

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
BARRY WAGNER (et al.)

Case Number  
2016CV605

PROPERTY ADDRESS  
887 RUPERT DRIVE, BLOOMSBURG, PA 17815

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
07/13/2016	Advance Fee	Advance Fee	001616878	\$0.00	\$1,350.00
07/13/2016	Advertising Sale (Newspaper)			\$15.00	\$0.00
07/13/2016	Advertising Sale Bills & Copies			\$17.50	\$0.00
07/13/2016	Crying Sale			\$10.00	\$0.00
07/13/2016	Docketing			\$15.00	\$0.00
07/13/2016	Levy			\$15.00	\$0.00
07/13/2016	Mailing Costs			\$24.00	\$0.00
07/13/2016	Posting Handbill			\$15.00	\$0.00
07/13/2016	Press Enterprise Inc.			\$987.90	\$0.00
07/13/2016	Sheriff Automation Fund			\$50.00	\$0.00
07/13/2016	Web Posting			\$100.00	\$0.00
09/28/2016	Service			\$165.00	\$0.00
09/28/2016	Service Mileage			\$8.00	\$0.00
09/28/2016	Copies			\$5.50	\$0.00
09/28/2016	Notary Fee			\$15.00	\$0.00
09/28/2016	Tax Claim Search			\$5.00	\$0.00
09/28/2016	Surcharge			\$120.00	\$0.00
				<b>\$1,567.90</b>	<b>\$1,350.00</b>
				<b>TOTAL BALANCE: \$(217.90)</b>	

## SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
SheriffEarl D. Mordan, Jr.  
Chief DeputyWELLS FARGO  
vs.  
BARRY WAGNER (et al.)Case Number  
2016CV605

## PROPERTY ADDRESS

887 RUPERT DRIVE, BLOOMSBURG, PA 17815

## REAL ESTATE SALE REQUEST LEDGER

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07/13/2016	Press Enterprise Inc.			\$987.90	\$0.00
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09/28/2016	Tax Claim Search			\$5.00	\$0.00
09/28/2016	Surcharge			\$120.00	\$0.00
				\$1,567.90	\$1,350.00
TOTAL BALANCE:				\$(217.90)	

RECEIVED FEB 05 2018

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

Representing Lenders in  
Pennsylvania

Foreclosure Manager

January 30, 2017

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, NA v.  
BARRY C. WAGNER and DIANA S. WAGNER  
887 RUPERT DRIVE BLOOMSBURG, PA 17815-9637  
No.: 2016-CV-605

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for February 1, 2017 due to the following: Bankruptcy.

BARRY C. WAGNER and DIANA S. WAGNER filed a Chapter 13, Bankruptcy Number 5:17-00279, on January 27, 2017.

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

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

Thank you for your cooperation in this matter.

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

COLUMBIA COUNTY SHERIFF'S OFFICE  
PO BOX 380  
PH 570-389-5622 | FAX 570-389-5625  
www.sheriffofcolumbiacounty.com

# fax

TO: Doris Bou

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: February 5, 2018

RE:

CC:

☐ Urgent    ☐ For Review    ☐ Please Comment    ☐ Please Reply    ☐ Please Recycle

COLUMBIA COUNTY SHERIFF'S OFFICE  
PO BOX 380  
PH 570-389-5622 | FAX 570-389-5625  
www.sheriffcolumbiacounty.com

# fax

TO: Patrick Ralston FROM: Sheriff Timothy Chamberlain  
FAX: PAGES: 2  
PHONE: DATE: January 30, 2017  
RE: Barry & Diana Wagner CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Comments: Your comments here

## TX RESULT REPORT

NAME :  
TEL :  
DATE : JAN.30.2017 13:57

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
2030	TX	001	2155670072	JAN.30	13:56	002	00h00min37s	ECM	OK

215 563 4576  
Ann. Desi's Boy

COLUMBIA COUNTY SHERIFF'S OFFICE  
PO BOX 380  
PH 570-389-5622 | FAX 570-389-5625  
www.sheriffcolumbiacounty.com

# fax

TO: Patrick Ralston

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: January 30, 2017

RE: Barry & Diana Wagner

CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Comments: Your comments here

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



Plaintiff  
WELLS FARGO

vs.

Defendant  
BARRY WAGNER  
DIANA S WAGNER

**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, February 1, 2017  
**Writ of Execution No. :** 2016CV605  
**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 887 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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$987.90
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	\$165.00
Service Mileage	\$8.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00
<b>Total Sheriff Costs</b>	<b>\$1,762.90</b>

## Distribution Costs

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

---

**Grand Total:** **\$1,829.90**

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

WELLS FARGO VS BARRY & DIANA WAGNER

NO. 116-2016 ED NO. 605-2016 JD

DATE/TIME OF SALE: Feb 1, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE – 2% OF BID \$ \_\_\_\_\_

TRANSFER TAX – 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

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

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

\_\_\_\_\_

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_



United States Bankruptcy Court  
Middle District of Pennsylvania

**Notice of Bankruptcy Case Filing**

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 01/27/2017 at 12:37 PM and filed on 01/27/2017.



