#### 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

DATE	CATEGORY	<i>MEMO</i>	<i>CHK</i> #	DEBIT	CREDIT
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

TOTAL BALANCE: \$(217.90)

\$1,567.90 \$1,350.00

Printed: 1/30/2017 2:50:20PM (c: CountySuite She 'fi. T. Josoff, Inc. Page 1 of 1

#### SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

**建设装** 14. 14. 15

WELLS FARGO vs. BARRY WAGNER (et al.)

Case Number 2016CV605

PROPERTY ADDRESS

887 RUPERT DRIVE, BLOOMSBURG, PA 17815

#### REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	<i>CHK #</i>	DEBIT	CREDIT
07/13/2016	Advance Fee	Advance Fee	001616878	\$0.00	\$1,350.00
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07/13/2016	Crying Sale	۸.		\$10.00	\$0.00
07/13/2016	Dockering	150		\$15.00	\$0.00
07/13/2016	Levy	RECEIVED		\$15.00	\$0.00
07/13/2016	Mailing Costs	(C)		\$24.00	\$0.00
07/13/2016	Posting Handbill	Fig.		\$15.00	\$0.00
07/13/2016	Press Enterprise Inc.	FEB 0		\$987.90	\$0.00
07/13/2016	Sheriff Automation Fund	<b>0</b> 5 0		\$50.00	\$0.00
07/13/2016	Web Posting	2018		\$100.00	\$0.00
09/28/2016	Service ,	-0		\$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
				\$1,567.90	\$1,350.00

TOTAL BALANCE: \$(217.90)

Printed: 1/30/2017 2:50:20PM

1/001

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 Revie	w Please Comment Please Reply Please Recycle

COLUMBIA COUNTY SHERIFF'S OFFICE PO BOX 380 PH 570-389-5622 | FAX 570-389-5625 www.sheriffofcolumbiacounty.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 Pla	ease Comment 🔲 Please Reply 📗 Please Recycl
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	ок

215 563 4576 Am. Desis Boy

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

# fax

TO: Patrick	k Ralston	FROM:	Sheriff Timothy Chamberlain
FAX:		PAGES:	2
PHONE:		DATE:	January 30, 2017
RE: Barry	& Diana Wagner	CC:	
Urgent	For Review	Please Commen	t Please Reply Please Recycle
Comments: Yo	our comments he	re	

#### SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	<u>Plaintiff</u>		<u>Defendant</u>	¬
	WELLS FARGO	vs.	BARRY WAGNI DIANA S WAGN	
L				
Attorney for the P	laintiff:		Sheriff's Sale Date:	Wednesday, February 1, 2017
	I & HALLINAN LLP NN CENTER AT SUBURAN	STATION	Writ of Execution No. :	2016CV605
SUITE 1	400 1617 JFK BLVD ELPHIA, PA 19103-1814		Advance Sheriff Costs	: \$1,350.00

Location of the real estate: 887 RUPERT DRIVE, BLOOMSBURG, PA 17815

#### **Sheriff Costs**

	Grand Total:	\$1,829.90
	Total Distribution Costs	\$67.00
Recording Fees		\$67.00
Distribution Costs		
	Total Sheriff Costs	\$1,762.90
Surcharge		\$120.00
Tax Claim Search		\$5.00 \$130.00
Notary Fee		\$15.00
Copies		\$5.50
Distribution Form		\$25.00
Service Mileage		\$8.00
Service		\$165.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$100.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$987.90
Posting Handbill		\$15.00
Mailing Costs		\$24.00
Levy		\$15.00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

Sheriffs 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	VS	BARRY	& DIAN	IA WAGNE	ER .
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 BI	D	\$_			
TRANSFER TAX – 2% O	F FAIR M	KT \$_			
MISC. COSTS		\$_			
TOTAL AMOUNT NEED	ED TO PU	JRCHASE	E	;	\$
PURCHASER(S):					
NAMES(S) ON DEED:					
PURCHASER(S) SIGNA	TURE(S):_				
	_				<del></del>
TO	ΓAL DUE:				\$
LES	SS DEPOS	IT:			\$
DO	WN PAYN	MENT:			\$
TO	TAL DUE	IN 8 DAY	'S		\$

Page 1 of 2

#### 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.usccurts.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.



