

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank, NA vs Linda Hess

NO. 7-15 ED NO. 1510-14 JD

DATE/TIME OF SALE: MAY 13, 2015 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2361.77

POUNDAGE - 2% OF BID \$ 47.24

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2409.01

PURCHASER(S): Mar Sarge

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

TOTAL DUE: \$ 2409.01

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1059.01

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
WELLS FARGO BANK, N.A.

vs.

**Defendant**  
LINDA L HESS

**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, May 13, 2015

**Writ of Execution No. :** 2014CV1510

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 206 MAPLE STREET, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,248.54
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	\$150.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00
<b>Total Sheriff Costs</b>	<b>\$1,984.04</b>

## Municipal Costs

Sewer	\$310.73
<b>Total Municipal Costs</b>	<b>\$310.73</b>

## Distribution Costs

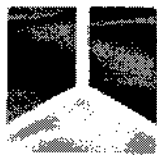
Recording Fees	\$67.00
<b>Total Distribution Costs</b>	<b>\$67.00</b>

**Grand Total:** **\$2,361.77**

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

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

cc:\County\Tools\Bldg\Newsvet.doc



PHELAN  
HALLINAN

Representing Lenders in Pennsylvania

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

KINYON LANIER  
Legal Assistant,

May 29, 2015

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

Re: LINDA HESS  
206 MAPLE ROAD, BERWICK, PA 18603-4216  
2014-CV-1510

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, 8200 Jones Branch Drive, Mailstop 202, McLean, VA 22102.

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

Thank you in advance for your cooperation in this matter.

Very truly yours,

KINYON LANIER

On behalf of Phelan Hallinan Diamond & Jones, LLP

cc: WELLS FARGO BANK, N.A.

PH # 815047

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

5/24/18

Grantor(s)/Lessor(s)

Timothy Chamberlain

Telephone Number:

(570) 389-5622

Grantee(s)/Lessee(s)

FEDERAL HOME LOAN MORTGAGE CORPORATION

Telephone Number:

1-800-373-3343

Mailing Address

PO Box 380, W. Main Street

Mailing Address

8200 Jones Branch Drive, Mailstop 202

City

Bloomsburg

State

PA

ZIP Code

17815

City

McLean

State

VA

ZIP Code

22102

## C. REAL ESTATE LOCATION

Street Address

206 MAPLE ROAD, BERWICK, PA 18603-4216

City, Township, Borough

BERWICK BOROUGH

County

COLUMBIA

School District

BERWICK

Tax Parcel Number

04D-03-100-38,000

## D. VALUATION DATA

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

1. Actual Cash Consideration

\$ 2,361.77 (winning bid)

2. Other Consideration

+ -0-

3. Total Consideration

= \$ 2,361.77

4. County Assessed Value

\$ 25,494.00

5. Common Level Ratio Factor

X 3.61

6. Computed Value

= \$92,033.34

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

1a. Amount of Exemption Claimed

= \$92,033.34

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

100%

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

100%

## 2. Check Appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession

(Name of Decedent)

Estate File Number

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

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

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

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

☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.

(If condemnation or in lieu of condemnation, attach copy of resolution.)

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

(Attach copy of mortgage and note/assignment)

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

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

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

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

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

Signature of Correspondent or Responsible Party

KINYON LANIER

Date

5/24/18

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

001539716

DATE  
7/22/2015

AMOUNT  
\*\*\*\*\$1,059.01

PAY ONE THOUSAND FIFTY-NINE AND 01 / 100 Dollars

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

KXL (815047) 206 MAPLE ROAD (2014-CV-1510)

*Francis S. Hillman*  
AUTHORIZED SIGNATURE

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

⑈001539716⑈ ⑆036001808⑆ 361508666⑈

# SHERIFF'S SALE COST SHEET

NO. \_\_\_\_\_ VS. less  
ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.00</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>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>335.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1248.54</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1473.54</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	\$ <u>310.73</u>
WATER 20	\$ _____
TOTAL *****	\$ <u>310.73</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2361.77

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

KIM ZIELINSKI  
Legal Assistant, 1328

Representing Lenders in  
Pennsylvania

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

No.: 2014-CV-1510

No.: 2015-ED-7

Re: **WELLS FARGO BANK, N.A. VS. LINDA HESS**  
No.: 2014-CV-1510, No.: 2015-ED-7

**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 05/13/2015 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:

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

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

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.  
Plaintiff,

v.

