

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



<b><u>Plaintiff</u></b>	<b><u>Defendant</u></b>
WELLS FARGO FINANCIAL PENN INC	ROBERT BEAVER DARLENE BEAVER

**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, November 9, 2016

**Writ of Execution No. :** 2016CV226

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

**Location of the real estate:** 317 RUPERT DRIVE, BLOOMSBURG, PA 17815

## 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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$971.61
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

**Total Sheriff Costs** **\$1,792.11**

## Distribution Costs

Recording Fees	\$67.00
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**Total Distribution Costs** **\$67.00**

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**Grand Total:** **\$1,859.11**

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

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
SHERIFF'S REAL ESTATE FINAL COST SHEET

WELLS FARGO FINANCIAL PENN INC. VS ROBERT & DARLENE BEAVER

NO. 115-2016 ED NO. 226-2016 JD

DATE/TIME OF SALE: NOVEMBER 9, 2016 @ 9:00 AM

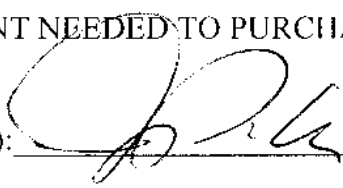
BID PRICE (INCLUDES COST) \$ 1859,11

POUNDAGE - 2% OF BID \$ 37,18

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1896,29

PURCHASER(S): 

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

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

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

TOTAL DUE: \$ 1896,29

LESS DEPOSIT: \$ 1350,00

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

TOTAL DUE IN 8 DAYS \$ 546,29

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

<b>Inv Number:</b> 210762	<b>Invoice Date:</b> 01/26/2017 2:52:26 PM	<b>RECEIPT</b>	<b>Reg/Drw ID:</b> 0101
<b>Customer:</b> SHERIFF	<b>Last Change:</b>	<b>Receipt By:</b> WALK-IN	<b>By:</b> TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201700679	MONTOUR TOWNSHIP
	Grantor - BEAVER, ROBERT W		01/26/17 2:52:28 PM	
	Grantee - WELLS FARGO FINANCIAL PENNSYLVANIA INC			
	Consideration - \$1,896.29			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	<b>TOTAL CHARGES</b>	<u>\$67.00</u>		
	<b>PAYMENTS</b>			
	CHECK: 7684 - SHERIFF	<u>\$67.00</u>		
	<b>TOTAL PAYMENTS</b>	<u>\$67.00</u>		
	<b>AMOUNT DUE</b>	\$67.00		
	<b>PAYMENT ON INVOICE</b>	(\$67.00)		
	<b>BALANCE DUE ON INVOICE</b>	\$0.00		

Sheriff of Columbia County

DATE 1/24/2017

CHECK # 001649655

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
980670 SIG [980670] 317 RUPERT DRIVE (2016-CV-226)	1/24/2017	546.29	0.00	001611438	546.29
<b>TOTAL</b>		546.29	0.00		546.29

Sheriff of Columbia County

DATE 1/24/2017

CHECK # 001649655

VENDOR SCOLU

PH#	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
980670 SIG [980670] 317 RUPERT DRIVE (2016-CV-226)	1/24/2017	546.29	0.00	001611438	546.29
<b>TOTAL</b>		546.29	0.00		546.29

SAFEGUARD

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

TD Bank, NA  
3-180/360

001649655

DATE  
1/24/2017

AMOUNT  
\*\*\*\*\$546.29

PAY FIVE HUNDRED FORTY-SIX AND 29 / 100 Dollars

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

SIG [980670] 317 RUPERT DRIVE (2016-CV-226)

*Francis S. Hallinan*  
AUTHORIZED SIGNATURE

001649655 001611438 321508222



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

Post Sale Department, Ext. 31617

November 17, 2016

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

Re: ROBERT W. BEAVER  
DARLENE R. FAUX N/K/A DARLENE R. BEAVER  
317 RUPERT DRIVE, BLOOMSBURG, PA 17815-9628  
2016-CV-226

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," and prepare the Sheriff's Deed to **WELLS FARGO FINANCIAL PENNSYLVANIA, INC.**, 3476 STATEVIEW BOULEVARD, FORT MILL, SC 29715.

