

MILSTEAD & ASSOCIATES, LLC

1 E. STOW ROAD
MARLTON, NJ 08053

(856) 482-1400
Fax: (856) 482-9190
ishaw@milsteadlaw.com

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Real Estate Dept.	Ibet A. Shaw
COMPANY:	DATE:
Columbia Sheriff's Sale	September 30, 2015
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
570-389-5625	1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
570-389-5624	85.41832
RE:	YOUR REFERENCE NUMBER:
Daniel R. Seltzer and Daniel R. Seltzer	2015-CV-626

A follow-up copy ☐ will ☐ not be sent by mail.

Please accept this fax as authorization to **STAY** the sale which is currently scheduled for 10/14/2015. No funds have been exchanged in consideration of the stay.

Thank You

Ibet A. Shaw

**IF THERE IS A PROBLEM WITH THIS TRANSMISSION
PLEASE CALL (856) 482-1400**

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK N.A.
vs.
DANIEL R SELTZER

Case Number
2015CV626

PROPERTY ADDRESS
54 CIRCLE DRIVE, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
07/23/2015	Advance Fee	Advance Fee	166195	\$0.00	\$1,350.00
07/23/2015	Advertising Sale (Newspaper)			\$15.00	\$0.00
07/23/2015	Advertising Sale Bills & Copies			\$17.50	\$0.00
07/23/2015	Crying Sale			\$10.00	\$0.00
07/23/2015	Docketing			\$15.00	\$0.00
07/23/2015	Levy			\$15.00	\$0.00
07/23/2015	Mailing Costs			\$24.00	\$0.00
07/23/2015	Posting Handbill			\$15.00	\$0.00
07/23/2015	Press Enterprise Inc			\$792.42	\$0.00
07/23/2015	Sheriff Automation Fund			\$50.00	\$0.00
07/23/2015	Web Posting			\$100.00	\$0.00
10/02/2015	Service			\$150.00	\$0.00
10/02/2015	Service Mileage			\$26.08	\$0.00
10/02/2015	Copies			\$5.00	\$0.00
10/02/2015	Notary Fee			\$10.00	\$0.00
10/02/2015	Tax Claim Search			\$5.00	\$0.00
10/02/2015	Surcharge			\$100.00	\$0.00
				\$1,350.00	\$1,350.00

TOTAL BALANCE:	\$0.00
-----------------------	---------------

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 10/02/15

Account:

Name:

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

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

Ad ID: 1045016
Description: Seltzer Sale No 85 of 2015
Run Dates: 07/29/15 to 09/30/15
Class: 2
Agate Lines: 216
Blind Box:

Total Ad Cost \$792.42
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	07/29/15	09/30/15	3	\$792.42

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV626

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, OCTOBER 14, 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 or parcel of land situate in the Township of North Centre, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit: Beginning at an iron pin on the northeasterly right-of-way of Circle Drive leading from Township Route No. 509 to a dead end, said pin being at the southeast corner of Lot No. 42; thence along the easterly line of said Lot No. 42, north 26 degrees 59 minutes 13 seconds east, 325.17 feet to an iron pin on the southerly line of lands now or late of Earl A. and Muriel R. Wolfe; thence along lands of said Wolfe, north 87 degrees 59 minutes 32 seconds east, 129.54 feet to an iron pin at the northwest corner of Lot No. 19; thence along the westerly line of said Lot No. 19, south 15 degrees 00 minutes 04 seconds east, 132.77 feet to an iron pin at the northeast corner of Lot No. 40; thence along the northerly line of said Lot No. 40, south 45 degrees 46 minutes 08 seconds west, 322.70 feet to an iron pin on the northeasterly right-of-way of the aforementioned Circle Drive, thence along said right-of-way on a curve to the left having a delta angle of 18 degrees 46 minutes 55 seconds, a radius of 306.07 feet, and a tangent of 60.46 feet for a distance of 100.00 feet to the place of beginning.

Containing 1.304 acres of land in all, being Lot No. 41 as laid out for Earl A. and Muriel R. Wolfe and shown on a draft prepared by T. Bryce James, R.S., dated February 5, 1973. Survey made and description written by T. Bryce James, Reg. Surveyor No. 4708-E.