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



#### Pennsylvania Locations:

Beaver • Belle Vernon

Butler

Clarion

Clearfield

Coudersport

**Duncansville** 

Enie

Greensburg

Indiana

Tohnstown

Meadville

New Castle

Sharon

Somerset

Tarentum

Warren

Washington

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, Ir., 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 <u>02/01/2017</u> 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

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

WELLS FARGO BANK, NA Plaintiff		:	CIVIL DIVISION
v.		:	No.: <u>2016-CV-605</u>
BARRY C. WAGNER DIANA S. WAGNER Defendant(s)		:	
	CERTIFICATE OF FILING		

(	On this date, I filed with the Prothonotary of COLUMBL	A County	a copy of the No	tice
	ate of Continued Sheriff's Sale in the above-captioned m			
D-4	NOV 0 8 2016	a		

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

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

WELLS FARGO BANK, NA Plaintiff	: : CIVIL DIVISION
v.	: No.: <u>2016-CV-605</u>

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

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

The Sheriff's Sale scheduled for 11/09/201	6 at 09:00 AM in the above-captioned matter
has been continued until 02/01/2017 at 09:00 AM.	
Date: NOV 0 8 2016	
	PETER WARNER, Esq., Id. No.318263
	Attorney for Phiniff

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

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

WELLS FARGO BANK, NA Plaintiff	: : CIVIL DIVISION
v.	: No.: <u>2016-CV-60</u> :

BARRY C. WAGNER DIANA S. WAGNER 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:

BARRY C. WAGNER	DIANA S. WAGNER
887 RUPERT DRIVE	887 RUPERT DRIVE
BLOOMSBURG, PA 17815-9637	BLOOMSBURG, PA 1/815-9637
Date: 40V 0 8 2016	
	PETER VAPNER, 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

OF CODUMDIA	COULTE	17 10 1 13 1 7 17

WELLS FARGO BANK, NA

Plaintiff : CIVIL DIVISION

v. : No.: <u>2016-CV-605</u>

BARRY C. WAGNER DIANA S. WAGNER 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: NOV 0 8 2016
PETER WAPNER Esq., Id. No.318263

Attorney for Plaintiff

All the second

Fax Server

WELLS FARGO BANK, NA

Plaintiff
CIVIL DIVISION

V.

NO. 2016-CV-605
BARRY C. WAGNER
DIANA S. WAGNER
Defendants

COURT OF COMMON PLEAS

#### **ORDER**

AND NOW, this 27th 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 Votan

J.

Fax Server

	ORDER	ARY S G F G
Defendants	:	<u> 53 m 26</u>
BARRY C. WAGNER DIANA S. WAGNER	: COLUMBIA COUNTY	FILE PROTHON 2016 OCI 21 ERICLE COU
v.	: NO. 2016-CV-605	CC 28
Plaintiff	: CIVIL DIVISION	
WELLS FARGO BANK, NA	: COURT OF COMMON P	LEAS

AND NOW, this 27th 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 Nortan

#### 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

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

WELLS FARGO BANK, NA

Plaintiff

CIVIL DIVISION

٧.

: No.: 2016-CV-605

BARRY C. WAGNER DIANA S. WAGNER 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: 9/36/2016

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

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

WELLS FARGO BANK, NA

Plaintiff

: CIVIL DIVISION

v.

: No.: <u>2016-CV-605</u>

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

#### 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: 9/30/7016

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

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

WELLS FARGO BANK, NA

Plaintiff

: CIVIL DIVISION

v.

: No.: <u>2016-CV-605</u>

BARRY C. WAGNER DIANA S. WAGNER 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:

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

Date: 9/30/20/1

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

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

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

WELLS FARGO BANK, NA

Plaintiff

CIVIL DIVISION

v.