**Barry Wagner**  
887 Rubert Drive  
Bloomsburg, PA 17815  
SSN / ITIN: xxx-xx-1427

**Diana Wagner**  
887 Rubert Drive  
Bloomsburg, PA 17815  
SSN / ITIN: xxx-xx-6787

The case was filed by the debtor's attorney:

**Paul W McElrath, Jr.**  
McElrath Legal Holdings, LLC  
1641 Saw Mill Run Boulevard  
Pittsburgh, PA 15210  
412 765-3606

The case was assigned case number 5:17-bk-00279.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

To view the bankruptcy petition and other documents filed in this case, please visit the following Internet link: <http://ecf.pamb.uscourts.gov/> You must first register at this web site: <http://pacer.psc.uscourts.gov/> There is no registration fee. However, the Judicial Conference of the United States has established a fee for access to information in PACER. All registered users will be charged as follows: Use of the PACER system will generate a .10 per page charge, and Audio files of court hearings retrieved via PACER will generate a 2.40 per file charge. Public access computer terminals are also available at the Clerk's Office's two locations, 9:00 am to 4:00 pm, M-F (closed on all federal holidays): Max Rosenn US Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701 and Ronald Reagan Federal Building and Courthouse, 228 Walnut Street, Harrisburg, PA 17101.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

Law Offices of Paul McElrath



McElrath Legal Holdings, LLC  
Professional Office Building  
432 Boulevard of the Allies  
Pittsburgh, PA 15219  
T: 412.765.3606  
F: 412.765.1917  
W: dcbl-bc-gone.com



**Pennsylvania  
Locations:**

Beaver  
•  
Belle Vernon  
•  
Butler  
•  
Clarion  
•  
Clearfield  
•  
Coudersport  
•  
Duncansville  
•  
Erie  
•  
Greensburg  
•  
Indiana  
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Johnstown  
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Meadville  
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New Castle  
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Sharon  
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Somerset  
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Tarentum  
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Warren  
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Washington  
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White Oak  
•  
Williamsport  
•  
Wilkes-Barre

# FACSIMILE TRANSMISSION

**DELIVER TO:** Bankruptcy Department

**COMPANY:** Columbia County Sheriff Office

**FAX NO.:** 570-389-5625    **DATE:** January 27, 2017

**SENDER:** Zeke Porter o/b/o Paul W. McElrath, Jr., Esquire

**NO. OF PAGES:** 2 (Including Cover)

**MESSAGE:** NOTICE OF BANKRUPTCY FILING

**NOTICE OF A RECENT BANKRUPTCY FILING:**

Wagner, Barry & Diana-Ch. 13 Bankruptcy No. 5:17-bk-00279

**DATE FILED:** January 27, 2017

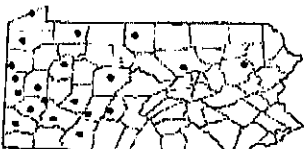
**Property Address:** 887 Rubert Drive Bloomsburg, PA 17815

**Kindly stop all sale proceedings set for February 1, 2017**

**If you have any further questions, please do not hesitate to contact us, thank you.**

## \*\*\* CONFIDENTIALITY NOTICE \*\*\*

The document(s) accompanying this facsimile transmission contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this facsimile information is strictly prohibited. If you have received this facsimile in error, please immediately notify us by telephone to arrange return of the original document(s).



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

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

**Re: WELLS FARGO BANK, NA v. BARRY C. WAGNER et al.**  
**No.: 2016-CV-605**

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 02/01/2017 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**  
By:  
Legal Assistant

CC: BARRY C. WAGNER and DIANA S. WAGNER

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**

**WELLS FARGO BANK, NA**  
Plaintiff

v.

**BARRY C. WAGNER**  
**DIANA S. WAGNER**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2016-CV-605**  
:  
:

**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: NOV 08 2016

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

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**

**WELLS FARGO BANK, NA**  
Plaintiff

v.

**BARRY C. WAGNER**  
**DIANA S. WAGNER**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2016-CV-605**  
:  
:

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

The Sheriff's Sale scheduled for 11/09/2016 at 09:00 AM in the above-captioned matter has been continued until 02/01/2017 at 09:00 AM.

Date: NOV 08 2016

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

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**

**WELLS FARGO BANK, NA**  
Plaintiff

v.