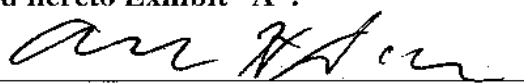
LINDA HESS  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
:  
: No.: 2014-CV-1510  
: No.: 2015-ED-7

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".

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

Date:

4/15/15

**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.**  
Plaintiff

v.

**Linda Hess**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2014-CV-1510**  
:  
: **COLUMBIA COUNTY**

**AMENDED 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 **206 Maple Road, Berwick, PA 18603-4216**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name: **Linda Hess**  
Address (if address cannot be reasonably ascertained, please so indicate): **206 Maple Road, Berwick, PA 18603-4216**
2. Name and address of Defendant(s) in the judgment:  
Name: **Linda Hess**  
Address (if address cannot be reasonably ascertained, please so indicate): **206 Maple Road  
Berwick, PA 18603-4216**
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name: **Portfolio Recovery Associates, LLC. Assignee of Hsbc Bank Nevada, N.A./Ameritech**  
Address (if address cannot be reasonably ascertained, please indicate): **Robert N. Polas, Jr., Esquire  
120 Corporate Boulevard  
Norfolk, VA 23502**  
**Portfolio Recovery Association, Inc**  
**140 Corporate Boulevard  
Norfolk, VA 23502**  
**Ppl Electric Utilities Corporation**  
**C/O Krzywicki & Associates PC  
49 N Sугan rd, PO Box 505  
New Hope, PA 18938**  
**Ppl Electric Utilities Corporation**  
**2 N 9th Street  
Allentown, PA 18101**
4. Name and address of last recorded holder of every mortgage of record:  
Name: **None.**  
Address (if address cannot be reasonably ascertained, please indicate):
5. Name and address of every other person who has any record lien on the property:  
Name:   
Address (if address cannot be reasonably ascertained, please indicate):

None.

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

Name

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

None.

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

Name

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

**Tenant/Occupant**

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

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

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

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

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

**Domestic Relations of  
Columbia County**

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

**Commonwealth of Pennsylvania  
Department of Welfare**

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

**Internal Revenue Service Advisory**

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

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

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

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

Date: 4/15/15

By:



**Phelan Hallinan Diamond & Jones, LLP**

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

Attorney for Plaintiff

**PHELAN HALLINAN DIAMOND & JONES, LLP**

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

Name and  
Address  
Of Sender

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

AZK/KAZ - 05/13/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	Portfolio Recovery Associates, LLC. Assignee of Hsbc Bank Nevada, N.A./Ameritech Robert N. Polas, Jr., Esquire 120 Corporate Boulevard Norfolk, VA 23502	\$0.47
2	****	Portfolio Recovery Association, Inc 140 CORPORATE BOULEVARD NORFOLK, VA 23502	\$0.47
3	****	Ppl Electric Utilities Corporation C/o Krzywicki & Associates PC 49 N SUGAN RD, PO Box 505 New Hope, PA 18938	\$0.47
4	****	Ppl Electric Utilities Corporation 2 N 9th Street Allentown, PA 18101	\$0.47
		RE: LINDA HESS (COLUMBIA) PH # 815047/1026 Page 1 of 1 45 Day	\$1.88

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The m for the reconstruction of nonnegotiable documents under Express Mail document reconstruction i piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See R900 S913 and S921 for limitations of coverage.
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Form 3877 Facsimile