: No.: 2016-CV-605

BARRY C. WAGNER DIANA S. WAGNER 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: 9/36/2016

Vishal J. Dobaria, Esq., Id. No.311860

Attorney for Plaintiff

WORMS TO

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			<u>,</u>
NOE	D NO	JD	DATE/TIM	E OF SALE	
DOCKET/RETUR	N		\$15.00		
SERVICE PER DE			165,00_		
LEVY (PER PARC		•	\$15.00		
MAILING COSTS			3400		
ADVERTISING S.			\$17.50		
ADVERTISING S			\$15.00		
MILEAGE	(11212 (1112 11 01 1	11 211)	8,00		
POSTING HAND	BILL.	•	\$15.00		
CRYING/ADJOU			\$10.00		
SHERIFF'S DEED			\$35.00		
TRANSFER TAX			\$25.00		
DISTRIBUTION I			\$25.00		
COPIES	. 014.11		\$ 5,50		
NOTARY			\$ 15,00	-04.0	<b>.</b>
110171111	TOTAL ***	******	*****	\$ 390,00	•
WEB POSTING			\$150.00		
PRESS ENTERPR	RISE INC.		\$ 987,90		
SOLICITOR'S SE	RVICES		\$100.00		
5021011011552	TOTAL ***	*****	*****	\$ 1237,90	
PROTHONOTAR	Y (NOTARY)		\$10.00		
RECORDER OF I	DEEDS		\$ <u>67100                                   </u>		
	TOTAL **	******	*******	\$ 77,00	
REAL ESTATE T	'AYES:				,
	VP & COUNTY	7.20	\$		
SCHOOL 1		20	Ψ		
	ENT		\$ 5,00		
DELINQU	TOTAL **:	 ******	******	\$ 5,00	
	IOIAL			\$ <u></u>	
MUNICIPAL FEE	SC DUIE:				
SEWER	B DOL.	20	\$		
WATER		20	\$		
WATER	TOTAL **	~~ <u>~</u> *******	******	8 -0	
	IOIAL			-	
CHIDCHADGE EE	E (DOTE)			\$ 120,00	
SURCHARGE FE	E (DSTE)		¢	\$ 100joc	
MISC		-	Ψ	\$ 170,00	
	TOTAI **	*****	<u> </u>	8 -0-	
	IOIAL			Ψ	<b>A</b> -
	TOTAL CO	OSTS (OPF	ENING BID)		\$1849,90

#### 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

No.: 2016-CV-605

No.: 2016-ED-116

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

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. <u>It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale</u>. 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

Wells Fargo Bank, NA : COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v. : NO.: 2016-CV-605

Barry C. Wagner

Diana S. Wagner :

Defendant(s) : COLUMBIA COUNTY

#### **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 Praecipe 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)

Barry C. Wagner 887 Rupert Drive, Bloomsburg, PA 17815-9637

Diana S. Wagner 887 Rupert Drive, Bloomsburg, PA 17815-9637

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

Name Address (if address cannot be reasonably

ascertained, please so indicate)

Barry C. Wagner 887 Rupert Drive

Bloomsburg, PA 17815-9637

Diana S. Wagner 887 Rupert Drive

Bloomsburg, PA 17815-9637

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)

First Columbia Bank & Trust CO 41 West Main Street

Bloomsburg, PA 17815

First Columbia Bank & Trust CO 141 West Main Street

Bloomsburg, PA 17815

First Columbia Bank & Trust Company,

Organized and Existing Under The Laws of The

11 West Main Street Bloomsburg, PA 17815

State of Pennsylvania

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)

5.