Title to said Premises vested in Daniel R. Seltzer by Deed from Jason M. Craig and Danielle M. Manz, now by marriage Danielle M. Craig, husband and wife dated 06/12/2009 and recorded 06/16/2009 in the Columbia County Recorder of Deeds in Instrument No. 200905387.

Being known as 54 Circle Drive, Berwick, PA 18603

Tax Parcel Number: 1105C-16

PROPERTY ADDRESS: 54 CIRCLE DRIVE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 1105C-16

Seized and taken into execution to be sold as the property of DANIEL R SELTZER 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:
MILSTEAD & ASSOCIATES LLC
CHERRY HILL, NJ

Timothy T. Chamberlain, Sheriff
Columbia County, Pennsylvania

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 07/29/15

Account:

Name:

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

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

Ad ID: 1045016
Description: **Seltzer Sale No 85 of 2015**
Run Dates: **07/29/15 to 10/07/15**
Class: 2
Agate Lines: 216
Blind Box:

Total Ad Cost \$1,183.38
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	07/29/15	10/07/15	4	\$1,183.38

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV628

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, OCTOBER 14, 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 (an) (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All that certain piece or parcel of land situate in the Township of North Centre, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit: Beginning at an iron pin on the northeasterly right-of-way of Circle Drive leading from Township Route No. 509 to a dead end, said pin being at the southeast corner of Lot No. 42; thence along the easterly line of said Lot No. 42, north 26 degrees 59 minutes 13 seconds east, 325.17 feet to an iron pin on the southerly line of lands now or late of Earl A. and Muriel R. Wolfe; thence along lands of said Wolfe, north 87 degrees 59 minutes 32 seconds east, 129.54 feet to an iron pin at the northwest corner of Lot No. 19; thence along the westerly line of said Lot No. 19, south 15 degrees 00 minutes 04 seconds east, 132.77 feet to an iron pin at the northeast corner of Lot No. 40; thence along the northerly line of said Lot No. 40, south 45 degrees 46 minutes 08 seconds west, 322.70 feet to an iron pin on the northeasterly right-of-way of the aforementioned Circle Drive; thence along said right-of-way on a curve to the left having a deflection angle of 18 degrees 46 minutes 55 seconds, a radius of 305.07 feet, and a tangent of 50.46 feet for a distance of 100.00 feet to the place of beginning.

Containing 1.304 acres of land in all, being Lot No. 41 as laid out for Earl A. and Muriel R. Wolfe and shown on draft prepared by T. Bryce James, R.S., dated February 5, 1973. Survey made and description written by T. Bryce James, Reg. Surveyor No. 4708-E.

Title to said Premises vested in Daniel R. Seltzer by Deed from Jason M. Craig and Danielle M. Martz, now by marriage Danielle M. Craig, husband and wife dated 06/12/2009 and recorded 06/16/2009 in the Columbia County Recorder of Deeds in Instrument No. 200905387.

Being known as 54 Circle Drive, Berwick, PA 18603

Tax Parcel Number: 1105C-16

PROPERTY ADDRESS: 54 CIRCLE DRIVE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 11-05C-16

Seized and taken into execution to be sold as the property of DANIEL R. SELTZER 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:
MILSTEAD & ASSOCIATES LLC
CHERRY HILL, NJ

Timothy T. Chamberlain, Sheriff
Columbia County, Pennsylvania

2 mins
\$ 792.42

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK N.A.
vs.
DANIEL R SELTZER

Case Number
2015CV626

SHERIFF'S RETURN OF SERVICE

09/01/2015 11:45 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 54 CIRCLE DRIVE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

September 01, 2015

NOTARY


Affirmed and subscribed to before me this

1ST day of SEPTEMBER, 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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



Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 220 LAKE DRIVE EAST, SUITE 301, CHERRY HILL, NJ 08002

by CountySlate Sherris, Treascher, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
SELTZER, DANIEL R

Case Number
2015CV626

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill **Zone:**

Manner: < Not Specified > **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 54 CIRCLE DRIVE
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 9-1-15 **Time:** 11:45

Deputy: 3 **Mileage:**

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC **Phone:**

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

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

(POSTING)