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,

A handwritten signature in cursive script, appearing to read "Anna Gragg".

For Phelan Hallinan Diamond & Jones, LLP

PH # 980670

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 Halligan 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 11/18/16

Grantor(s)/Lessor(s)

Timothy Chamberlain

Telephone Number

(570) 389-5622

Grantee(s)/lessee(s)

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

Telephone Number

(704) 329-3200

Mailing Address

PO Box 380, W. Main Street

Mailing Address

3476 STATEVIEW BOULEVARD

City

Bloomsburg

State

PA

ZIP Code

17815

City

FORT MILL

State

SC

ZIP Code

29715

### C. REAL ESTATE LOCATION

Street Address

317 RUPERT DRIVE, BLOOMSBURG, PA 17815-9628

City/Township/Borough

MONTOUR TOWNSHIP

County

COLUMBIA

School District

BLOOMSBURG

Tax Parcel Number

25-05C-053-00.000

### D. VALUATION DATA

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

1. Actual Cash Consideration

\$ 1,896.29 (winning bid)

2. Other Consideration

+ -0-

3. Total Consideration

= \$ 1,896.29

4. County Assessed Value

\$ 26894.0

5. Common Level Ratio Factor

X 3.69

6. Computed Value

= \$99,238.86

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

1a. Amount of Exemption Claimed

= \$99,238.86

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

100%

1c. Percentage of Grantor's Interest Conveyed

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)

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/Responsible Party

Sierra Grago

Date

11/18/16

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

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>425.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>971.61</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1221.61</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	

TOTAL COSTS (OPENING BID) \$ 1859.11

**Phelan Hallinan & Schmieg, LLP**

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Sue Moran  
Legal Assistant, Ext. 1253

Representing Lenders in  
Pennsylvania and New Jersey

September 1, 2016

Office of the **Sheriff**  
**COLUMBIA County** Courthouse

Dear Sir/Madame:

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

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

Sincerely,

Sue Moran  
Enclosure



**AFFIDAVIT OF SERVICE**

**PLAINTIFF**  
WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

**COLUMBIA COUNTY**

**PH # 980670**

**DEFENDANT**  
**ROBERT W. BEAVER**  
**DARLENE R. FAUX N/K/A DARLENE R. BEAVER**

SERVICE TEAM/Imm  
**COURT NO.: 2016-CV-226**

**SERVE ROBERT W. BEAVER AT:**  
**317 RUPERT DRIVE**  
**BLOOMSBURG, PA 17815-9628**

**TYPE OF ACTION**  
**XX Notice of Sheriff's Sale**  
**SALE DATE: September 7, 2016**

**Previous Successful Service**

**SERVED**

Served and made known to ROBERT W. BEAVER, Defendant on the 6<sup>th</sup> day of August, 20 16, at 5:35 o'clock P. M., at 317 RUPERT DR, BLOOMSBURG, PA, in the manner described below:

- ☐ Defendant personally served.
- ☒ Adult family member with whom Defendant(s) reside(s).  
Relationship is WIFE.
- ☐ Adult in charge of Defendant's residence who refused to give name or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ \_\_\_\_\_, an officer of said Defendant's company.
- ☐ Other: \_\_\_\_\_.

Description: Age 50 Height 5'5" Weight 150 Race W Sex F Other \_\_\_\_\_

I, Ronald Moll, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 8/6/16

NAME: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant NOT FOUND because:

- ☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)
- ☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_
- ☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown
- ☐ Cluster Mail Box ☐ Can't Gain Access

Comments: \_\_\_\_\_

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

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

PRINTED NAME: \_\_\_\_\_

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**  
WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

**COLUMBIA COUNTY**

PH # 980670

**DEFENDANT**  
ROBERT W. BEAVER  
DARLENE R. FAUX N/K/A DARLENE R. BEAVER

SERVICE TEAM/Inm  
COURT NO.: 2016-CV-226

SERVE DARLENE R. FAUX N/K/A DARLENE R. BEAVER AT:  
317 RUPERT DRIVE  
BLOOMSBURG, PA 17815-9628

**TYPE OF ACTION**  
XX Notice of Sheriff's Sale  
SALE DATE: September 7, 2016

Previous Successful Service

**SERVED**

August

Served and made known to DARLENE R. FAUX N/K/A DARLENE R. BEAVER, Defendant on the 6th day of 20 16, at 5:35 o'clock P. M., at 317 RUPERT DR, BLOOMSBURG, PA, in the manner described below:

☒ Defendant personally served.