Anger La	J. C. C.				2010 100 201	To the summer and the state of		indemnity payable e is 550,000 per
Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103		First Columbia Bank & Trust CO   141 WEST MAIN STREET	BLOOMSBURG, PA 17815	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 Postmaster, Per (Name of for the reconstruction of resulted to the required on all defined and internal for the reconstruction of resulted to the maximum of the maximum of the reconstruction of registered mail, set [R900 S913 and S921 for huntations of coverage]
Vame and Address Of Sender	ine   Article Number	***		****			The state of the s	Foral Number of Pieces Listed by Sonder

Form 3877 Facsimile

JAIA, PA

AUG 17 2016

FS\_

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

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 0 2 2016

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 Philudelphia, PA 19103

AZK/GIL - 9/7/2016 SALE

-						
e)	Article Number	Name of Addressee, Street, and Post	eet, and Post Office Address	Postage	ige Fee	4)
-	** **	TENANT/OCCUPANT		\$0.47		
		887 RUPERT DRIVE   BLOOMSBURG, PA 17815-9637	815-9637			
2	***	Commonwealth of Penns	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division	hivision \$0.47		
		6th Floor, Strawberry Sq.	ť			
		Dept 280601   Harrishurg DA 17178				
3	***	Department of Public Welfare, TPL	elfare. TPL Casualty Unit. Estate Recovery Program	\$0.47	The second secon	
		P.O. Box 8486				
		Willow Oak Building				
		Harrisburg, PA 17105				
7	***	First Columbia Bank & Trust CO	Trust CO	\$0.47		
		41 West Main Street		-		
		Bloomshurg, PA 17815				
in	***	Domestic Relations of				
		Columbia County			-	
		COLUMBIA COUNTY COURTHO	COURTHOUSE		•	
		P.O. BOX 380				
		BLOOMSBURG, PA 17815	815			
9	***	Commonwealth of Pennsylvania	sylvania	A CONTRACTOR OF THE PROPERTY O		
		Department of Welfare				
		P.O. Box 2675				
		Harrishurg, PA 17105				
7	***	Internal Revenue Service Advisory	e Advisory		morali.	
		1000 Liberty Avenue Room 704	om 704	•		*****
		Pittshurgh, PA 15222			· · · · · · · · · · · · · · · · · · ·	
20	***	U.S. Department of Justice	ice			
		U.S. Attorney for The Middle District of PA	tiddle District of PA			
		Federal Building				
		228 Walnut Street, Suite 220	: 220			
		PO Box 11754				
		Harrisburg, PA 17108-1754	754			
		REM BARRY C. WAGNE	RESTARY C. WAGNER (COLUMBIA) PH# 983244/1021 Page 1 of 1	Writ Team		
					l 	
Total Number of Pieces Listed by Sender	r ol by Sender	Trial Mumber of Pieces Received at Post Office	Posimaster, Per (Name of The Itali declaration of value Receiving Emplayee) for the receinstruction of non-	The full declaration of walte is required or all domestic and international to for the reconstruction of nonnegotable document; under fixpress. Mail document reconstruction insurance is \$50,000 per	ii- i netian insurance is \$50,00	4.\$50,000 per
			piece subject to a limit of \$5t	piece subject to a limit of \$500,000 per occurrence. The maximum antenentry payable on Express Mail merchandisc is \$500, The maximum indomnity payable is \$25,000 for registered mail, sont with optional instantines. See Domestic Mail Manual	Express Mail merchandiss mus. See Domestic Mail N	c is \$500, Manual
F	T. WEOC		KYOU S913 and S921 for limitations of coveringe	illations of coverage.		

# Form 3877 Facsimile

# STATE OF PENNSYLVANIA COUNTY OF COLUMP A

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 20.16.
albert Lee Jensen
(Notary Public)
COMMONWEALTH OF PENNSYLVANIA  NOTARIAL SEAL ALBERT LEE JENSEN, Notary Public Scott Township, Columbia County My Commission Expires April 21, 2020
And now,

#### 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	: : CIVIL DIVISION
v.	: No.: <u>2016-CV-605</u>
BARRY C. WAGNER	· :

DIANA S. WAGNER 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.

AUG 1 8 2016 Date: \_\_\_\_ 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

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

WELLS FARGO BANK, NA Plaintiff	: : CIVIL DIVISION
v.	No.: 2016-CV-605
BARRY C. WAGNER DIANA S. WAGNER	; ;

#### 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. AUG 1 8 2016 Date:

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

Defendant(s)

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

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

WELLS FARGO BANK, NA

Plaintiff

CIVIL DIVISION

v.