Name and  
Address  
Of Sender



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

AZK/CAG - 05/13/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 206 MAPLE ROAD BERWICK, PA 18603-4216	\$0.47
2	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128	\$0.47
3	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	\$0.47
4	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47
5	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	\$0.47
6	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	\$0.47
7	****	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: LINDA HESS (COLUMBIA)	\$3.29

Page 1 of 1 Writ Team

PH # 815047/1021

Postmaster, Per (Name of  
Receiving Employee)

Total Number of  
Pieces Received at Post Office

Total Number of  
Pieces Listed by Sender

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

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

REAL ESTATE TAX CERTIFICATION

Date: 04/14/2015

Fee: \$5.00

Cert. NO: 20666

HESS LINDA  
206 MAPLE ROAD  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20051 -1765  
Location: 206 MAPLE RD  
Parcel Id:04D-03 -100-38,000

Assessment: 25,494  
Balances as of 04/14/2015

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

COLUMBIA COUNTY SHERIFF

By: \_\_\_\_\_

Per: \_\_\_\_\_

*SAE*

Sheriff

040-03-100-38

Wells Fargo Bank, N.A.

Plaintiff

vs.

Linda Hess

Defendant(s)

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO.: 2014-CV-1510

: 2015-ED-7

: COLUMBIA County

NO  
DELG

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

TO: Linda Hess  
206 Maple Road  
Berwick, PA 18603-4216

**\*\*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 206 Maple Road, Berwick, PA 18603-4216 is scheduled to be sold at the Sheriff's Sale on May 13<sup>th</sup> 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 \$69,431.40 obtained by Wells Fargo Bank, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

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

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

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

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

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK, N.A.  
vs.  
LINDA L HESS

Case Number  
2014CV1510

## SHERIFF'S RETURN OF SERVICE

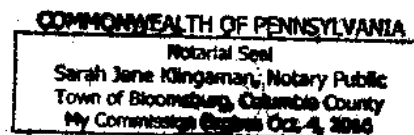
04/07/2015 03:05 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 206 MAPLE STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

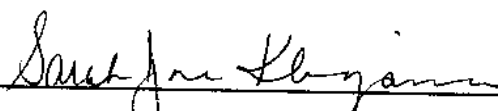
April 07, 2015



NOTARY

Affirmed and subscribed to before me this

7TH day of APRIL, 2015



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

(c) CountySuite Sheriff TeleSolutions, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK, N.A.  
vs.  
LINDA L HESS

Case Number  
2014CV1510

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 206 MAPLE STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

4-7-15

Time:

10:05

Deputy:

3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

(POSTING)

2014CV1510

206 MAPLE STREET, BERWICK, PA 18603

NO EXPIRATION



IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.	:	Court of Common Pleas
Plaintiff	:	
vs.	:	Civil Division
	:	
LINDA HESS	:	COLUMBIA County
	:	
Defendant	:	No.: 2014-CV-1510
	:	No.: 2015-ED-7

**ORDER**

AND NOW, this 4 day of March, 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	\$58,774.69
Interest Through March 4, 2015	\$7,963.47
Late Charges	\$113.70
Legal fees	\$2,075.00
Cost of Suit and Title	\$730.00
Property Inspections	\$75.00
Escrow Deficit	\$3,722.68
<b>TOTAL</b>	<b>\$73,454.54</b>

Plus interest at six percent per annum.

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

BY THE COURT



J.

2015 MAR 5 PM 5:00  
CLERK OF COURT  
COLUMBIA COUNTY

2015 MAR 5 PM 5:00

PROTHONOTARY  
FILED

815047



February 12, 2015

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

**WELLS FARGO BANK, N.A.**

**VS.**

**LINDA HESS**

**NO: 2015-ED-7**  
**NO: 2014-CV-1510**

Dear Timothy:

The amount due on the sewer account #132741 for the property located at 206 Maple Road, Berwick Pa through June 30, 2015 is \$310.73.