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

Relationship is \_\_\_\_\_.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ \_\_\_\_\_ an officer of said Defendant's company.

☐ Other: \_\_\_\_\_.

Description: Age 50 Height 5'5" Weight 150 Race W Sex F Other \_\_\_\_\_

I, Ronald Moll, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 8/6/16

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant NOT FOUND because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: \_\_\_\_\_

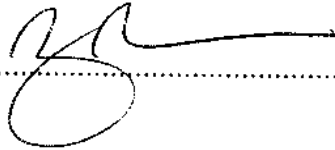
I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

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

PRINTED NAME: \_\_\_\_\_

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

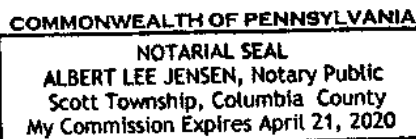
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 17, 24, 31, 2016 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 31 day of August, 2016.

Albert Lee Jensen

(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.

.....

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

Timothy Chamberlain  
Acting Sheriff  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

**Re: WELLS FARGO FINANCIAL PENNSYLVANIA, INC. v. ROBERT W. BEAVER et al.**  
**No.: 2016-CV-226**

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*Property is listed for the 11/09/2016 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**

By:  
Legal Assistant

CC: ROBERT W. BEAVER and DARLENE R. FAUX N/K/A DARLENE R. BEAVER

PHELAN HALLINAN DIAMOND & JONES, LLP  
Jennie C. Tsai, Esq., Id. No.315213  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jennie.Tsai@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**WELLS FARGO FINANCIAL PENNSYLVANIA, INC.**  
Plaintiff

v.


**ROBERT W. BEAVER**  
**DARLENE R. FAUX N/K/A DARLENE R. BEAVER**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2016-CV-226**  
:  
:

**CERTIFICATE OF FILING**

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

Date: **AUG 19 2016**

  
\_\_\_\_\_  
Jennie C. Tsai, Esq., Id. No.315213  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Jennie C. Tsai, Esq., Id. No.315213  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jennie.Tsai@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**WELLS FARGO FINANCIAL PENNSYLVANIA, INC.**  
Plaintiff

**CIVIL DIVISION**

v.

**No.: 2016-CV-226**

**ROBERT W. BEAVER**  
**DARLENE R. FAUX N/K/A DARLENE R. BEAVER**  
Defendant(s)

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

The Sheriff's Sale scheduled for 09/07/2016 at 09:00 AM in the above-captioned matter  
has been continued until 11/09/2016 at 09:00 AM.

Date: **AUG 19 2016**

  
\_\_\_\_\_  
Jennie C. Tsai, Esq., Id. No.315213  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Jennie C. Tsai, Esq., Id. No.315213  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jennie.Tsai@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**WELLS FARGO FINANCIAL PENNSYLVANIA, INC.**  
Plaintiff

:  
: **CIVIL DIVISION**  
:

v.

: **No.: 2016-CV-226**  
:

**ROBERT W. BEAVER**  
**DARLENE R. FAUX N/K/A DARLENE R. BEAVER**  
Defendant(s)


**CERTIFICATION OF SERVICE**

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

ROBERT W. BEAVER  
317 RUPERT DRIVE  
BLOOMSBURG, PA 17815-9628

Date: **AUG 19 2016**

DARLENE R. FAUX  
317 RUPERT DRIVE  
BLOOMSBURG, PA 17815-9628

  
\_\_\_\_\_  
Jennie C. Tsai, Esq., Id. No.315213  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Jennie C. Tsai, Esq., Id. No.315213  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jennie.Tsai@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**WELLS FARGO FINANCIAL PENNSYLVANIA, INC.**  
Plaintiff

**CIVIL DIVISION**

v.