2015CV626

54 CIRCLE DRIVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK N.A.
vs.
DANIEL R SELTZER

Case Number
2015CV626

SHERIFF'S RETURN OF SERVICE

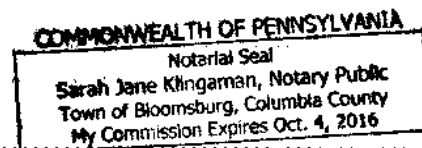
07/24/2015 08:21 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DANIEL R SELTZER AT 54 CIRCLE DRIVE, BERWICK, PA 18603.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

July 27, 2015



NOTARY

Affirmed and subscribed to before me this

27TH day of JULY, 2015

Sarah Jane Klingaman

Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 220 LAKE DRIVE EAST, SUITE 301, CHERRY HILL, NJ 08002

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

REAL ESTATE TAX CERTIFICATION

Date: 08/11/2015

Fee: \$5.00

Cert. NO: 22458

SELTZER DANIEL R
PO BOX 975
BERWICK PA 18603

District: CENTRE NORTH TWP
Deed: 20090 -5387
Location: LOT 41
Parcel Id:11 -05C-016-00,000

Assessment: 38,379

Balances as of 08/11/2015

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

NO TAX CLAIM TAXES DUE

By: COLUMBIA COUNTY SHERIFF

Per: _____

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2015 - REAL ESTATE

As of Date: 08/11/2015 10:57:31 AM

Owner: SELTZER DANIEL R
54 CIRCLE DRIVE
BERWICK PA 18603

Municipality: CENTRE NORTH TWP
Parcel #: 11 -05C-016-00,000
Property Desc:

Bill #		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
014218	F	\$8.84	04/30/2015	\$9.02	06/30/2015	\$9.92	08/31/2015
		Discount Payment		04/15/2015		\$8.84	
014218	G	\$356.97	04/30/2015	\$364.26	06/30/2015	\$400.69	08/31/2015
		Discount Payment		04/15/2015		\$356.97	
014218	S	\$37.61	04/30/2015	\$38.38	06/30/2015	\$42.22	08/31/2015
		Discount Payment		04/15/2015		\$37.61	
014218	R	\$300.89	04/30/2015	\$307.03	06/30/2015	\$337.73	08/31/2015
		Discount Payment		04/15/2015		\$300.89	

Total Paid To Date:

\$704.31

SRE

Signature

8-11-15

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV626

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, OCTOBER 14, 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 or parcel of land situate in the Township of North Centre, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pin on the northeasterly right-of-way of Circle Drive leading from Township Route No. 509 to a dead end, said pin being at the southeast corner of Lot No. 42; thence along the easterly line of said Lot No. 42, north 26 degrees 59 minutes 13 seconds east, 325.17 feet to an iron pin on the southerly line of lands now or late of Earl A. and Muriel R. Wolfe; thence along lands of said Wolfe, north 87 degrees 59 minutes 32 seconds east, 129.54 feet to an iron pin at the northwest corner of Lot No. 19; thence along the westerly line of said Lot No. 19, south 15 degrees 00 minutes 04 seconds east, 132.77 feet to an iron pin at the northeast corner of Lot No. 40; thence along the northerly line of said Lot No. 40, south 45 degrees 46 minutes 08 seconds west, 322.70 feet to an iron pin on the northeasterly right-of-way of the aforementioned Circle Drive; thence along said right-of-way on a curve to the left having a delta angle of 18 degrees 46 minutes 55 seconds, a radius of 305.07 feet, and a tangent of 50.46 feet for a distance of 100.00 feet to the place of beginning.

Containing 1.304 acres of land in all. Being Lot No. 41 as laid out for Earl A. and Muriel R. Wolfe and shown on draft prepared by T. Bryce James, RS. dated February 5, 1973.

Survey made and description written by T. Bryce James, Reg. Surveyor No. 4708-E.

Title to said Premises vested in Daniel R. Seltzer by Deed from Jason M. Craig and Danielle M. Martz, now by marriage Danielle M. Craig, husband and wife dated 06/12/2009 and recorded 06/16/2009 in the Columbia County Recorder of Deeds in Instrument No. 200905387.