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

Sincerely,

Kelly Morris  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

**1108 Freas Avenue • Berwick, Pennsylvania 18603**

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

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



71901140006000045671

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

---

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK, N.A.  
vs.  
LINDA L HESS

Case Number  
2014CV1510

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 7

Warrant:

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

### Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Kelly Macis

Relation: check

Date: 1-27-15

Time: 0907

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BERWICK SEWER AUTHORITY

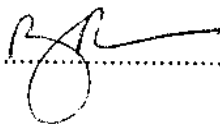
2014CV1510

1108 FREAS AVE, BERWICK, PA 18603

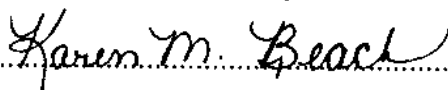
NO EXPIRATION

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

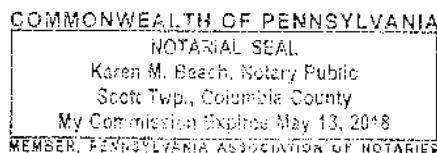
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 22, 29 and May 6, 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 6<sup>th</sup> day of May 2015.....

.....  


(Notary Public)



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

.....

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK, N.A.  
vs.  
LINDA L HESS

Case Number  
2014CV1510

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 7

Warrant:

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

### Serve To:

Name: OCCUPANT

Primary Address: 206 MAPLE ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Scott Fawcett Marder

Relation: Son

Date: 1-27-15 Time: 08:52

Deputy: 3 Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

OCCUPANT

2014CV1510

206 MAPLE ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK, N.A.  
vs.  
LINDA L HESS

Case Number  
2014CV1510

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Manner:** < Not Specified >

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

**Zone:** 7

**Warrant:**

**Serve To:**

**Name:** LINDA L HESS  
**Primary Address:** 206 MAPLE ROAD  
BERWICK, PA 18603

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally Adult In Charge Posted Other

**Adult In Charge:** Scott Fenstermaker

**Relation:** Son

**Date:** 1-27-15 **Time:** 10:00

**Deputy:** 3 **Mileage:**

**Attorney / Originator:**

**Name:** PHELAN & HALLINAN LLP

**Phone:** 215-563-7000

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

HESS, LINDA L

2014CV1510

206 MAPLE ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK, N.A.  
vs.  
LINDA L HESS

Case Number  
2014CV1510

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 7

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380

Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Deb Miller

Relation: Clerk

Date: 1-23-15

Time: 13:40

Deputy: S

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

2014CV1510

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.  
LINDA L HESS

Case Number  
2014CV1510

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 7

Warrant:

### Serve To:

Name: Domestic Relations Office of Columbia Col

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Karen ~~Smith~~ Rich ~~and~~ Fee

Relation: Clerk II

Date: 1-23-15 Time: 1314Z

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. \_\_\_\_\_

DOMESTIC RELATIONS OF 2014CV1510 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P 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 01/22/15

Account:

Name:  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**  
Address: **PO BOX 380  
BLOOMSBURG, PA 17815**

Ad ID: 1022691  
Description: **Linda Hess sale**  
Run Dates: **04/22/15 to 05/06/15**  
Class: 2  
Agate Lines: 228  
Blind Box:

**Total Ad Cost \$1,248.54**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	04/22/15	05/06/15	3	\$1,248.54

## SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2014CV1510

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, MAY 13, 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 lot of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at the southwesterly corner of Lot No. 111 and Maple Road, thence north 86 degrees 47 minutes east, a distance of 135.75 feet to the southeasterly corner of Lot No. 111; thence in southerly direction south 3 degrees 45 minutes east, a distance of 53 feet to the northeasterly corner of Lot No. 109, thence in a southwesterly direction south 80 degrees 44 minutes west, a distance of 149.64 feet to the northwesterly corner of Lot No. 109 and Maple Road; thence in a northerly direction along the easterly boundary line of Maple Road on a curve to the right with a radius of 258 feet for a linear distance of 43.9 feet, and continuing in a northerly direction on a curve to the right with a radius of 194 feet in a linear distance of 26.09 feet to the southwesterly corner of Lot No. 111, the place of beginning.