: No.: <u>2016-CV-605</u>

BARRY C. WAGNER DIANA S. WAGNER 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:

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

AUG 1 8 2016

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

Jennie Orsai, Esq., Id. No.315213

Attorney for Plaintiff

Date: \_\_

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

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

WELLS FARGO BANK, NA Plaintiff	: CIVIL DIVISION
v.	No.: <u>2016-CV-605</u>
BARRY C. WAGNER DIANA S. WAGNER Defendant(s)	:

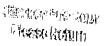
#### **CERTIFICATE OF FILING**

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 1 8 2016

Jennie C. Tsai, Esq., Id. No.315213

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

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

WELLS FARGO BANK, NA v. Re:

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





Faxc	570	-389-5625		Date:	8/16/2016	
Phone	:			Pages:	1	
Re:	Re: Postpone Sale Date – PHS 923244		HS 923244	CC:		
☑ Urg	ent	☐ For Review	□ Please Co	nment	☐ 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.
BRZ BUDERT ORIVE

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 you assistance in this matter.

Thank you,

#### **David Tran**

David.tran@phelanhallinan.com

Phone - 215-320-0007 Ext 31495

Fax - 215-563-8656

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. WAGNER,	RGO BARRY (et al.)				Number 6CV605	
		OVER SHE	ET			(POSTING)
Service De	tails:					Ĭ
Category:	Real Estate Sale - Posting - Sale Bill			Zone:		9)
Manner:	< Not Specified >	Expires:		Warrant:		
Notes:	SALE DATE & TIME: 09/07/2016 AT 9:00 AN SHERIFF'S SALE BILL	I				
Serve To:		Final Servi	ce:			201
Name:	(POSTING)	Served:	Personally · Adu	ult In Charge	Posted Other	2016CV605
Primary Address:	887 RUPERT DRIVE BLOOMSBURG, PA 17815	Adult In Charge:		112		605
Phone:	DOB:	Relation:				
Alternate Address:		Date:	08/03/16	Time:	15:44	887 F
Phone:		Deputy:	72	Mileage:		887 RUPERT DRIVE, BLOOMSBUR
Attorney /	Originator:					
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000			RIVE
Service At	tempts:		The second secon			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
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Service A	ttempt Notes:		e produktivni samen same	Landa (Maria )		G, PA 17815
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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,

August 04, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public

Town of Bloomsburg, Columbia County

My Commission Expires Oct. 4, 2016

Affirmed and subscribed to before me this

day of AUGUST

2016

Sand Jan Klingann

NOTARY

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,

July 14, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

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

						<del></del>
			NOTARY			
Affirmed and s	ubscribed to be	fore me this		9	0.1.1	•
14TH	day of	JULY	, 2016	Sarah	in Kling	rama
· DUELANI & U	ALLINIAN LLD	ONE DENNI CEN	ATED AT SUBURAN ST	FATION SUITE 120	1617 JEK BI VI	D PHII ADEI PHIA

-2 CoredySuire Sharff Telt asoft Inc.

Timothy T. Chamberlain Sheriff

July 14, 2016



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, DEPUT

SO ANSWERS,

Little Congression 1. 1

TIMOTHY T. CHAMBERLAIN, SHERIFF

					COMMONWEALTH OF PEGNSYLVANIA
					Notarial Seal
					Sarah Jane Klingaman, Notary Public Town of Bioomsburg, Columbia County
					My Commission Expires Oct. 4, 2016
				NOTARY	
Affirmed and st	ubscribed to be	fore me this			
14TH	day of	JULY	,	2016	Darch for Klugama

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

### 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:

TIM CHAMBERLAIN - COLUM COUNTY SHER Company:

**PO BOX 380** Address:

**BLOOMSBURG, PA 17815** 

Telephone: (570) 389-5622

Total Ad Cost

**Amount Paid** 

Ad ID:

1080227

Description: Run Dates:

**WAGNER SHERIFF SALE** 08/17/16 to 08/31/16

Class:

Agate Lines:

Blind Box:

180

**Publication** Press Enterprise Start

08/17/1608/31/16

Stop

<u>Inserts</u>

\$987.90

\$0.00

Cost \$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.

> TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

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

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Date: 07/19/2016

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 TAXES DUE

TAX AMOUNT PENALTY DISCOUNT

PAID

BALANCE

**COLUMBIA COUNTY SHERIFF** 

Bv:	Der.
ру:	Per:

X

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SERVICE COVER SHEET  Service Details:  Category: Real Estate Sale - Sale Notice	WELLS FA vs. WAGNER,	RGO BARRY (et al.)				Number CV605
Category: Real Estate Sale - Sale Notice		SERVICE C	OVER SHE	ET	<u> </u>	
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: Final Service:  Name: BARRY WAGNER Served: Personally Adult in Charge: Posted Other Primary Address: BLOOMSBURG, PA 17815 Charge: Diana Wagner  Phone: DOB: Relation: Wife Address: Phone: Doby: 4 Mileage:  Atternate Address: Phone: PHELAN & HALLINAN LLP Phone: 215-563-7000  Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes:  1. 2. 3. 4. 5.	Service De	tails:				
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WAGNER, BARRY

2016CV60

887 RUPERT DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

2016CV605

887 RUPERT DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. WAGNER,	ARGO BARRY (et al.)			Number 6CV605	
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. WAGNER,	RGO BARRY (et al.)				Number 6CV605
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# 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 failts 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 agiainst 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 conneciton 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)

WHE DINA	Pa.R.C.P. 3180-3183 and Rule 3257 COURT OF COMMON PLEAS
Wells Fargo Bank, NA	
VS.	CIVIL DIVISION
٧٥.	NO.: <u>2016-CV-605</u>
Barry C. Wagner	2016-ED-116
Diana S. Wagner	COLUMBIA COUNTY
6 13 65 1 1	

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.

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

Dated 1114 13, 2010

PH # 983244

Proth & Clerk of Sev. Courts My Com. Ex. 1st Monday in 2020 Complaint \$ 130.000

Judgment \$ 25.00
With \$ 35.00

Shifty \$ 10.00

COLUMBIA COUNTY, PENNSYLVANIA IN THE COURT OF COMMON PLEAS OF

Wells Fargo Bank, NA

Barry C. Wagner Diana S. Wagner

WRIT OF EXECUTION (Mortgage Foreclosure)

Costs

Judg. Fee

Office of Judicial Support

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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

Bloomsburg, PA 17815-9637 887 Rupert Drive

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COLUMBIA COUNTY TAX C

2016CV605

PO BOX 380, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs.	RGO				Number
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NO EXPIRATION

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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

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DOMESTIC RELATIONS OF

2016CV605

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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

Wells Fargo Bank, NA

Philadelphia, PA 19103 peter.wapner@phelanhallinan.com

215-563-7000

COURT OF COMMON PLEAS

Plaintiff :

: CIVIL DIVISION

Attorneys for Plaintiff

v. : NO.: <u>2016-CV-605</u>

Barry C. Wagner
Diana S. Wagner

Defendant(s) : 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.

Bv:

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

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

VS.

: CIVIL DIVISION
Barry C. Wagner :

Diana S. Wagner : NO.: <u>2016-CV-605</u>

- . -

#### **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 Dinnond & Jones, LLP PETER WAPNER, Esq., 1d. No.318263

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 Attorneys for Plaintiff

Wells	Fargo	Bank.	NA
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215-563-7000

v.

Plaintiff

COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO.: 2016-CV-605

Barry C. Wagner Diana S. Wagner

Defendant(s)

**COLUMBIA** County

:

:

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By:

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

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

vs. : CIVIL DIVISION

Barry C. Wagner : NO.: 2016-CV-605

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- (b) that defendant Barry C. Wagner is over 18 years of age and resides at 887 Rupert Drive, Bloomsburg, PA 17815-9637.
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This statement is made subject to the penalties of 18 Pa. C.S.A § 4904 relating to unsworn falsification to authorities.

Phelan Hallinan Dinnond & Jones, LLP PETER WAPNER, Esq., Id. No.318263

#### **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

 $\mathbf{v}$ .