Being known as 54 Circle Drive, Berwick, PA 18603

Tax Parcel Number: 11-05C-16

PROPERTY ADDRESS: 54 CIRCLE DRIVE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 11-05C-16

Seized and taken into execution to be sold as the property of DANIEL R SELTZER 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:
MILSTEAD & ASSOCIATES LLC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff
File Number: 85.41832

WELLS FARGO BANK, N.A.

Plaintiff,

vs.

Daniel R. Seltzer

Defendants

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2015-CV-626 2015-ED-85

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY PURSUANT
TO P.A.R.C.P.3129**

TAKE NOTICE:

Your house (real estate) at 54 Circle Drive, Berwick, PA 18603, is scheduled to be sold at sheriff's sale on Oct. 14th 2015 at 9:00 in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$138,776.92 obtained by Wells Fargo Bank, N.A.

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 cancelled if you pay to Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.
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.
3. 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 following page on how to obtain an attorney).

PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

WELLS FARGO BANK, N.A. Plaintiff, vs. Daniel R. Seltzer Defendants	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA No.: 2015-CV-626 2015-ED-85 PRAECIPE FOR WRIT OF EXECUTION (Mortgage Foreclosure)
---	---


FILED
PROTHONOTARY
2015 JUL 22 AM 11 57
CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

To the Prothonotary:

Issue Writ of Execution in the above matter:

AMOUNT DUE	\$138,776.92
INTEREST	
From 06/27/2015 to Date	\$ _____
of Sale at \$526.69 per month	

Date: 7/21/2015


Robert W. Williams, Esquire
Attorney for Plaintiff
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney ID No.: 315501

No.: 2015-CV-626

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA


Wells Fargo Bank, N.A.

vs.

Daniel R. Seltzer

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:


Robert W. Williams, Esquire
Attorney for Plaintiff

Address: 54 Circle Drive, Berwick, PA 18603

Where papers may be served

WELLS FARGO BANK, N.A.

Plaintiff,

vs.

Daniel R. Seltzer

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA

WRIT OF EXECUTION
(Mortgage Foreclosure)

NO.: 2015-CV-626

2015-ED-85

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 AND Rule 3257

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and cost in the above matter you are directed to levy upon and sell the following described property:

54 Circle Drive, Berwick, PA 18603
(see legal description attached)

AMOUNT DUE	\$138,776.92
INTEREST	
From 06/27/2015 to Date	\$ _____
of Sale at \$526.69 per month	
TOTAL DUE	\$ _____
Plus costs as endorsed	

Dated: 7-22-15

(SEAL)

Barbara N. Silvestri /KPB/
(clerk) Office of Judicial Support, Common
Pleas Court of Columbia County, Penna.
Prothonotary of the Court
My Com. Ex. 1st Monday in 2015

No. 2015-CV-626

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.

vs.

Daniel R. Seltzer


WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Sat.


Robert W. Williams, Esquire
Attorney for Plaintiff

Address: 54 Circle Drive, Berwick, PA 18603

Where papers may be served

All that certain piece or parcel of land situate in the Township of North Centre, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pin on the northeasterly right-of-way of Circle Drive leading from Township Route No. 509 to a dead end, said pin being at the southeast corner of Lot No. 42; thence along the easterly line of said Lot No. 42, north 26 degrees 59 minutes 13 seconds east, 325.17 feet to an iron pin on the southerly line of lands now or late of Earl A. and Muriel R. Wolfe; thence along lands of said Wolfe, north 87 degrees 59 minutes 32 seconds east, 129.54 feet to an iron pin at the northwest corner of Lot No. 19; thence along the westerly line of said Lot No. 19, south 15 degrees 00 minutes 04 seconds east, 132.77 feet to an iron pin at the northeast corner of Lot No. 40; thence along the northerly line of said Lot No. 40, south 45 degrees 46 minutes 08 seconds west, 322.70 feet to an iron pin on the northeasterly right-of-way of the aforementioned Circle Drive; thence along said right-of-way on a curve to the left having a delta angle of 18 degrees 46 minutes 55 seconds, a radius of 305.07 feet, and a tangent of 50.46 feet for a distance of 100.00 feet to the place of beginning.

Containing 1.304 acres of land in all. Being Lot No. 41 as laid out for Earl A. and Muriel R. Wolfe and shown on draft prepared by T. Bryce James, R.S. dated February 5, 1973. Survey made and description written by T. Bryce James, Reg. Surveyor No. 4708-E.