**No.: 2016-CV-226**

**ROBERT W. BEAVER**  
**DARLENE R. FAUX N/K/A DARLENE R. BEAVER**  
Defendant(s)

**CERTIFICATE OF FILING**

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

Date: **AUG 19 2016**

  
\_\_\_\_\_  
Jennie C. Tsai, Esq., Id. No.315213  
Attorney for Plaintiff





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

**KIM ZIELINSKI**  
Legal Assistant, 1328

**Representing Lenders in**  
**Pennsylvania**

---

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

No.: 2016-CV-226  
No.: 2016-ED-115

**Re: WELLS FARGO FINANCIAL PENNSYLVANIA, INC. VS. ROBERT W. BEAVER, and DARLENE  
R. FAUX N/K/A DARLENE R. BEAVER**  
**No.: 2016-CV-226, No.: 2016-ED-115**

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2**

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*\*Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.\*\*\***

**\*\*Property is listed for the 09/07/2016 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

PHELAN HALLINAN DIAMOND & JONES, LLP  
PETER WAPNER, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

<b>WELLS FARGO FINANCIAL PENNSYLVANIA, INC.</b>	:	<b>COLUMBIA COUNTY</b>
Plaintiff,	:	
	:	<b>COURT OF COMMON PLEAS</b>
	:	
v.	:	<b>CIVIL DIVISION</b>
	:	
<b>ROBERT W. BEAVER</b>	:	
<b>DARLENE R. FAUX N/K/A DARLENE R. BEAVER</b>	:	<b>No.: 2016-CV-226</b>
Defendant(s)	:	<b>No.: 2016-ED-115</b>

**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".

\_\_\_\_\_  
PETER WAPNER, Esq., Id. No. 318263  
Attorney for Plaintiff

Date: **AUG 18 2016**

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

Name and  
Address  
Of Sender



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

AZK/NDS - 09/07/2016 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 317 RUPERT DRIVE BLOOMSBURG, PA 17815-0628	\$0.47	
2	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
4	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222		
5	****	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		
		RE: ROBERT W. BEAVER (COLUMBIA) PH # 980670/1021		

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 maximum indemnity payable for the reconstruction of nonregistrable domestic and Express Mail domestic reconstruction insurance is \$500 per piece subject to a limit of \$500 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$500 per piece for registered mail sent with optional insurance. See Domestic Mail Manual, Parts 3011 and 3012 for limitations of coverage.
--------------------------------------------	---------------------------------------------------	-------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Form 3877 Facsimile

**Phelan Hallinan Diamond & Jones, LLP**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Foreclosure Manager

Representing Lenders in  
Pennsylvania

August 17, 2016

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO FINANCIAL PENNSYLVANIA, INC. v.  
ROBERT W. BEAVER and DARLENE R. FAUX  
317 RUPERT DRIVE BLOOMSBURG, PA 17815-9628  
No.: 2016-CV-226

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for September 7, 2016 due to the following: Home Affordable Modification Program (HAMP).

The Property is to be relisted for the November 9, 2016 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
PATRICK WIRT for  
Phelan Hallinan Diamond & Jones, LLP

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO FINANCIAL PENN INC  
vs.  
BEAVER, ROBERT (et al.)

Case Number  
2016CV226

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 09/07/2016 AT 9:00 AM SHERIFF'S SALE BILL		

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	317 RUPERT DRIVE BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · <u>Posted</u> · Other
<b>Adult In Charge:</b>	
<b>Relation:</b>	
<b>Date:</b>	08/03/16
<b>Time:</b>	15:35
<b>Deputy:</b>	#2
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN & HALLINAN LLP	<b>Phone:</b> 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. \_\_\_\_\_

(POSTING)

2016CV226

317 RUPERT DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



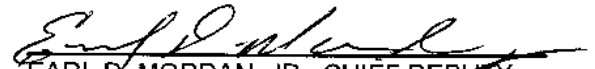
Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO FINANCIAL PENN INC  
vs.  
ROBERT BEAVER (et al.)

Case Number  
2016CV226

## SHERIFF'S RETURN OF SERVICE

08/03/2016 03:35 PM - CHIEF DEPUTY EARL D. MORDAN, JR., 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 317 RUPERT DRIVE, BLOOMSBURG, PA 17815.

