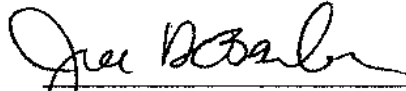
Amount Due

\$76,100.37

Interest from 05/07/2015 to Date of Sale

\$_____ and costs.

@ \$12.51 Per diem



Phelan Hallinan Diamond & Jones, LLP

Joseph E. DeBarberie, Esq., Id. No.315421

Attorney for Plaintiff

Note: Please attach description of Property.

PH # 944377

FILED
PROTHONOTARY
2015 JUN 11 AM 11 54
CLERK OF JUDICIAL OFFICE
COUNTY OF COLUMBIA, PA

LEGAL DESCRIPTION

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

BEGINNING at a point on the Northerly side of Snowflake Lane and in line of lands now or formerly of Thomas J. Dugan, Jr., formerly Lot No. 520; THENCE along the Northerly side of said Lane, South 75 degrees, 15 minutes West, 150 feet to a point in line of lands now or formerly of Gene R. Scholler, being Lot No. 516; THENCE along said Scholler lands, North 15 degrees, 30 minutes West, 200 feet to a point in line of lands of Lot No. 627; THENCE along Lot No. 627 and Lot No. 629, North 75 degrees East, 150 feet to a point in line of the aforesaid Dugan lands; THENCE along said Dugan lands, South 15 degrees, 30 minutes East, 200 feet to a point, the place of beginning.

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TITLE TO SAID PREMISES IS VESTED IN Barry L. Fink, by Deed from Louis T. Quinn and Leslie A. Quinn, his wife, dated 06/17/2009, recorded 06/29/2009 in Instrument Number 200905941.

Barry L. Fink A/K/A Barry Fink A/K/A Barry L. Fink, Sr. died on 04/29/2013, leaving a Last Will and Testament dated 01/07/2009. Letters Testamentary were granted to Lori A. McCauley on 09/10/2013 in Columbia County, No. 36-13-2003. The Decedent's surviving heirs at law and next-of-kin are Lori A. McCauley and Barry L. Fink, Jr. By executed waiver, Barry L. Fink, Jr. waived his right to be named.

Tax Parcel: 07-05B-073-00, 000

Premises Being: 518 Snowflake Lane, Shickshinny, PA 18655-2223

PHELAN HALLINAN DIAMOND & JONES, LLP
Joseph E. DeBarberie, Esq., Id. No.315421
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
joseph.debarberie@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

Wells Fargo Bank, N.A.

vs.

Lori A. McCauley, in Her Capacity as Executrix and Devisee of The
Estate of Barry L. Fink a/k/a Barry Fink a/k/a Barry L. Fink, Sr

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2014-CV-1516
:

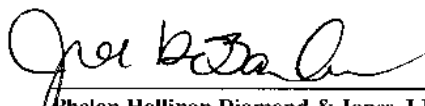
VERIFICATION OF NON-MILITARY SERVICE

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 Lori A. McCauley, in Her Capacity as Executrix and Devisee of The Estate of Barry L. Fink a/k/a Barry Fink a/k/a Barry L. Fink, Sr is over 18 years of age and resides at 2236 Shumaker rd, Manheim, PA 17545-9471.

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
Joseph E. DeBarberie, Esq., Id. No.315421
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Joseph E. DeBarberie, Esq., Id. No.315421
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
joseph.debarberie@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

Wells Fargo Bank, N.A.
Plaintiff

: COURT OF COMMON PLEAS

:

: CIVIL DIVISION

:

: NO.: 2014-CV-1516

:

: 2015 - ED - 65

:

: COLUMBIA County

:

v.


Lori A. McCauley, in Her Capacity as Executrix and Devisee of The
Estate of Barry L. Fink a/k/a Barry Fink a/k/a Barry L. Fink, Sr
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
- (X) 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.

By: 
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
Fax 215-568-7616

Jessica Gliwa
Legal Assistant

Representing Lenders in
Pennsylvania

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

No.: 2014-CV-1516
No.: 2015-ED-65

Re: **WELLS FARGO BANK, N.A. VS. LORI A. MCCAULEY, IN HER CAPACITY AS EXECUTRIX
AND DEVISEE OF THE ESTATE OF BARRY L. FINK A/K/A BARRY FINK A/K/A BARRY L.
FINK, SR**

No.: 2014-CV-1516, No.: 2015-ED-65

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

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

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.
Plaintiff,

v.