**BARRY C. WAGNER**  
**DIANA S. WAGNER**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2016-CV-605**  
:  
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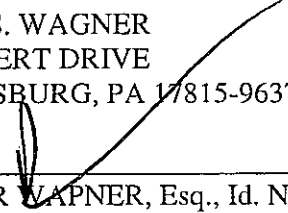
**CERTIFICATION OF SERVICE**

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:

BARRY C. WAGNER  
887 RUPERT DRIVE  
BLOOMSBURG, PA 17815-9637

Date: NOV 08 2016

DIANA S. WAGNER  
887 RUPERT DRIVE  
BLOOMSBURG, PA 17815-9637

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

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**

**WELLS FARGO BANK, NA**  
Plaintiff

v.

**BARRY C. WAGNER**  
**DIANA S. WAGNER**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2016-CV-605**  
:  
:

**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: NOV 08 2016

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

WELLS FARGO BANK, NA

Plaintiff

v.

BARRY C. WAGNER  
DIANA S. WAGNER

Defendants

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO. 2016-CV-605

: COLUMBIA COUNTY

FILED  
PROTHONOTARY  
2016 OCT 27 P 1:35  
CLERK OF COURT  
COUNTY OF COLUMBIAORDER

AND NOW, this 27<sup>th</sup> day of October 2016, after consideration of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

**ORDERED** that the sale of 887 RUPERT DRIVE, BLOOMSBURG, PA 17815-9637 is postponed three months to the Sheriff's Sale scheduled for February 1, 2017.

No further advertising or additional notice to lienholders or Defendants is required.

However, the Sheriff is directed to announce the continuation to the assembled bidders and Plaintiff is to forward a copy of this Order to Defendants via first class mail.

**BY THE COURT:**

15/ Mary E. Waters

J.



WELLS FARGO BANK, NA

Plaintiff

v.

BARRY C. WAGNER  
DIANA S. WAGNER

Defendants

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO. 2016-CV-605

: COLUMBIA COUNTY

FILED  
PROTHONOTARY  
2016 OCT 27 P 1:35  
CLERK OF COURT'S OFFICE  
COUNTY OF COLUMBIA, PAORDER

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However, the Sheriff is directed to announce the continuation to the assembled bidders and Plaintiff is to forward a copy of this Order to Defendants via first class mail.

**BY THE COURT:**

15/ Mary E Norton

J.

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

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

**Re: WELLS FARGO BANK, NA v. BARRY C. WAGNER et al.**  
**No.: 2016-CV-605**

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: BARRY C. WAGNER and DIANA S. WAGNER

PHELAN HALLINAN DIAMOND & JONES, LLP  
Vishal J. Dobaria, Esq., Id. No.311860  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Vishal.Dobaria@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**WELLS FARGO BANK, NA**  
Plaintiff

v.

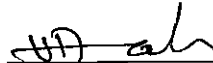
**BARRY C. WAGNER**  
**DIANA S. WAGNER**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2016-CV-605**  
:  
:

**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: 9/30/2016

  
\_\_\_\_\_  
Vishal J. Dobaria, Esq., Id. No.311860  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Vishal J. Dobarra, Esq., Id. No.311860  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Vishal.Dobarra@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**WELLS FARGO BANK, NA**  
Plaintiff

v.


**BARRY C. WAGNER**  
**DIANA S. WAGNER**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2016-CV-605**  
:  
:

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

The Sheriff's Sale scheduled for 10/05/2016 at 09:00 AM in the above-captioned matter has been continued until 11/09/2016 at 09:00 AM.

Date: 9/30/2016

  
Vishal J. Dobarra, Esq., Id. No.311860  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Vishal J. Dobaria, Esq., Id. No.311860  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Vishal.Dobaria@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**WELLS FARGO BANK, NA**  
Plaintiff

v.

**BARRY C. WAGNER**  
**DIANA S. WAGNER**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2016-CV-605**  
:  
:

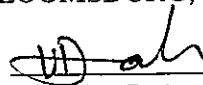
**CERTIFICATION OF SERVICE**

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:

**BARRY C. WAGNER**  
887 RUPERT DRIVE  
BLOOMSBURG, PA 17815-9637

**DIANA S. WAGNER**  
887 RUPERT DRIVE  
BLOOMSBURG, PA 17815-9637

Date: 9/30/2016

  
Vishal J. Dobaria, Esq., Id. No.311860  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Vishal J. Dobaria, Esq., Id. No.311860  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Vishal.Dobaria@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**WELLS FARGO BANK, NA**  
Plaintiff

v.

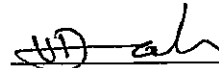
**BARRY C. WAGNER**  
**DIANA S. WAGNER**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2016-CV-605**  
:  
:

**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: 7/30/2016

  
\_\_\_\_\_  
Vishal J. Dobaria, Esq., Id. No.311860  
Attorney for Plaintiff

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

Representing Lenders in  
Pennsylvania

Foreclosure Manager

September 29, 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 BANK, NA v.  
BARRY C. WAGNER and DIANA S. WAGNER  
887 RUPERT DRIVE BLOOMSBURG, PA 17815-9637  
No.: 2016-CV-605

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for October 5, 2016 due to the following: Servicing Transfer.