Title to said Premises vested in Daniel R. Seltzer by Deed from Jason M. Craig and Danielle M. Martz, now by marriage Danielle M. Craig, husband and wife dated 06/12/2009 and recorded 06/16/2009 in the Columbia County Recorder of Deeds in Instrument No. 200905387.

Being known as 54 Circle Drive, Berwick, PA 18603

Tax Parcel Number: 11-05C-16

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
SELTZER, DANIEL R

Case Number
2015CV626

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 85

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DANIEL R SELTZER

Primary Address: 54 CIRCLE DRIVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 200 C HELCHA STREET
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Daniel Seltzer

Relation: DEF

Date: 7-24-15 Time: 08:21

Deputy: 4 Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:	7-23-15					
Time:	13:57					
Mileage:						
Deputy:	4					

Service Attempt Notes:

1. LIC

2.

3.

4.

5.

6.

SELTZER, DANIEL R

2015CV626

54 CIRCLE DRIVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
SELTZER, DANIEL R

Case Number
2015CV626

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	85
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	54 CIRCLE DRIVE BERWICK, PA 18603
Phone:	
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Michelle Seltzer
Relation:	Occup.
Date:	7/24/15
Time:	2:01
Deputy:	
Mileage:	

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC	Phone:
--	---------------

Service Attempts:

Date:	7/23/15					
Time:	3:33					
Mileage:						
Deputy:	4					

Service Attempt Notes:

① Will pick up on 7/24/15. #4

2.
3.
4.
5.
6.

OCCUPANT

2015CV626

54 CIRCLE DRIVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
SELTZER, DANIEL R

Case Number
2015CV626

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 85

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Annette Lowery

Relation: Receptionist

Date: 7-23-15 Time: 11:31

Deputy: 4 Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2015CV626

4777 OLD BERWICK ROAD, 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.
SELTZER, DANIEL R

Case Number
2015CV626

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	85
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM 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 <u>In Charge</u> · Posted · Other	
Adult In Charge:	Denise Siegel	
Relation:	Tax clerk	
Date:	7-23-15	Time:
Deputy:	4	Mileage:

Attorney / Originator:

Name:	MILSTEAD & ASSOCIATES LLC	Phone:
-------	---------------------------	--------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2015CV626

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.
SELTZER, DANIEL R

Case Number
2015CV626

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 85

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

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 Rickendeese

Relation: Clerk

Date: 7-23-15

Time: 12:02

Deputy: 4

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2015CV626 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff
File Number: 85.41832

WELLS FARGO BANK, N.A.
Plaintiff,

vs.

Daniel R. Seltzer
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

No.: 2015-CV-626 2015-ED -85

AFFIDAVIT OF SERVICE
PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., Plaintiff in the above entitled cause of action, sets forth as of the date the praecipe for writ of execution was filed the following information concerning the real property located at 54 Circle Drive, Berwick, PA 18603:

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

Daniel R. Seltzer
P.O. Box 975
Berwick, PA 18603

Daniel R. Seltzer
54 Circle Drive
Berwick, PA 18603

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

Same as above

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

Wells Fargo Bank, N.A.
(Plaintiff herein)
3476 Stateview Blvd
MAC X7801-013
Fort Mill, SC 29715

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

Wells Fargo Bank, N.A.
(Plaintiff herein)
3476 Stateview Blvd
MAC X7801-013
Fort Mill, SC 29715

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

None Known

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:

None Known

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

Tenant/Occupant
54 Circle Drive
Berwick, PA 18603

Berkheimer Tax Administrator
50 North Seventh Street
Bangor, PA 18013

Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

Department of Domestic Relations
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

North Centre Township Tax Office
P.O. Box 380
Bloomsburg, PA 17815


Department of Revenue
Bureau of Individual Taxes
Inheritance Tax Division
P.O. Box 280601
Harrisburg, PA 17128-0601

Central Columbia School District
4777 Old Berwick Road
Bloomsburg, PA 17815

I verify that the statements made in the 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. Section 4904 relating to unsworn falsification to authorities.