LORI A. MCCAULEY, IN HER CAPACITY AS
EXECUTRIX AND DEVISEE OF THE ESTATE OF
BARRY L. FINK A/K/A BARRY FINK A/K/A
BARRY L. FINK, SR
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2014-CV-1516
: No.: 2015-ED-65

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: _____

8/12/15

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

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

Name and
Address
Of Sender

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

AZK/RMS - 09/09/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postmaster Per (Name of Receiving Employee)	Total Number of Pieces Received at Post Office	Postmaster Per (Name of Receiving Employee)	PH # 944377/1021	Page 1 of 1	Writ Team	\$3.76
1	****	TENANT/OCCUPANT 518 SNOWFLAKE LANE SHICKSHINNY, PA 18655-2223							
2	****	Keystone Columbia Corp. 1400 DICKERSON ROAD LANSDALE, PA 19446							
3	****	Lori A. McCauley, in Her Capacity as Executrix and Devisee of The Estate of Barry L. Fink a/k/a Barry Fink a/k/a Barry L. Fink, Sr 2236 SHUMAKER RD MANHEIM, PA 17545-9471							
4	****	Barry L. Fink, Jr, in His Capacity as Devisee of The Estate of Barry L. Fink a/k/a Barry Fink a/k/a Barry Fink, Sr 154 N MARKET ST MOUNT JOY, PA 17552-1306							
5	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815							
6	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105							\$0.47
7	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222							\$0.47
8	****	U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754							\$0.47
RE: LORLA MCCAULEY (COLUMBIA)									

US POSTAGE PERMIT NO. 1111 PHILADELPHIA, PA 19103
\$0.05 27



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

Form 3877 Facsimile

PHELAN HALLINAN DIAMOND & JONES, LLP
Joseph E. DeBarberie, Esq., Id. No.315421
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
joseph.debarberie@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

Wells Fargo Bank, N.A.
Plaintiff

v.

**Lori A. McCauley, in Her Capacity as Executrix and Devisee of The
Estate of Barry L. Fink a/k/a Barry Fink a/k/a Barry L. Fink, Sr**
Defendant(s)


: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2014-CV-1516
: 2015-ED-65
: 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
- (X) 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.

By: 
Phelan Hallinan Diamond & Jones, LLP
Joseph E. DeBarberie, Esq., Id. No.315421
Attorney for Plaintiff

389-5625

Wells Fargo Bank, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION
:
:
NO.: 2014-CV-1516
:
:
COLUMBIA County
:
Defendant(s)

vs.

Lori A. McCauley, in Her Capacity as Executrix and Devisee of
The Estate of [REDACTED] Barry Fink
a/k/a Barry L. Fink, Sr

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Lori A. McCauley, in Her Capacity as Executrix
and Devisee of The Estate of Barry L. Fink
a/k/a Barry Fink a/k/a Barry L. Fink, Sr
2236 Shumaker Road
Manheim, PA 17545-9471

****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 518 Snowflake Lane, Shickshinny, PA 18655-2223 is scheduled to be sold at
the Sheriff's Sale on Sept. 9th 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
\$76,100.37 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 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:

CD7
FINK BARRY L
154 N MARKET ST
MOUNT JOY, PA 17552-1306

Bill Date: 7/1/2015 Control #: Bill #: 516

TAXPAYER COPY

Parcel #: 07 05B07300000 Prop. Type

Property Location and Description:

518 SNOWFLAKE LN

.689

Assessment:

L= 3,750

B= 27,038

T= 30,788

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	1,377.71
HOMESTEAD EXCLUSION	NA	N/A
FARMSTEAD EXCLUSION	NA	N/A
If Paid By 8/31/2015 2% Discounted Amount		1,350.21
If Paid By 10/31/2015 FACE Amount		1,377.71
If Paid After 10/31/2015 10% Penalty Amount		1,515.51

Joan Rothery

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

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

PLAINTIFF
WELLS FARGO BANK, N.A.

AFFIDAVIT OF SERVICE (FNMA)

COLUMBIA COUNTY

PH # 944377

DEFENDANT

LORI A. MCCAULEY, in her capacity as Executrix and Devisee of the Estate of BARRY L. FINK A/K/A BARRY FINK A/K/A BARRY L. FINK, SR

SERVICE TEAM/ lnm

COURT NO.: 2014-CV-1516

SERVE LORI A. MCCAULEY, in her capacity as Executrix and Devisee of the Estate of BARRY L. FINK A/K/A BARRY FINK A/K/A BARRY L. FINK, SR AT:
2236 SHUMAKER RD
MANHEIM, PA 17545-9471

TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: September 9, 2015

SERVED

Served and made known to LORI A. MCCAULEY, in her capacity as Executrix and Devisee of the Estate of BARRY L. FINK A/K/A BARRY FINK A/K/A BARRY L. FINK, SR, Defendant on the 21st day of July, 20 15, at 12:40 o'clock PM, at 2236 Shumaker Rd, in the manner described below:

☐ Defendant personally served.