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

Thank you for your cooperation in this matter.

Very Truly Yours,  
David Tran for  
Phelan Hallinan Diamond & Jones, LLP

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>390.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>987.90</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1237.90</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>120.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1829.90



**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-605  
No.: 2016-ED-116

**Re: WELLS FARGO BANK, NA VS. BARRY C. WAGNER, and DIANA S. WAGNER**  
**No.: 2016-CV-605, No.: 2016-ED-116**

**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 10/05/2016 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

<b>Wells Fargo Bank, NA</b>	:	<b>COURT OF COMMON PLEAS</b>
Plaintiff	:	
	:	<b>CIVIL DIVISION</b>
<b>v.</b>	:	
	:	<b>NO.: <u>2016-CV-605</u></b>
<b>Barry C. Wagner</b>	:	
<b>Diana S. Wagner</b>	:	
Defendant(s)	:	<b>COLUMBIA COUNTY</b>

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

**Wells Fargo Bank, NA**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecept for the Writ of Execution was filed, the following information concerning the real property located at **887 Rupert Drive, Bloomsburg, PA 17815-9637**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Barry C. Wagner</b>	<b>887 Rupert Drive, Bloomsburg, PA 17815-9637</b>
<b>Diana S. Wagner</b>	<b>887 Rupert Drive, Bloomsburg, PA 17815-9637</b>
  
2. Name and address of Defendant(s) in the judgment:  

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Barry C. Wagner</b>	<b>887 Rupert Drive Bloomsburg, PA 17815-9637</b>
<b>Diana S. Wagner</b>	<b>887 Rupert Drive Bloomsburg, PA 17815-9637</b>
  
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)
<b>None.</b>	
  
4. Name and address of last recorded holder of every mortgage of record:  

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>First Columbia Bank &amp; Trust CO</b>	<b>41 West Main Street Bloomsburg, PA 17815</b>
<b>First Columbia Bank &amp; Trust CO</b>	<b>141 West Main Street Bloomsburg, PA 17815</b>
<b>First Columbia Bank &amp; Trust Company, Organized and Existing Under The Laws of The State of Pennsylvania</b>	<b>11 West Main Street Bloomsburg, PA 17815</b>
  
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)

Name and  
Address  
Of Sender

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

AZK/KAZ - 10/05/2016 SALE

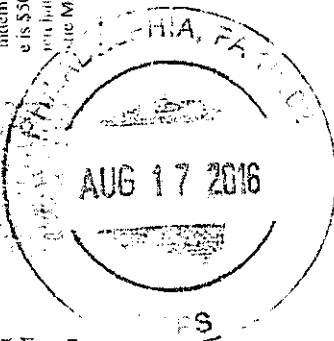
Line	Article Number	Name of Addressee, Street, and Post Office Address
1	****	First Columbia Bank & Trust CO 141 WEST MAIN STREET BLOOMSBURG, PA 17815
2	****	First Columbia Bank & Trust Company, Organized and Existing Under The Laws of The State of Pennsylvania 11 WEST MAIN STREET BLOOMSBURG, PA 17815
RE: BARRY C. WAGNER (COLUMBIA) PH # 983244/1026 Page 1 of 1 45 Day		

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 for the reconstruction of mailpieces under Express Mail. The maximum piece subject to a limit of \$500,000 per occurrence. The maximum The maximum indemnity payable is \$25,000 for registered mail, set R900 S913 and S921 for limitations of coverage.
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Form 3877 Facsimile

Fee

Indemnity payable  
is \$50,000 per  
per package is \$500  
the Mail Manual



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**

**887 Rupert Drive  
Bloomsburg, PA 17815-9637**

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

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

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

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

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

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

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

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

**Domestic Relations of  
Columbia County**

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

**Commonwealth of Pennsylvania  
Department of Welfare**

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

**Internal Revenue Service Advisory**

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

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

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

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

Date:

**SEP 02 2016**

By:

**Phelan Hallinan Diamond & Jones, LLP**  
**PETER WAPNER, Esq., Id. No. 318263**  
**Attorney for Plaintiff**  
**PHELAN HALLINAN DIAMOND & JONES, LLP**  
**1617 JFK Boulevard, Suite 1400**  
**One Penn Center Plaza, Philadelphia, PA 19103**  
**215-563-7000**

Name and  
Address  
Of Sender

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

AZK/GIL - 9/7/2016 SALE

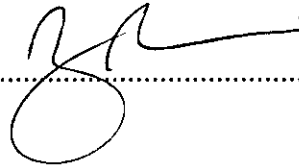
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 887 RUPERT DRIVE BLOOMSBURG, PA 17815-9637	\$0.47	
2	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128	\$0.47	
3	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	\$0.47	
4	****	First Columbia Bank & Trust CO 41 West Main Street Bloomshurg, PA 17815	\$0.47	
5	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
6	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
7	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222		
8	****	U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754		
		RE: BARRY C. WAGNER (COLUMBIA) PH # 983244/1021	Page 1 of 1	Writ Team