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

### IN THE COURT OF COMMON PLEAS Wells Fargo Bank, NA **Plaintiff** OF COLUMBIA COUNTY VS. No.: 2016-CV-605 Barry C. Wagner Diana S. Wagner **ISSUED** Defendants \_\_\_\_20\_\_I, \_\_\_\_\_ NOW, \_\_ 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 Deputy Sheriff AFFIDAVIT OF SERVICE \_\_\_\_\_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, day of \_\_\_\_\_\_ 20 \_\_\_\_ \_\_\_\_\_ BY: \_\_\_\_ Notary Public 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		STRUCTIONS: Please type	
PROCESS RECEIPT and AFFIDAVIT OF RET		dability of all copies. Do not	detach any copies.
	Ex	piration date	
Plaintiff Walla Farra Dank NA		No.: 2016-CV-605	
Wells Fargo Bank, NA			
Defendant		Type or Writ of Complain	
Barry C. Wagner		EXECUTION/NOT	ICE OF SALE
Diana S. Wagner			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S	ERVICE OR DESCRIP	TION OF PROPERTY TO BE LEVIED,	ATTACHED OR SALE.
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and	7:- Cado		
887 Rupert Drive	Zip Code)		
·			
Bloomsburg, PA 17815-9637			<u></u>
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING S	ERVICE.	*****
DI EAGE BOOK THE BREMIGES WITH THE SHERIEFS H	ANDRILLOEC	ATT	
PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDER, 20_, I, Sheriff of COLUMBIA County,			
County, to execute the within and make return thereof according to law.	"TA diritereby depu	Size the Sherri of	<del></del>
	a. :::: :::::		
	Sheriff of CO.	LUMBIA County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER	OF WATCHMAN -	<ul> <li>Any deputy sheriff levying upon o</li> </ul>	or attaching any
property under within writ may leave same without a watchman, in custody of	f whomever is found	in pessession, after notifying person	of levy or
attachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof.	iff herein for any loss	, destruction or removal of any such	property before
sheriii s sale meteor.	7		
Signature of Attorney or other Originator requesting service on behalf of XX Plain		elephone Number Da	ate
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev	fendant	215)562 7000	
Philadelphia, PA 19103-1814	aro, Suite 1400 (	215)563-7000	
SPACE BELOW FOR USE OF SHERIF	FONLY — DO	NOT WRITE BELOW	THIS LINE
PLAINTIFF		Court Number	
RETURNED:			
AFFIRMED and subscribed to before me this day	SO ANSWERS		Date
	Signature of Dep. 5	heriff	
of20			
20	Signature of Sherif	<u> </u>	Date
	6		
	Cliff - f		
	Sheriff of		

### SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN PROCESS RECEIPT and AFFIDAVIT OF RETURN  Expiration date  INSTRUCTIONS: Please type or print legibly readability of all copies. Do not detach any co	
Expiration date	pies.
Plaintiff No.: 2016-CV-605	
Wells Fargo Bank, NA	
Defendant Type or Writ of Complaint	
Barry C. Wagner EXECUTION/NOTICE OF SALE	
Diana S. Wagner	
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SERVICE OR DESCRIPTION OF PROPERTY TO BE	ALE.
AT  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.	
CEDUE DEFENDANT WITH THE NOTICE OF SALE	
SERVE DEFENDANT WITH THE NOTICE OF SALE.  NOW, 20, 1, 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.	<del></del>
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 Telephone Number Date	
V Defendant	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 (215)563-7000 Philadelphia, PA 19103-1814	
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINI	E
PLAINTIFF Court Number	
RETURNED:	
AFFIRMED and subscribed to before me this day SO ANSWERS Date	
Signature of Dep. Sheriff	
20	
of	