Date: _____

7/21/2015


Robert W. Williams, Esquire
Attorney for Plaintiff

REAL ESTATE OUTLINE

ED # 2015 2085

DATE RECEIVED 7-22-15
 DOCKET AND INDEX 2015 CV 626

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	email to you
NON-MILITARY AFFIDAVIT	<u> </u>	215-717-0043 Phillip Anthony Price
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> </u>	<u>X</u>	CK# <u>166195</u>

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

SALE DATE 10-14-15 TIME 9:00
 POSTING DATE
 ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u> </u>
2 ND WEEK	<u> </u>
3 RD WEEK	<u> </u>

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff
File No. 85.41832

FILED
PROTHONOTARY

2015 JUL 14 PM 12 46

CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

WELLS FARGO BANK, N.A.,

Plaintiff,

vs.

Daniel R. Seltzer

Defendants

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2015-CV-626

AFFIDAVIT OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he 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:

1. inquiry has been made with the Department of Defense, and it has been determined that Defendants are not in the Military or Naval Service of the United States or its Allies, and/or do not fall within the provisions of the Servicemembers Civil Relief Act of 2003, 50 USC App. § 501

2. defendant, Daniel R. Seltzer, is over 18 years of age,

3. defendant, Daniel R. Seltzer, is over 18 years of age, .

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

DATE: 7/13/2015


Robert W. Williams, Esquire



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: SELTZERFirst Name: DANIELMiddle Name: R.Active Duty Status As Of: Jul-13-2015

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff
File Number: 85.41832

WELLS FARGO BANK, N.A.

Plaintiff,

vs.

Daniel R. Seltzer

Defendants

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2015-CV-626 2015-ED-85

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY PURSUANT
TO P.A.R.C.P.3129**

TAKE NOTICE:

Your house (real estate) at 54 Circle Drive, Berwick, PA 18603, is scheduled to be sold at sheriff's sale on Oct. 14th 2015 at 9:00 in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$138,776.92 obtained by Wells Fargo Bank, N.A.

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 cancelled if you pay to Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.
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.
3. 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 following page 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 bid price by calling Milstead & Associates at 856-482-1400.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.
3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead and Associates at 856-482-1400.
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 a 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 Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after the sale. 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.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOU 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.

Lawyers Referral and Information Service
Columbia County Bar Association
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

WELLS FARGO BANK, N.A. <p style="text-align: center;">Plaintiff,</p> <p style="text-align: center;">vs.</p> Daniel R. Seltzer <p style="text-align: center;">Defendants</p>	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA No.: 2015-CV-626 2015-ED-85 PRAECIPE FOR WRIT OF EXECUTION (Mortgage Foreclosure)
--	--

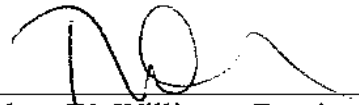
FILED
PROTHONOTARY
2015 JUL 22 AM 11 57
CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

To the Prothonotary:

Issue Writ of Execution in the above matter:

AMOUNT DUE	\$138,776.92
INTEREST	
From 06/27/2015 to Date	\$ _____
of Sale at \$526.69 per month	

Date: 7/21/2015



Robert W. Williams, Esquire
Attorney for Plaintiff
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney ID No.: 315501

No.: 2015-CV-626

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.

vs.

Daniel R. Seltzer

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:



Robert W. Williams, Esquire
Attorney for Plaintiff

Address: 54 Circle Drive, Berwick, PA 18603

Where papers may be served

WELLS FARGO BANK, N.A.

Plaintiff,

vs.

Daniel R. Seltzer

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA

WRIT OF EXECUTION
(Mortgage Foreclosure)

NO.: 2015-CV-626 2015-ED-85

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 AND Rule 3257

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and cost in the above matter you are directed to levy upon and sell the following described property:

54 Circle Drive, Berwick, PA 18603
(see legal description attached)

AMOUNT DUE	\$138,776.92
INTEREST	
From 06/27/2015 to Date	\$ _____
of Sale at \$526.69 per month	
TOTAL DUE	\$ _____
Plus costs as endorsed	

Dated: 7-22-15

(SEAL)

Barbara N. Silvert *[Signature]*
(clerk) Office of Judicial Support, Common
Pleas Court of Columbia County, Penna.