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 pieces for the reconstruction of nonnegotiable documents under Express Mail document insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.
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Form 3877 Facsimile

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

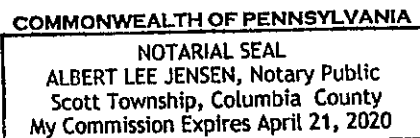
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March,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



(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**

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

**Re: WELLS FARGO BANK, NA v. BARRY C. WAGNER et al.**  
**No.: 2016-CV-605**

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 10/05/2016 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**  
By: Legal Assistant

CC: BARRY C. WAGNER and DIANA S. WAGNER

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 BANK, NA**  
Plaintiff

v.

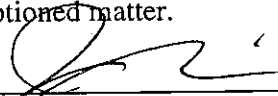
**BARRY C. WAGNER**  
**DIANA S. WAGNER**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2016-CV-605**  
:  
:

**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 18 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 BANK, NA**  
Plaintiff

v.


**BARRY C. WAGNER**  
**DIANA S. WAGNER**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2016-CV-605**  
:  
:

**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 10/05/2016 at 09:00 AM.

Date:           **AUG 18 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 BANK, NA**  
Plaintiff

v.

**BARRY C. WAGNER  
DIANA S. WAGNER**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2016-CV-605**  
:  
:


**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:

BARRY C. WAGNER  
887 RUPERT DRIVE  
BLOOMSBURG, PA 17815-9637

Date:           **AUG 18 2016**          

DIANA S. WAGNER  
887 RUPERT DRIVE  
BLOOMSBURG, PA 17815-9637

  
\_\_\_\_\_  
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 BANK, NA**  
Plaintiff

v.

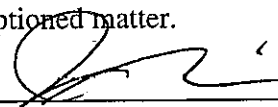
**BARRY C. WAGNER**  
**DIANA S. WAGNER**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2016-CV-605**  
:  
:

**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 18 2016**          

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

RECEIVED  
CLERK OF COURT  
COLUMBIA COUNTY  
PAID \$0.00

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

Representing Lenders in  
Pennsylvania

Foreclosure Manager

August 16, 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 BANK, NA v.  
BARRY C. WAGNER and DIANA S. WAGNER  
887 RUPERT DRIVE BLOOMSBURG, PA 17815-9637  
No.: 2016-CV-605

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for September 7, 2016 due to the following: Additional Lienholder(s).

The Property is to be relisted for the October 5, 2016 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
David Tran for  
Phelan Hallinan Diamond & Jones, LLP

1617 John F Kennedy Blvd  
Suite 1400  
Philadelphia, PA 19103  
Phone: (215) 563-7000  
Fax: (215) 563-8656

**Phelan Hallinan  
Diamond & Jones, LLP**

# Fax

**To:** Columbia County Sheriff Office **From:** David Tran

---

**Fax:** 570-389-5625 **Date:** 8/16/2016

---

**Phone:** **Pages:** 1

---

**Re:** Postpone Sale Date – PHS 923244 **CC:**

---

☒ **Urgent**    ☒ **For Review**    ☐ **Please Comment**    ☐ **Please Reply**    ☐ **Please Recycle**

**•Comments:**

Good Afternoon,

Currently the sale is set for 9/07/16. We would like to postpone our scheduled sheriff sale for 30 days. Please provide a new sale date and time as soon as possible.

Defendants: WAGNER, BARRY C.  
WAGNER, DIANA S.  
Property: 887 RUPERT DRIVE  
BLOOMSBURG, PA 17815-9637  
Complaint Docket #: 2016-CV-605

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

**David Tran**

[David.tran@phelanhallinan.com](mailto:David.tran@phelanhallinan.com)

**Phone – 215-320-0007 Ext 31495**

**Fax – 215-563-8656**

10-5  
HJ

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
WAGNER, BARRY (et al.)

Case Number  
2016CV605

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 887 RUPERT DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 08/23/16

Time: 15:44

Deputy: P 2

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

(POSTING)

2016CV605

887 RUPERT DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

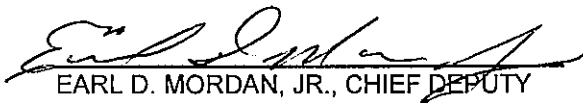


WELLS FARGO  
vs.  
BARRY WAGNER (et al.)

Case Number  
2016CV605

## SHERIFF'S RETURN OF SERVICE

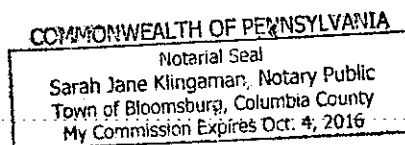
08/03/2016 03:44 PM - CHIEF DEPUTY EARL D. MORDAN, JR., BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 887 RUPERT DRIVE, BLOOMSBURG, PA 17815.