This description is intended to cover and this deed to convey Lot No. 110 in the Plan of Section B, Park Place Village, Borough of Berwick, Pennsylvania, H.G. Shulke, R.E., August 22, 1955, revised May 1, 1961.

EXCEPTING AND RESERVING unto Alex Paluch Jr. and Alma E. Paluch, his wife, their heirs and assigns, the full, free liberty and right at all times hereafter and forever to have the use of a passageway ten feet in width and extending 149.64 feet from Maple Road along the southerly side of said Lot No. 110 for the purpose of free ingress, egress and regress to the lot owned by the said Paluch's.

TITLE TO SAID PREMISES IS VESTED IN Linda Hess, by Deed from Joanne Rowlands, executrix of the estate of Storing Stewart Smith, deceased, dated 10/25/2005, recorded 10/28/2005 in Instrument Number 200511765.

Tax Parcel: 04D-03-100-38,000

Premises Being: 206 Maple Road, Berwick, PA 18603-4216

**PROPERTY ADDRESS: 206 MAPLE STREET, BERWICK, PA 18603**

UPI / TAX PARCEL NUMBER: 04D-03-100-38,000

Seized and taken into execution to be sold as the property of LINDA L HESS in suit of WELLS FARGO BANK, N.A.

TERMS OF SALE: MINIMUM PAYMENT: At TIME OF SALE: The greater of ten (10%) per cent 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 SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV1510

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, MAY 13, 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 lot of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of Lot No. 111 and Maple Road; thence north 86 degrees 47 minutes east, a distance of 135.75 feet to the southeasterly corner of Lot No. 111; thence in southerly direction south 3 degrees 45 minutes east, a distance of 53 feet to the northeasterly corner of Lot No. 109; thence in a southwesterly direction south 80 degrees 44 minutes west, a distance of 149.64 feet to the northwesterly corner of Lot No. 109 and Maple Road; thence in a northerly direction along the easterly boundary line of Maple Road on a curve to the right with a radius of 258 feet for a linear distance of 43.9 feet, and continuing in a northerly direction on a curve to the right with a radius of 194 feet in a linear distance of 26.09 feet to the southwesterly corner of Lot No. 111, the place of beginning.

This description is intended to cover and this deed to convey Lot No. 110 in the Plan of Section B, Park Place Village, Borough of Berwick, Pennsylvania, H.G. Shulde, R.E., August 22, 1955, revised May 1, 1961.

EXCEPTING AND RESERVING unto Alex Paluch Jr. and Alma E. Paluch, his wife, their heirs and assigns, the full, free liberty and right at all times hereafter and forever to have the use of a passageway ten feet in width and extending 149.64 feet from Maple Road along the southerly side of said Lot No. 110 for the purpose of free ingress, egress and regress to the lot owned by the said Paluchs.

TITLE TO SAID PREMISES IS VESTED IN Linda Hess, by Deed from Joanne Rowlands, executrix of the estate of Sterling Stewart Smith, deceased, dated 10/25/2005, recorded 10/28/2005 in Instrument Number 200511765.

Tax Parcel: 04D-03-100-38,000

Premises Being: 206 Maple Road, Berwick, PA 18603-4216

PROPERTY ADDRESS: 206 MAPLE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-03-100-38,000

---

Seized and taken into execution to be sold as the property of LINDA L HESS 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.

Linda Hess

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2014-CV-1510

2015-ED-7

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

Amount Due  
Interest from 01/10/2015 to Date of Sale  
@ \$11.41 per diem

\$69,431.40  
\$\_\_\_\_\_ and costs.

Dated 01-21-15  
(SEAL)

PH # 815047

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

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

**Wells Fargo Bank, N.A.**  
Plaintiff

v.