Prothonotary of Sov. Courts
My Com. Ex. 1st Monday in 2016

All that certain piece or parcel of land situate in the Township of North Centre, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pin on the northeasterly right-of-way of Circle Drive leading from Township Route No. 509 to a dead end, said pin being at the southeast corner of Lot No. 42; thence along the easterly line of said Lot No. 42, north 26 degrees 59 minutes 13 seconds east, 325.17 feet to an iron pin on the southerly line of lands now or late of Earl A. and Muriel R. Wolfe; thence along lands of said Wolfe, north 87 degrees 59 minutes 32 seconds east, 129.54 feet to an iron pin at the northwest corner of Lot No. 19; thence along the westerly line of said Lot No. 19, south 15 degrees 00 minutes 04 seconds east, 132.77 feet to an iron pin at the northeast corner of Lot No. 40; thence along the northerly line of said Lot No. 40, south 45 degrees 46 minutes 08 seconds west, 322.70 feet to an iron pin on the northeasterly right-of-way of the aforementioned Circle Drive; thence along said right-of-way on a curve to the left having a delta angle of 18 degrees 46 minutes 55 seconds, a radius of 305.07 feet, and a tangent of 50.46 feet for a distance of 100.00 feet to the place of beginning.

Containing 1.304 acres of land in all. Being Lot No. 41 as laid out for Earl A. and Muriel R. Wolfe and shown on draft prepared by T. Bryce James, R.S. dated February 5, 1973. Survey made and description written by T. Bryce James, Reg. Surveyor No. 4708-E.

Title to said Premises vested in Daniel R. Seltzer by Deed from Jason M. Craig and Danielle M. Martz, now by marriage Danielle M. Craig, husband and wife dated 06/12/2009 and recorded 06/16/2009 in the Columbia County Recorder of Deeds in Instrument No. 200905387.

Being known as 54 Circle Drive, Berwick, PA 18603

Tax Parcel Number: 11-05C-16

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
File Number: 85.41832

WELLS FARGO BANK, N.A.

Plaintiff,

vs.

Daniel R. Seltzer

Defendants

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2015-CV-626 2015-ED-85

CERTIFICATION

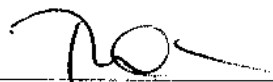
CERTIFICATION

Robert W. Williams, Esquire, hereby verifies that he is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☒ (X) An FHA Mortgage
- ☐ () Non-owner occupied
- ☐ () Vacant
- ☐ () Act 91 Procedures have been fulfilled

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

Date: 7/21/2015


Robert W. Williams, Esquire
Attorney for Plaintiff

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff
File Number: 85.41832

WELLS FARGO BANK, N.A.

Plaintiff,

vs.

Daniel R. Seltzer

Defendants

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2015-CV-626 2015-ED-85

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY PURSUANT
TO P.A.R.C.P.3129**

TAKE NOTICE:

Your house (real estate) at 54 Circle Drive, Berwick, PA 18603, is scheduled to be sold at sheriff's sale on 10-14-15 at 9:00 in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$138,776.92 obtained by Wells Fargo Bank, N.A.

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 cancelled if you pay to Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.
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.
3. 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 following page 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 bid price by calling Milstead & Associates at 856-482-1400.

2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.

3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead and Associates at 856-482-1400.

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 a 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 Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after the sale. 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.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOU 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.

Lawyers Referral and Information Service
Columbia County Bar Association
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under writ may leave same with a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

A handwritten signature in black ink, appearing to read 'RW Williams', written over a horizontal line.

Robert W. Williams, Esquire
Attorney for Plaintiff

SHORT DESCRIPTION

DOCKET NO: 2015-CV-626

ALL THAT CERTAIN lot or piece of ground situate in North Centre Township, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO: 11-05C-16