  
EARL D. MORDAN, JR., CHIEF DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

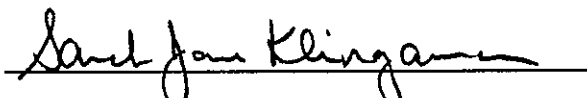
August 04, 2016



NOTARY

Affirmed and subscribed to before me this

4TH day of AUGUST, 2016



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

(c) CountySuite Sheriff, Telesoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
BARRY WAGNER (et al.)

Case Number  
2016CV605

## SHERIFF'S RETURN OF SERVICE

07/14/2016 08:43 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: DIANA S WAGNER AT 887 RUPERT DRIVE, BLOOMSBURG, PA 17815.

  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

July 14, 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

14TH day of JULY, 2016



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

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# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
BARRY WAGNER (et al.)

Case Number  
2016CV605

## SHERIFF'S RETURN OF SERVICE

07/14/2016 08:43 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 DIANE WAGNER HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BARRY WAGNER AT 887 RUPERT DRIVE, BLOOMSBURG, PA 17815.

Michael Beyer  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

July 14, 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

14TH day of JULY, 2016

Sarah Jane Klingaman

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

(c) County, Suite Sheriff, Teleosoft, Inc.

# 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 07/25/16

Account:

Name:  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**  
Address: **PO BOX 380**  
**BLOOMSBURG, PA 17815**  
Telephone: (570) 389-5622

Ad ID: 1080227  
Description: **WAGNER SHERIFF SALE**  
Run Dates: 08/17/16 to 08/31/16  
Class: 2  
Agate Lines: 180  
Blind Box:

**Total Ad Cost \$987.90**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	08/17/16	08/31/16	3	\$987.90

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV605

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 7, 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 piece of land situate in the Township of Montour, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows: BEGINNING on the north side of the State Highway at the northwest corner of the cement bridge; and running thence South 48 degrees 10 minutes West, 160.8 feet to an iron pin; Thence North 40 degrees West, 153 feet to an iron pin on the south side of the run bank; Thence down said south side of the run bank, North 87 degrees East, 118 feet to an iron pin; Thence on the south side of said run, South 78 degrees East, 98 feet to the place of Beginning. CONTAINING 30/100 acres of land. EXCEPTING AND RESERVING THEREFROM 0.064 acres conveyed to the Pennsylvania Dept. of Highways by deed recorded in Columbia county Deed Book 169 page 103.

TITLE TO SAID PREMISES IS VESTED IN Barry C. Wagner and Diana S. Wagner, h/w, by Deed from Robert J. Ashford and Judi A. Ashford, dated 10/18/2002, recorded 10/21/2002 in Instrument Number 200212323. Tax Parcel: 25-06-032-00,000 Premises Being: 887 Rupert Drive, Bloomsburg, PA 17815-9637

**PROPERTY ADDRESS: 887 RUPERT DRIVE, BLOOMSBURG, PA 17815**

UPI / TAX PARCEL NUMBER: 25-06-032-00,000

Seized and taken into execution to be sold as the property of BARRY WAGNER, DIANA S WAGNER in suit of WELLS FARGO. 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 bidders 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

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: 25192

WAGNER BARRY C & DIANA S  
887 RUPERT DRIVE  
BLOOMSBURG PA 17815

District: MONTOUR TWP  
Deed: 20021 -2323  
Location: 887 RUPERT DR  
Parcel Id:25 -06 -032-00,000

Assessment: 24,063  
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 OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
WAGNER, BARRY (et al.)

Case Number  
2016CV605

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 116

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: BARRY WAGNER

Primary Address: 887 RUPERT DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Diana Wagner

Relation: Wife

Date: 7-14-16 Time: 8:43

Deputy: 4 Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

WAGNER, BARRY

2016CV605

887 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  
vs.  
WAGNER, BARRY (et al.)

Case Number  
2016CV605

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 116

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: DIANA S WAGNER

Primary Address: 887 RUPERT DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Diana Wagner

Relation:

Owner

Date:

7-14-16

Time:

8:43

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.

WAGNER, DIANA S

2016CV605

887 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  
vs.  
WAGNER, BARRY (et al.)

Case Number  
2016CV605

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 116

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: 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:

DCF

Date:

7-14-16

Time:

8:46

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

2016CV605

121 LEGION ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
WAGNER, BARRY (et al.)

Case Number  
2016CV605

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 114

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: OCCUPANT

Primary Address: 887 RUPERT DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Diana Wagner

Relation: Dr. A. C.