☒ Adult family member with whom Defendant(s) reside(s).

Relationship is Husband, William McCauley

☐ 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 45 Height 5-7 Weight 195 Race W Sex M Other Beard

I, Roger Metzger, 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: 21 July 15

NAME: [Signature]

PRINTED NAME: Roger Metzger

TITLE: PA Police Constable

NOT SERVED

On the _____ day of _____, 20____, 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)

☐ No Answer on _____ at _____; _____ at _____; _____ at _____

☐ Service Refused

Other: _____

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: _____

PRINTED NAME: _____

2 7/03/15

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
BARRY L FINK, SR (et al.)

Case Number
2014CV1516

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	518 SNOWFLAKE LANE SHICKSHINNY, PA 18655
Phone:	
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	8-5-15	Time:	12:56
Deputy:	3	Mileage:	

Attorney / Originator:

Name: PHELAN & HALLINAN LLP	Phone: 215-563-7000
------------------------------------	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2014CV1516

518 SNOWFLAKE LANE, SHICKSHINNY, PA 18655

NO EXPIRATION

SHERIFF'S OFFICE OF LANCASTER COUNTY

Mark S. Reese
Sheriff



Brad Harris
Solicitor

Charles Hamilton
Chief Deputy

James Montanez
Lieutenant

WELLS FARGO BANK, N.A.
vs.
BARRY L FINK, SR (et al.)

Case Number
2014CV1516

SHERIFF'S RETURN OF SERVICE

06/17/2015 05:54 PM - SERVED THE NOTICE OF SHERIFF SALE BY PERSONAL SERVICE UPON LORI A MCCAULEY, EXECUTRIX AT OF BARRY L. FINK, 2236 SHUMAKER ROAD, MANHEIM, PA 17545. SO ANSWERS: DEPUTY NICOLE MOYER, DEPUTY SHERIFF OF LANCASTER COUNTY, PA.

Nicole Moyer
NICOLE MOYER, DEPUTY

06/17/2015 06:22 PM - SERVED THE NOTICE OF SHERIFF SALE BY PERSONAL SERVICE UPON BARRY L FINK, SR AT 154 N MARKET STREET, MOUNT JOY, PA 17552. SO ANSWERS: DEPUTY NICOLE MOYER, DEPUTY SHERIFF OF LANCASTER COUNTY, PA.

Nicole Moyer
NICOLE MOYER, DEPUTY

SHERIFF COST: \$84.80

SO ANSWERS,

Mark S. Reese
MARK S. REESE, SHERIFF

June 18, 2015

COSTS

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
06/15/2015	Advance Fee	Advance Fee	6923	\$0.00	\$150.00
06/15/2015	Receiving, Docketing & Return			\$9.00	\$0.00
06/15/2015	Service			\$9.00	\$0.00
06/15/2015	Affidavit			\$2.50	\$0.00
06/15/2015	Deputy Time	2X		\$20.00	\$0.00
06/15/2015	Copies	2X		\$12.00	\$0.00
06/15/2015	Service (Additional Defendant)			\$6.00	\$0.00
06/15/2015	Affidavit - Additional Fees			\$1.00	\$0.00
06/17/2015	Service Mileage			\$11.50	\$0.00
06/17/2015	Service Mileage			\$13.80	\$0.00
06/18/2015	Refund			\$65.20	\$0.00
				\$150.00	\$150.00
BALANCE:				\$0.00	

LEGAL DESCRIPTION

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

BEGINNING at a point on the Northerly side of Snowflake Lane and in line of lands now or formerly of Thomas J. Dugan, Jr., formerly Lot No. 520; THENCE along the Northerly side of said Lane, South 75 degrees, 15 minutes West, 150 feet to a point in line of lands now or formerly of Gene R. Scholler, being Lot No. 516; THENCE along said Scholler lands, North 15 degrees, 30 minutes West, 200 feet to a point in line of lands of Lot No. 627; THENCE along Lot No. 627 and Lot No. 629, North 75 degrees East, 150 feet to a point in line of the aforesaid Dugan lands; THENCE along said Dugan lands, South 15 degrees, 30 minutes East, 200 feet to a point, the place of beginning.