  
EARL D. MORDAN, JR., CHIEF DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF


August 04, 2016

NOTARY

Affirmed and subscribed to before me this

4TH day of AUGUST, 2016

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



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

(c) CountyScribe Sheriff's, TetonSoft, Inc

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO FINANCIAL PENN INC  
vs.  
ROBERT BEAVER (et al.)

Case Number  
2016CV226

## SHERIFF'S RETURN OF SERVICE

07/13/2016 10:38 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 ROBERT HER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DARLENE BEAVER AT 317 RUPERT DRIVE, BLOOMSBURG, PA 17815.

  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

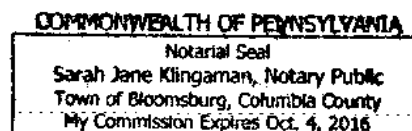
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

July 13, 2016

NOTARY

Affirmed and subscribed to before me this

13TH day of JULY, 2016





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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO FINANCIAL PENN INC  
vs.  
ROBERT BEAVER (et al.)

Case Number  
2016CV226

## SHERIFF'S RETURN OF SERVICE

07/13/2016 10:38 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: ROBERT BEAVER AT 317 RUPERT DRIVE, BLOOMSBURG, PA 17815.

Michael Beyer  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

July 13, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

13TH day of JULY, 2016

Sarah Jane Klingaman

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



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

PHILADELPHIA PA 19107-4214

---

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



71901140006000083833

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

---

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



71901140006000083833

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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

REAL ESTATE TAX CERTIFICATION

Date: 07/19/2016

Fee: \$5.00

Cert. NO: 25191

BEAVER ROBERT W & DARLENE  
317 RUPERT DRIVE  
BLOOMSBURG PA 17815

District: MONTOUR TWP  
Deed: 0433 -0915  
Location: 317 RUPERT DR  
Parcel Id:25 -05C-053-00,000

Assessment: 26,894

Balances as of 07/19/2016

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

COLUMBIA COUNTY SHERIFF

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

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV226

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, SEPTEMBER 07, 2016**  
**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 property situated in the township of Montour in the county of Columbia and commonwealth of Pennsylvania, being described as follows: parcel 'A', Michelle Lyon sub-division, map book 6, page 776 contains 8,790.33 square feet. Being more fully described in a deed dated 08/17/1994 and recorded 08/23/1994, among the land records of the county and state set forth above, in deed volume 577 and page 616.

TITLE TO SAID PREMISES IS VESTED IN Robert W. Beaver and Darlene R. Faux, by Deed from Michelle M. A. Haney, aka Michelle Lyon Haney and Gilbert P. Haney, w/h, dated 08/17/1994, recorded 08/23/1994 in Book 577, Page 616.

Tax Parcel: 25-05C-053-00.000

Premises Being: 317 Rupert Drive, Bloomsburg, PA 17815-9628

PROPERTY ADDRESS: 317 RUPERT DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 25-05C-053-00,000

Seized and taken into execution to be sold as the property of ROBERT BEAVER, DARLENE BEAVER in suit of WELLS FARGO FINANCIAL PENN INC.

---

**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 Financial Pennsylvania, Inc.

vs.

Robert W. Beaver  
Darlene R. Faux n/k/a Darlene R. Beaver

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2016-CV-226

2016-ED-115  
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: 317 Rupert Drive, Bloomsburg, PA 17815-9628  
(See Legal Description attached)

Amount Due  
Interest from 04/06/2016 to Date of Sale  
@ \$25.31 per diem

\$153,968.76  
\$\_\_\_\_\_ and costs.

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

Dated July 12, 2016  
(SEAL)

PH # 980670

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1st Monday in 2020**

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Financial Pennsylvania, Inc.

vs.

Robert W. Beaver

Darlene R. Faux n/k/a Darlene R. Beaver

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.



Prefar Kaljinan Diamond & Jones, LLP  
Lauren L. Schuler, Esq., Id. No. 321536  
Attorney for Plaintiff

Address where papers may be served:

Robert W. Beaver  
317 Rupert Drive  
Bloomsburg, PA 17815-9628

Darlene R. Faux n/k/a Darlene R. Beaver  
317 Rupert Drive  
Bloomsburg, PA 17815-9628

Complaint \$130.00 pd  
Judgment \$25.00 pd  
Writ \$25.00 pd  
Salary \$10.00  
Sheriff \_\_\_\_\_

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO FINANCIAL PENN INC  
vs.  
BEAVER, ROBERT (et al.)