PROPERTY ADDRESS 54 Circle Drive
Berwick, PA 18603

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Daniel R. Seltzer

ATTORNEY'S NAME: Robert W. Williams, Esquire

SHERIFF'S NAME: Timothy T. Chamberlain

All that certain piece or parcel of land situate in the Township of North Centre, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pin on the northeasterly right-of-way of Circle Drive leading from Township Route No. 509 to a dead end, said pin being at the southeast corner of Lot No. 42; thence along the easterly line of said Lot No. 42, north 26 degrees 59 minutes 13 seconds east, 325.17 feet to an iron pin on the southerly line of lands now or late of Earl A. and Muriel R. Wolfe; thence along lands of said Wolfe, north 87 degrees 59 minutes 32 seconds east, 129.54 feet to an iron pin at the northwest corner of Lot No. 19; thence along the westerly line of said Lot No. 19, south 15 degrees 00 minutes 04 seconds east, 132.77 feet to an iron pin at the northeast corner of Lot No. 40; thence along the northerly line of said Lot No. 40, south 45 degrees 46 minutes 08 seconds west, 322.70 feet to an iron pin on the northeasterly right-of-way of the aforementioned Circle Drive; thence along said right-of-way on a curve to the left having a delta angle of 18 degrees 46 minutes 55 seconds, a radius of 305.07 feet, and a tangent of 50.46 feet for a distance of 100.00 feet to the place of beginning.

Containing 1.304 acres of land in all. Being Lot No. 41 as laid out for Earl A. and Muriel R. Wolfe and shown on draft prepared by T. Bryce James, R.S. dated February 5, 1973. Survey made and description written by T. Bryce James, Reg. Surveyor No. 4708-E.

Title to said Premises vested in Daniel R. Seltzer by Deed from Jason M. Craig and Danielle M. Martz, now by marriage Danielle M. Craig, husband and wife dated 06/12/2009 and recorded 06/16/2009 in the Columbia County Recorder of Deeds in Instrument No. 200905387.

Being known as 54 Circle Drive, Berwick, PA 18603

Tax Parcel Number: 11-05C-16

MILSTEAD & ASSOCIATES, LLC

Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053

Phone (856) 482-1400 Fax (856) 482-9190

www.milsteadllc.com

Michael J. Milstead

Richard M. Milstead

Mark E. Herrera*

Nelson Diaz*

Rhondi Lynn Schwartz

Andrew M. Lubin*

* Also admitted in PA
* Also admitted in MD

David H. Lapow*

Mary L. Harbert-Beil*

Matthew C. Waldt*

Patrick J. Wesner*

Robert W. Williams**

7 N. Columbus Boulevard #200
Philadelphia, PA 19106-1427
(215) 717-0043 Fax: (215) 717-0044

Our File No. 85.41832

July 16, 2015

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: WELLS FARGO BANK, N.A. vs. Daniel R. Seltzer
List property for Sheriff's Sale/Service of Defendants

Dear Sir/Madam:

Please post the handbill on the mortgage premises listed below:

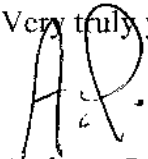
54 Circle Drive, Berwick, PA 18603

Once service has been completed please forward the returns to our office in the enclosed self addressed stamped envelope.

PLEASE PROVIDE OUR OFFICE WITH A SALE DEPOSIT RECEIPT FOR THE ADVANCE IN THE ATTACHED SELF ADDRESSED ENVELOPE MARKED DEPOSIT RECEIPT.

Thank you for your attention to this matter.

Very truly yours,



Anthony Price
Paralegal



Document Receipt

Trans #	5859	Carrier / service:	USPS Server	First-Class Mail®	7/23/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000058503

Doc Ref #: 2015ED85

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	5858	Carrier / service:	USPS Server	First-Class Mail®	7/23/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #: 71901140006000058497

Doc Ref #: 2015ED85

Postage 5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	5857	Carrier / service:	USPS Server	First-Class Mail®	7/23/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000058480

Doc Ref #: 2015ED85

Postage 5.1300

HARRISBURG PA 17105

85

Document Receipt

Trans #	5856	Carrier / service:	USPS Server	First-Class Mail®	7/23/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000058473

Doc Ref #: 2015ED85

Postage 5.1300

HARRISBURG PA 17128

Milstead & Associates LLC

1 E. STOW ROAD
MARLTON, NJ 08053
856-482-1400



America's Most Convenient Bank®

55-136/312

DATE	CHECK	AMOUNT
06/26/15	166195	**\$1,350.00

*** ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

PAY
TO THE
ORDER
OF

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT
VOID AFTER 180 DAYS

SAFEGUARD SECURE
SIGNATURE

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

⑈ 166195 ⑈ ⑆031201360⑆ 67 8306 20⑈