**Linda Hess**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2014-CV-1510**  
:  
: **2015-ED-7**  
: **COLUMBIA COUNTY**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**Wells Fargo Bank, N.A.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **206 Maple Road, Berwick, PA 18603-4216**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name: **Linda Hess** Address (if address cannot be reasonably ascertained, please so indicate): **206 Maple Road, Berwick, PA 18603-4216**
2. Name and address of Defendant(s) in the judgment:  
Name: **Linda Hess** Address (if address cannot be reasonably ascertained, please so indicate): **206 Maple Road Berwick, PA 18603-4216**
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name: **None.** Address (if address cannot be reasonably ascertained, please indicate):
4. Name and address of last recorded holder of every mortgage of record:  
Name: **None.** Address (if address cannot be reasonably ascertained, please indicate):
5. Name and address of every other person who has any record lien on the property:  
Name: **None.** Address (if address cannot be reasonably ascertained, please indicate):
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: **None.** Address (if address cannot be reasonably ascertained, please indicate):

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**

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

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

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

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

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

**Domestic Relations of  
Columbia County**

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

**Commonwealth of Pennsylvania  
Department of Welfare**

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

**Internal Revenue Service Advisory**

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

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

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

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

Date:

1/20/15

By:

  
**Phelan Hallinan Diamond & Jones, LLP**

Paul Cressman, Esq., Id. No. 318079

Attorney for Plaintiff

**PHELAN HALLINAN DIAMOND & JONES, LLP**

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

# REAL ESTATE OUTLINE

ED # 2015 EC7

DATE RECEIVED 1-21-2015  
DOCKET AND INDEX 1004 CV 1510

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>601476783</u>

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

SALE DATE May 13 2015 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

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

Attorneys for Plaintiff

**Wells Fargo Bank, N.A.**  
Plaintiff

v.

**Linda Hess**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2014-CV-1510**  
: **2015-ED-7**  
: **COLUMBIA County**  
:

**CERTIFICATION**

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

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

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

By: 

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



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

Attorney for Plaintiff

Wells Fargo Bank, N.A.

vs.

Linda Hess

: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2014-CV-1510  
: 2015-ED-7

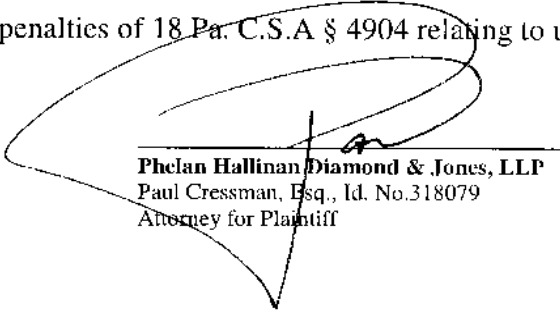
**VERIFICATION OF NON-MILITARY SERVICE**

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 Linda Hess is over 18 years of age and resides at 206 Maple Road, Berwick, PA 18603-4216.

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



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

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

Attorneys for Plaintiff

Wells Fargo Bank, N.A.  
Plaintiff

v.

Linda Hess  
Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2014-CV-1510  
:  
: 2015-ED-7  
: COLUMBIA County  
:

**CERTIFICATION**

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

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

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

By: 

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

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

Attorney for Plaintiff

**Wells Fargo Bank, N.A.**

**vs.**

**Linda Hess**

: **COLUMBIA County**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2014-CV-1510**  
: **2015-ED-7**

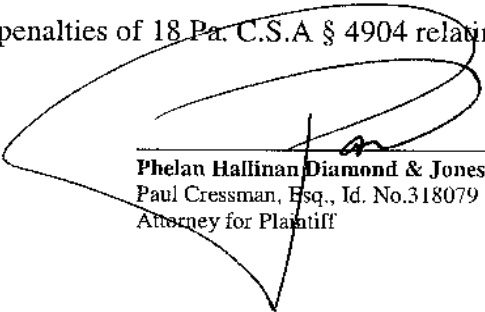
**VERIFICATION OF NON-MILITARY SERVICE**

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 Linda Hess is over 18 years of age and resides at 206 Maple Road, Berwick, PA 18603-4216.