IT BEING Lot No. 518 as shown on a draft of the properties of Keystone Columbia Corp. in Briar Creek Township, Columbia County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Barry L. Fink, by Deed from Louis T. Quinn and Leslie A. Quinn, his wife, dated 06/17/2009, recorded 06/29/2009 in Instrument Number 200905941.

Barry L. Fink A/K/A Barry Fink A/K/A Barry L. Fink, Sr. died on 04/29/2013, leaving a Last Will and Testament dated 01/07/2009. Letters Testamentary were granted to Lori A. McCauley on 09/10/2013 in Columbia County, No. 36-13-2003. The Decedent's surviving heirs at law and next-of-kin are Lori A. McCauley and Barry L. Fink, Jr. By executed waiver, Barry L. Fink, Jr. waived his right to be named.

Tax Parcel: 07-05B-073-00, 000

Premises Being: 518 Snowflake Lane, Shickshinny, PA 18655-2223

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2014-CV-1516**

Wells Fargo Bank, N.A.

v.

**Lori A. McCauley, in Her Capacity as Executrix and Devisee of The Estate of
Barry L. Fink a/k/a Barry Fink a/k/a Barry L. Fink, Sr**

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

518 Snowflake Lane, Shickshinny, PA 18655-2223

Parcel No. 07-05B-073-00, 000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$76,100.37**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S RETURN

Wells Fargo Bank, N.A.

Plaintiff

vs.

Lori A. McCauley, in Her Capacity as Executrix and Devisee of The
Estate of Barry L. Fink a/k/a Barry Fink a/k/a Barry L. Fink, Sr

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2014-CV-1516

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__ at _____ O'Clock _____ m., served the within
upon _____ at _____

_____ by handing to
_____ a true and correct copy of the original Notice of
Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__ _____

Notary Public

BY: _____
Sheriff

20 ____, See return endorsed hercon by Sheriff of

County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

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

Plaintiff Wells Fargo Bank, N.A.	No.: <u>2014-CV-1516</u>
--	--------------------------

Defendant Lori A. McCauley, in Her Capacity as Executrix and Devisee of The Estate of Barry L. Fink a/k/a Barry Fink a/k/a Barry L. Fink, Sr	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
--	--

SERVE

AT

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

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

518 Snowflake Lane

Shickshinny, PA 18655-2223

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

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

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

 Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <u>6/9/15</u>
---	-----------------------------------	-----------------------

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

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

RETURNED:

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

SHERIFF'S DEPARTMENT

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

Plaintiff Wells Fargo Bank, N.A.	No.: <u>2014-CV-1516</u>
--	--------------------------

Defendant Lori A. McCauley, in Her Capacity as Executrix and Devisee of The Estate of Barry L. Fink a/k/a Barry Fink a/k/a Barry L. Fink, Sr	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
--	--

SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>LORI A. MCCAULEY</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>518 Snowflake Lane</u> <u>Shickshinny, PA 18655-2223</u>
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SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff <u>Defendant</u> ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <u>5/9/15</u>
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SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

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

RETURNED:

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

Document Receipt

Trans #	5579	Carrier / service:	USPS Server	First-Class Mail®	6/12/2015 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #: 71901140006000055724

Doc Ref #: 2015ED65

Postage 5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	5577	Carrier / service:	USPS Server	First-Class Mail®	6/12/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000055700

Doc Ref #: 2015ED65

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	5578	Carrier / service.	USPS Server	First-Class Mail®	6/12/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000055717

Doc Ref #: 2015ED65

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	5580	Carrier / service:	USPS Server	First-Class Mail®	6/12/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000055731

Doc Ref #: 2015ED65

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	5581	Carrier / service:	USPS Server	First-Class Mail®	6/12/2015 12:00:00 AM
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Ship to:

KEYSTONE COLUMBIA CORP

1400 DICKERSON ROAD

Tracking #: 71901140006000055748

Doc Ref #: 2015ED65

Postage 5.1300

LANSDALE PA 19446

001513064 036001808 36150855

BAV [944377] 518 SNOWFLAKE LANE (2014-CV-1516)

AUTHORIZED SIGNATURE

James S. Hallinan

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

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

AMOUNT
*****\$1,350.00

DATE
4/14/2015

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

TD Bank, NA
3-180/360

001513064

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTANT PAPER WITH MICROPRINTED BORDER

2014-04-14 10:00:00