Date: 7-14-16 Time: 8:43

Deputy: 4 Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

OCCUPANT

2016CV605

887 RUPERT DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV605

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 piece of land situate in the Township of Montour, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:  
BEGINNING on the north side of the State Highway at the northwest corner of the cement bridge; and running thence South 48 degrees 10 minutes West, 160.8 feet to an iron pin; Thence North 40 degrees West, 153 feet to an iron pin on the south side of the run bank; Thence down said south side of the run bank, North 87 degrees East, 118 feet to an iron pin; Thence on the south side of said run, South 78 degrees East, 98 feet to the place of Beginning.  
CONTAINING 30/100 acres of land.  
EXCEPTING AND RESERVING THEREFROM 0.064 acres conveyed to the Pennsylvania Dept. of Highways by deed recorded in Columbia county Deed Book 169 page 103.  
TITLE TO SAID PREMISES IS VESTED IN Barry C. Wagner and Diana S. Wagner, h/w, by Deed from Robert J. Ashford and Judi A. Ashford, dated 10/18/2002, recorded 10/21/2002 in Instrument Number 200212323.  
Tax Parcel: 25-06-032-00,000  
Premises Being: 887 Rupert Drive, Bloomsburg, PA 17815-9637  
PROPERTY ADDRESS: 887 RUPERT DRIVE, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 25-06-032-00,000

Seized and taken into execution to be sold as the property of BARRY WAGNER, DIANA S WAGNER in suit of WELLS FARGO.

---

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

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

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania



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

Wells Fargo Bank, NA

vs.

Barry C. Wagner  
Diana S. Wagner

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2016-CV-605

2016-ED-116  
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: 887 Rupert Drive, Bloomsburg, PA 17815-9637  
(See Legal Description attached)

Amount Due  
Interest from 07/13/2016 to Date of Sale  
@ \$20.64 per diem

\$125,582.54  
\$\_\_\_\_\_ and costs.

Barbara W. Juwett /SS  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

Dated July 13, 2016  
(SEAL)

PH # 983244

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

No.: 2016-CV-605

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, NA

vs.

Barry C. Wagner

Diana S. Wagner

WRIT OF EXECUTION  
(Mortgage Foreclosure)


Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.

  
Phelan Hallinan Diamond & Jones, LLP  
PETER WAPNER, Esq., Id. No. 318263  
Attorney for Plaintiff

Address where papers may be served:

Barry C. Wagner

887 Rupert Drive

Bloomsburg, PA 17815-9637

Diana S. Wagner

887 Rupert Drive

Bloomsburg, PA 17815-9637

Complaint \$ 130.00 pd  
Judgment \$ 25.00 pd  
Writ \$ 25.00 pd  
Scries \$ 10.00  
Scries

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
WAGNER, BARRY (et al.)

Case Number  
2016CV605

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 114

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:

7-14-16

Time:

08:00

Deputy:

4

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone:

215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV605

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  
vs.  
WAGNER, BARRY (et al.)

Case Number  
2016CV605

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 116

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: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Richender for

Relation: Clerk

Date: 7-14-16 Time: 08:05

Deputy: 4 Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
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- 

DOMESTIC RELATIONS OF 2016CV605 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

25-06-032-00,000

Montmor Twp.

# REAL ESTATE OUTLINE

ED # 116

DATE RECEIVED 7.13.16

DOCKET AND INDEX 2016 CV 605

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION X

COPY OF DESCRIPTION X

WHEREABOUTS OF LKA X

NON-MILITARY AFFIDAVIT X

NOTICES OF SHERIFF SALE X

WAIVER OF WATCHMAN X

AFFIDAVIT OF LIENS LIST X

CHECK FOR \$1,350.00 OR X

CK# 001616878

**\*\*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  
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

Attorneys for Plaintiff

Wells Fargo Bank, NA  
Plaintiff

v.

Barry C. Wagner  
Diana S. Wagner  
Defendant(s)

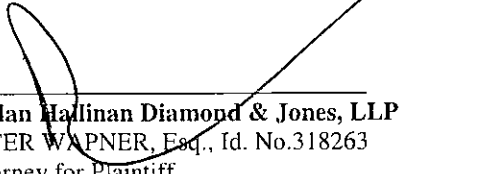
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2016-CV-605  
:  
:  
: COLUMBIA County  
:

**CERTIFICATION**

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

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

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

By:   
Phelan Hallinan Diamond & Jones, LLP  
PETER WAPNER, Esq., Id. No.318263  
Attorney for Plaintiff

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

Wells Fargo Bank, NA

: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2016-CV-605  
:

vs.

Barry C. Wagner  
Diana S. Wagner

**VERIFICATION OF NON-MILITARY SERVICE**

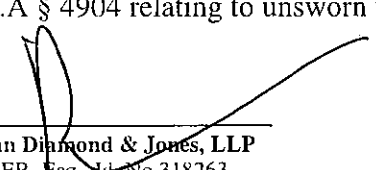
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 Barry C. Wagner is over 18 years of age and resides at 887 Rupert Drive, Bloomsburg, PA 17815-9637.