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



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

**Wells Fargo Bank, N.A.**  
Plaintiff

v.

**Linda Hess**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2014-CV-1510**  
: **2015-ED-7**  
: **COLUMBIA COUNTY**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**Wells Fargo Bank, N.A.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **206 Maple Road, Berwick, PA 18603-4216**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name Address (if address cannot be reasonably ascertained, please so indicate)  
  
**Linda Hess** **206 Maple Road, Berwick, PA 18603-4216**
2. Name and address of Defendant(s) in the judgment:  
Name Address (if address cannot be reasonably ascertained, please so indicate)  
  
**Linda Hess** **206 Maple Road**  
**Berwick, PA 18603-4216**
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name Address (if address cannot be reasonably ascertained, please indicate)  
  
**None.**
4. Name and address of last recorded holder of every mortgage of record:  
Name Address (if address cannot be reasonably ascertained, please indicate)  
  
**None.**
5. Name and address of every other person who has any record lien on the property:  
Name Address (if address cannot be reasonably ascertained, please indicate)  
  
**None.**
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.  
Name Address (if address cannot be reasonably ascertained, please indicate)  
  
**None.**

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

Name

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

**Tenant/Occupant**

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

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

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

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

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

**Domestic Relations of  
Columbia County**

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

**Commonwealth of Pennsylvania  
Department of Welfare**

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

**Internal Revenue Service Advisory**

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

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

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

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

Date: 1/20/15

By: 

**Phelan Hallinan Diamond & Jones, LLP  
Paul Cressman, Esq., Id. No. 318079  
Attorney for Plaintiff  
PHELAN HALLINAN DIAMOND & JONES, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza, Philadelphia, PA 19103  
215-563-7000**

Wells Fargo Bank, N.A.

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION  
:  
: NO.: 2014-CV-1510  
:  
: 2015-ED-7  
Defendant(s) : COLUMBIA County  
:

vs.

Linda Hess

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

TO: Linda Hess  
206 Maple Road  
Berwick, PA 18603-4216

**\*\*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 **206 Maple Road, Berwick, PA 18603-4216** is scheduled to be sold at the Sheriff's Sale on May 13 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 **\$69,431.40** obtained by **Wells Fargo Bank, N.A.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

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

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

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

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

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

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

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

**North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2014-CV-1510**

**Wells Fargo Bank, N.A.**

v.

**Linda Hess**

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

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

**Parcel No. 04D-03-100-38,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$69,431.40**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP



### **LEGAL DESCRIPTION**

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

BEGINNING at the southwesterly corner of Lot No. 111 and Maple Road; thence north 86 degrees 47 minutes east, a distance of 135.75 feet to the southeasterly corner of Lot No. 111; thence in southerly direction south 3 degrees 45 minutes east, a distance of 53 feet to the northeasterly corner of Lot No. 109; thence in a southwesterly direction south 80 degrees 44 minutes west, a distance of 149.64 feet to the northwesterly corner of Lot No. 109 and Maple Road; thence in a northerly direction along the easterly boundary line of Maple Road on a curve to the right with a radius of 258 feet for a linear distance of 43.9 feet, and continuing in a northerly direction on a curve to the right with a radius of 194 feet in a linear distance of 26.09 feet to the southwesterly corner of Lot No. 111, the place of beginning.

This description is intended to cover and this deed to convey Lot No. 110 in the Plan of Section B, Park Place Village, Borough of Berwick, Pennsylvania, H.G. Shulde, R.E., August 22, 1955, revised May 1, 1961.

EXCEPTING AND RESERVING unto Alex Paluch Jr. and Alma E. Paluch, his wife, their heirs and assigns, the full, free liberty and right at all times hereafter and forever to have the use of a passageway ten feet in width and extending 149.64 feet from Maple Road along the southerly side of said Lot No. 110 for the purpose of free ingress, egress and regress to the lot owned by the said Paluchs.