Case Number  
2016CV226

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 115

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: ROBERT BEAVER

Primary Address: 317 RUPERT DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Robert Beaver

Relation: Property owner

Date: 7-13-16 Time: 10:38

Deputy: 4 Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

BEAVER, ROBERT

2016CV226

317 RUPERT DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO FINANCIAL PENN INC  
vs.  
BEAVER, ROBERT (et al.)

Case Number  
2016CV226

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 115

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: DARLENE BEAVER

Primary Address: 317 RUPERT DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Robert Beavere

Relation: Husband

Date: 7-13-16

Time: 10:38

Deputy: 4

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

BEAVER, DARLENE

2016CV226

317 RUPERT DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO FINANCIAL PENN INC  
vs.  
BEAVER, ROBERT (et al.)

Case Number  
2016CV226

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	115
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 09/07/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

### Serve To:

<b>Name:</b>	OCCUPANT
<b>Primary Address:</b>	317 RUPERT DRIVE BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Robert Beaver		
<b>Relation:</b>	Property Owner		
<b>Date:</b>	7-13-16	<b>Time:</b>	10:38
<b>Deputy:</b>	7	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN & HALLINAN LLP	<b>Phone:</b> 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. \_\_\_\_\_

OCCUPANT

2016CV226

317 RUPERT DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO FINANCIAL PENN INC  
vs.  
BEAVER, ROBERT (et al.)

Case Number  
2016CV226

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

115

Warrant:

### Serve To:

Name: Bert Leiby

Primary Address: 121 Legion Road  
Bloomsburg, PA 17815

Phone: 570-356-7765

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Bert Leiby

Relation:

Tax office

Date:

7-13-16

Time:

9:40?

Deputy:

4

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

LEIBY, BERT

2016CV226

121 LEGION ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

**Wells Fargo Financial Pennsylvania, Inc.**  
Plaintiff

v.

**Robert W. Beaver**  
**Darlene R. Faux n/k/a Darlene R. Beaver**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2016-CV-226**  
:  
: **2016-ED-115**  
: **COLUMBIA COUNTY**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**Wells Fargo Financial Pennsylvania, Inc.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **317 Rupert Drive, Bloomsburg, PA 17815-9628**.

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

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

**Robert W. Beaver**

**317 Rupert Drive, Bloomsburg, PA 17815-9628**

**Darlene R. Faux n/k/a Darlene R. Beaver**

**317 Rupert Drive, Bloomsburg, PA 17815-9628**

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

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

**Robert W. Beaver**

**317 Rupert Drive  
Bloomsburg, PA 17815-9628**

**Darlene R. Faux n/k/a Darlene R. Beaver**

**317 Rupert Drive  
Bloomsburg, PA 17815-9628**

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**

**317 Rupert Drive  
Bloomsburg, PA 17815-9628**

**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: 7/11/2016

By: 

**Phelan Hallinan Diamond & Jones, LLP**  
Lauren Schuler, Esq., Id. No.321536  
Attorney for Plaintiff  
PHELAN HALLINAN DIAMOND & JONES, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza, Philadelphia, PA 19103  
215-563-7000

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO FINANCIAL PENN INC  
vs.  
BEAVER, ROBERT (et al.)

Case Number  
2016CV226

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 115

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 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 In Charge · Posted · Other

Adult In Charge: Deb Miller

Relation: Clerk

Date: 7-13-16

Time: 12:45

Deputy: 4

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

COLUMBIA COUNTY TAX C

2016CV226

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 FINANCIAL PENN INC  
vs.  
BEAVER, ROBERT (et al.)

Case Number  
2016CV226

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 115

Manner: Adult in Charge

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 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 Richenderle

Relation:

Clerk

Date:

7-13-16

Time:

12:58

Deputy:

4

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2016CV226 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

25 - USC - 053 - 00,000  
Montour Twp.