(c) that defendant Diana S. Wagner is over 18 years of age and resides at 887 Rupert Drive, Bloomsburg, PA 17815-9637.

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

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

Attorneys for Plaintiff

Wells Fargo Bank, NA  
Plaintiff

v.

Barry C. Wagner  
Diana S. Wagner  
Defendant(s)

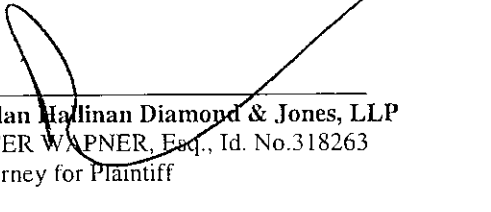
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2016-CV-605  
:  
:  
: COLUMBIA County  
:

**CERTIFICATION**

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

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

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

By:   
Phelan Hallinan Diamond & Jones, LLP  
PETER WAPNER, Esq., Id. No.318263  
Attorney for Plaintiff



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

Wells Fargo Bank, NA

: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2016-CV-605  
:

vs.

Barry C. Wagner  
Diana S. Wagner

**VERIFICATION OF NON-MILITARY SERVICE**

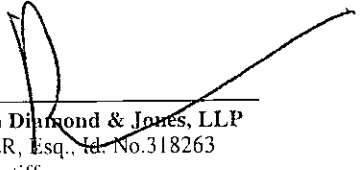
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 Barry C. Wagner is over 18 years of age and resides at 887 Rupert Drive, Bloomsburg, PA 17815-9637.

(c) that defendant Diana S. Wagner is over 18 years of age and resides at 887 Rupert Drive, Bloomsburg, PA 17815-9637.

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

### LEGAL DESCRIPTION

ALL THAT CERTAIN piece of land situate in the Township of Montour, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the north side of the State Highway at the northwest corner of the cement bridge; and running thence South 48 degrees 10 minutes West, 160.8 feet to an iron pin; Thence North 40 degrees West, 153 feet to an iron pin on the south side of the run bank; Thence down said south side of the run bank, North 87 degrees East, 118 feet to an iron pin; Thence on the south side of said run, South 78 degrees East, 98 feet to the place of Beginning.

CONTAINING 30/100 acres of land.

EXCEPTING AND RESERVING THEREFROM 0.064 acres conveyed to the Pennsylvania Dept. of Highways by deed recorded in Columbia county Deed Book 169 page 103.

TITLE TO SAID PREMISES IS VESTED IN Barry C. Wagner and Diana S. Wagner, h/w, by Deed from Robert J. Ashford and Judi A. Ashford, dated 10/18/2002, recorded 10/21/2002 in Instrument Number 200212323.

Tax Parcel: 25-06-032-00,000

Premises Being: 887 Rupert Drive, Bloomsburg, PA 17815-9637

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2016-CV-605**

**Wells Fargo Bank, NA**

v.

**Barry C. Wagner**

**Diana S. Wagner**

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

**887 Rupert Drive, Bloomsburg, PA 17815-9637**

**Parcel No. 25-06-032-00,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$125,582.54**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

## SHERIFF'S RETURN

Wells Fargo Bank, NA

Plaintiff

vs.

Barry C. Wagner

Diana S. Wagner

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2016-CV-605

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

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. <hr/> <b>Expiration date</b>
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Plaintiff Wells Fargo Bank, NA	No.: <u>2016-CV-605</u>
Defendant Barry C. Wagner Diana S. Wagner	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

**SERVE** **AT** {

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

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

Bloomsburg, PA 17815-9637

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

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

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

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

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

PLAINTIFF	Court Number
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**RETURNED:**

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

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
Wells Fargo Bank, NA

No.: 2016-CV-605

Defendant  
Barry C. Wagner  
Diana S. Wagner

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.

DIANA S. WAGNER

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

887 Rupert Drive

Bloomsburg, PA 17815-9637

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, 617 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) Barry C.

Wagner and Diana S. Wagner 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 #	8406	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 3259

Tracking #: 71901140006000084021

Doc Ref #: 2016ED116

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	8405	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 #: 71901140006000084014

Doc Ref #: 2016ED116

Postage 5.1300

PHILADELPHIA PA 19107-4214

116

## Document Receipt

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Trans #	8404	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 #: 71901140006000084007

Doc Ref #: 2016ED116

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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Trans #	8403	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 281230

Tracking #: 71901140006000083994

Doc Ref #: 2016ED116

Postage 5.1300

HARRISBURG PA 17128

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



71901140006000084014

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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

TD Bank, NA  
3-180/360

001616878

DATE  
7/12/2016

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

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

MWR [983244] 887 RUPERT DRIVE (2016-CV-605)

  
AUTHORIZED SIGNATURE

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

⑈001616878⑈ ⑆036001808⑆ 361508666⑈