TITLE TO SAID PREMISES IS VESTED IN Linda Hess, by Deed from Joanne Rowlands, executrix of the estate of Sterling Stewart Smith, deceased, dated 10/25/2005, recorded 10/28/2005 in Instrument Number 200511765.

Tax Parcel: 04D-03-100-38,000

Premises Being: 206 Maple Road, Berwick, PA 18603-4216

### **LEGAL DESCRIPTION**

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Tax Parcel: 04D-03-100-38,000

Premises Being: 206 Maple Road, Berwick, PA 18603-4216

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2014-CV-1510**      2015-ED-7

**Wells Fargo Bank, N.A.**

v.

**Linda Hess**

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

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

**Parcel No. 04D-03-100-38,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$69,431.40**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

# SHERIFF'S RETURN

Wells Fargo Bank, N.A.

Plaintiff

vs.

Linda Hess

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2014-CV-1510

2015-ED-7

ISSUED

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

Defendants alleged address is \_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_

Deputy Sheriff

## AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 20\_\_ at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within upon \_\_\_\_\_ at \_\_\_\_\_

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

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Notary Public

BY: \_\_\_\_\_

Sheriff

20 \_\_\_\_, See return endorsed hereon by Sheriff of

County, Pennsylvania, and made a part of this

return

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff Wells Fargo Bank, N.A.	No.: <u>2014-CV-1510</u> <div style="text-align: right; font-size: 1.2em;">2015-ED-7</div>
Defendant Linda Hess	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

**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)

206 Maple Road

Berwick, PA 18603-4216

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 _____ Defendant	Telephone Number (215)563-7000	Date <div style="font-size: 1.2em;">1/20/15</div>
ADDRESS: <u>One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400</u> <u>Philadelphia, PA 19103-1814</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

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

Plaintiff Wells Fargo Bank, N.A.	No.: <u>2014-CV-1510</u> <div style="text-align: right; font-size: 1.2em;">2015-ED-7</div>
-------------------------------------	---

Defendant Linda Hess	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
-------------------------	--

<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>LINDA HESS</u> ADDRESS (Street or RFD, Apartment No., City, Born, Twp., State and Zip Code) <u>206 Maple Road</u> <u>Berwick, PA 18603-4216</u>
-------------------------------	--

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**  
 NOW, \_\_\_\_\_, 20\_\_ I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
 Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <div style="font-size: 1.5em;">1/20/15</div>
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**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

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

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

Document Receipt					
Trans #	4570	Carrier / service	USPS Server	First-Class Mail®	1/22/2015 12:00:00 AM
Ship to:					
TECHNICAL SUPPORT GROUP			INTERNAL REVENUE SERVICE		
600 ARCH STREET ROOM 3259			Tracking #:	71901140006000045688	
			Doc Ref #:	2015ED7	
			Postage	5.3400	
PHILADELPHIA PA 19106					



## Document Receipt

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Trans #	4569	Carrier / service:	USPS Server	First-Class Mail®	1/22/2015 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 #: 71901140006000045671

Doc Ref #: 2015ED7

Postage 5.3400

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	4568	Carrier / service:	USPS Server	First-Class Mail®	1/22/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000045664

Doc Ref #: 2015ED7

Postage: 5.3400

HARRISBURG PA 17105

## Document Receipt

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Trans #	4567	Carrier / service:	USPS Server	First-Class Mail®	1/22/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000045657

Doc Ref #: 2015ED7

Postage 5.3400

HARRISBURG PA 17128

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

TD Bank, NA  
3-180/360

001476783

DATE  
11/25/2014

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

  
AUTHORIZED SIGNATURE

TAN [815047] 206 MAPLE ROAD (2014-CV-1510)

⑈001476783⑈ ⑆036001808⑆ 361508666⑈