# REAL ESTATE OUTLINE

ED # 2016 ED 115

DATE RECEIVED 7-12-2016  
DOCKET AND INDEX 2016 CV 224

## 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# 01599597

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

SALE DATE Sept. 7<sup>th</sup> 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  
Lauren L. Schuler, Esq., Id. No.321536  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
lauren.schuler@phelanhallinan.com  
215-563-7000

Attorneys for Plaintiff

**Wells Fargo Financial Pennsylvania, Inc.**  
Plaintiff

v.

**Robert W. Beaver**  
**Darlene R. Faux n/k/a Darlene R. Beaver**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2016-CV-226**  
:  
: **2016-ED-115**  
: **COLUMBIA County**  
:

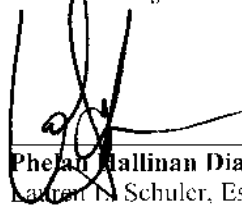
**CERTIFICATION**

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**  
Lauren L. Schuler, Esq., Id. No.321536  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Lauren L. Schuler, Esq., Id. No.321536  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
lauren.schuler@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**Wells Fargo Financial Pennsylvania, Inc.**

: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2016-CV-226  
:  
: 2016-ED-115

**vs.**

**Robert W. Beaver**

**Darlene R. Faux n/k/a Darlene R. Beaver**

**VERIFICATION OF NON-MILITARY SERVICE**

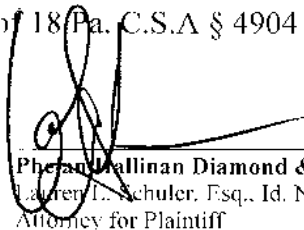
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 Robert W. Beaver is over 18 years of age and resides at 317 Rupert Drive, Bloomsburg, PA 17815-9628.

(c) that defendant Darlene R. Faux n/k/a Darlene R. Beaver is over 18 years of age and resides at 317 Rupert Drive, Bloomsburg, PA 17815-9628.

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  
Lauren L. Schuler, Esq., Id. No.321536  
Attorney for Plaintiff

PHILAN HALLINAN DIAMOND & JONES, LLP  
Lauren L. Schuler, Esq., Id. No.321536  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
lauren.schuler@phelanhallinan.com  
215-563-7000

Attorneys for Plaintiff

**Wells Fargo Financial Pennsylvania, Inc.**  
Plaintiff

v.

**Robert W. Beaver**  
**Darlene R. Faux n/k/a Darlene R. Beaver**  
Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2016-CV-226  
:  
: 2016-ED-115  
: 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  
Lauren L. Schuler, Esq., Id. No.321536  
Attorney for Plaintiff

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN property situated in the township of Montour in the county of Columbia and commonwealth of Pennsylvania, being described as follows: parcel 'A', Michelle Lyon subdivision, map book 6, page 776 contains 8, 790.33 square feet. Being more fully described in a deed dated 08/17/1994 and recorded 08/23/1994, among the land records of the county and state set forth above, in deed volume 577 and page 616.

TITLE TO SAID PREMISES IS VESTED IN Robert W. Beaver and Darlene R. Faux, by Deed from Michelle M. A. Haney, aka Michelle Lyon Haney and Gilbert P. Haney, w/h, dated 08/17/1994, recorded 08/23/1994 in Book 577, Page 616.

Tax Parcel: 25-05C-053-00.000

Premises Being: 317 Rupert Drive, Bloomsburg, PA 17815-9628

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2016-CV-226**    **2016 - ED-115**

**Wells Fargo Financial Pennsylvania, Inc.**

v.

**Robert W. Beaver**

**Darlene R. Faux n/k/a Darlene R. Beaver**

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

**317 Rupert Drive, Bloomsburg, PA 17815-9628**

**Parcel No. 25-05C-053-00.000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$153,968.76**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

# 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 Financial Pennsylvania, Inc.

No.: 2016-CV-226

2016-ED-115

Defendant  
Robert W. Beaver  
Darlene R. Faux n/k/a Darlene R. Beaver

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**



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

ROBERT W. BEAVER

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

317 Rupert Drive

Bloomsburg, PA 17815-9628

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 20\_\_\_\_, I, Sheriff of COLOMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLOMBIA 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 XX 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

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of \_\_\_\_\_

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff  
Wells Fargo Financial Pennsylvania, Inc.

No.: 2016-CV-226

Defendant  
Robert W. Beaver  
Darlene R. Faux n/k/a Darlene R. Beaver

2016-ED-115  
Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**  
  
**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE  
DARLENE R. FAUX N/K/A DARLENE R. BEAVER  
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
317 Rupert Drive

Bloomsburg, PA 17815-9628

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 XX 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

### 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 RETURN

Wells Fargo Financial Pennsylvania, Inc.

Plaintiff

vs.

Robert W. Beaver

Darlene R. Faux n/k/a Darlene R. Beaver

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2016-CV-226

2016-ED-115

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 Financial Pennsylvania, Inc.

No.: 2016-CV-226

Defendant  
Robert W. Beaver  
Darlene R. Faux n/k/a Darlene R. Beaver

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**

**AT**

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

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

317 Rupert Drive

Bloomsburg, PA 17815-9628

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 XX 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

**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

## **To the Sheriff of COLUMBIA County**

### **Attention: Real Estate Department**

Please be advised that we will be serving the Notice of Sale on defendant(s) Robert W. Beaver and Darlene R. Faux n/k/a Darlene R. Beaver at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Jill Nicholas  
Supervisor  
Writ Department  
Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Automated Attendant: (215) 320-0007 Ext. 31569  
Front Desk: (215) 563-7000 Ext. 31569  
Fax: (215) 563-3826

## Document Receipt

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Trans #	8390	Carrier / service:	USPS Server	First-Class Mail®	7/13/2016 12:00:00 AM
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Ship to:

INTERNAL REVENUE SERVICE  
ADVISORY

1000 LIBERTY AVENUE ROOM 704

Tracking #: 71901140006000083864

Doc Ref #: 2016ED115

Postage 5.1300

PITTSBURGH PA 15222

## Document Receipt

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Trans #	8389	Carrier / service:	USPS Server	First-Class Mail®	7/13/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3258

Tracking #: 71901140006000083857

Doc Ref #: 2016ED115

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	8388	Carrier / service	USPS Server	First-Class Mail®	7/13/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000063840

Doc Ref #: 2016ED115

Postage 5.1300

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	8387	Carrier / service:	USPS Server	First-Class Mail®	7/13/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000083833

Doc Ref #: 2016ED115

Postage 5.1300

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	8387	Carrier / service:	USPS Server	First-Class Mail®	7/13/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000083833

Doc Ref #: 2016ED115

Postage 5.1300

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	8386	Carrier / service:	USPS Server	First-Class Mail®	7/13/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000083826

Doc Ref #: 2016ED115

Postage 5.1300

HARRISBURG PA 17105



## Document Receipt

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Trans #	8385	Carrier / service:	USPS Server	First-Class Mail®	7/13/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 291230

Tracking #: 71901140006000083819

Doc Ref #: 2016ED115

Postage 5.1300

HARRISBURG PA 17128

Wells Fargo Financial Pennsylvania, Inc.

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION  
:  
: NO.: 2016-CV-226  
:  
: 2016-ED-115  
: COLUMBIA County  
Defendant(s) :

vs.

Robert W. Beaver

Darlene R. Faux n/k/a Darlene R. Beaver

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

TO: Robert W. Beaver  
Darlene R. Faux n/k/a Darlene R. Beaver  
317 Rupert Drive  
Bloomsburg, PA 17815-9628

**\*\*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 317 Rupert Drive, Bloomsburg, PA 17815-9628 is scheduled to be sold at the Sheriff's Sale on Sept 7<sup>th</sup> 2016 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 \$153,968.76 obtained by Wells Fargo Financial Pennsylvania, Inc. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

### NOTICE OF OWNER'S RIGHTS

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

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

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

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

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

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

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

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

TD Bank, NA  
3-180/360

001599597

DATE  
4/15/2016

AMOUNT  
\*\*\*\*\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

BAV [980670] 317 RUPERT DRIVE (2016-CV-226)

  
AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS SENSITIVE INFORMATION. IF THIS DOCUMENT IS LOST OR DESTROYED, IT SHOULD BE REPORTED TO THE POLICE DEPARTMENT.

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