### SHERIFF'S DEPARTMENT

PROCESS RECEIPT and AFFIDAVIT OF RETURN  Plaintiff Wells Fargo Bank, NA  Defendant Barry C. Wagner Diana S. Wagner  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 1, Shertiff of COLUMBIA County, PA do hereby deputive the Shertiff 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 with may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without hability on the part of such deputy or sheriff to any plaintiff brein 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 Blintiff Defendant ADDRESS: One Penn Center at Suburban Station 617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, Pa 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE PLANTIFF  Court Number	SHERIFF SERVICE				pe or print legibly, insuring	ıg
Plaintiff Wells Fargo Bank, NA  Defendant Barry C. Wagner Diana S. Wagner  SERVE DIANA S. WAGNER AT  Nome 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, 1, Sherriff of COLUMBIA County, PA do hereby departive the Sherriff of County, to execute the within and make return thereof according to law.  Sherriff of COLUMBIA County, Penna.  NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sherriff 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 sherriff to any plaintiff brein for any loss, destruction or removal of any such property before sherriff's sale thereof.  Signature of Attorney or other Originator requesting service on behalf of XX Blaintiff Defendant ADDRESS: One Penn Center at Suburban Stations 617 John F. Kennedy Boulevard, Suite 1400  SPACE BELOW FOR OSE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE	PROCESS RECEIPT and AFFIDAVIT OF RE	10111		<del></del>	not detach any copies.	
Defendant Barry C. Wagner Diana S. Wagner  SERVE AT  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	Di.:	I	Expiratio			
Barry C. Wagner Diana S. Wagner  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				No.: <u>2016-C V-003</u>		
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, 1, 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 lability on the part of such deputy or sheriff to any plaintiff befein 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 Blaintiff Defendant  ADDRESS: One Penn Center at Suburban Station 617 John F. Kennedy Boulevard, Suite 1400  SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE						
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 deputive the Sheriff of  County. to execute the within and make return thereof according to law.  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 Blaintiff Defendant ADDRESS: One Penn Center at Suburban Station 617 John F. Kennedy Boulevard, Suite 1400 (215)563-7000  SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE				EXECUTION/N	OTICE OF 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 hability 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  SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE	CEDIE					
AT 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,		SERVICE OR DESC.	CRIPTION OF	PROPERTY TO BE LEV	TED, ATTACHED OR SALE.	
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	· · · · · · · · · · · · · · · · · · ·	Zip Code)				-
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.  SERVE DEFENDANT WITH THE NOTICE OF SALE.  NOW,		• •				
SERVE DEFENDANT WITH THE NOTICE OF SALE.  NOW,	Bloomsburg, PA 17815-9637			,		
NOW,	SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING	G SERVICE	<u> </u>		
NOW,	SEDVE DEFENDANT WITH THE NOTICE OF SALE					
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  SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE	NOW,, 20, I, Sheriff of COLUMBIA County	y, PA do hereby d	leputize the S	Sheriff of		
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 Blaintiff Defendant ADDRESS: One Penn Center at Suburban Station, 617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE		•		,	_	
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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  SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE	NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.R. WAIVER	OFWATCHMAI	N — Any de	outy sheriff levying ur	on or attaching any	
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  SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE	property under within writ may leave same without a watchman, in custody of	of whomever is fou	und in posses	sion, after notifying pe	erson of levy or	
Signature of Attorney or other Originator requesting service on behalf of XX Blaintiff Defendant ADDRESS: One Penn Center at Suburban Station 617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE	attachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof	iff herein for any l	loss, destruc	tion or removal of any	such property before	
ADDRESS: One Penn Center at Suburban Station 617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE						
ADDRESS: One Penn Center at Suburban Station 617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE			Telephone	Number	Date	
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE	ADDRESS: One Penn Center at Suburban Station, 617 John F. Kennedy Boulev		(215)56	3-7000		
PLAINTIFF Court Number		FONLY —	TON OU	WRITE BELO	W THIS LINE	
	PLAINTIFF			Court Number		
RETURNED:	DETIDNED.					
AFFIRMED and subscribed to before me this day SO ANSWERS Date		SO ANSWERS			Date	—
Signature of Dep. Sheriff	*** <b>,</b>					
of20	of20					
Signature of Sheriff Date		Signature of She	eriff		Date	
Sheriff of		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

_		
Docur	nent i	Receipt

Trans# 8406 Carrier / service: USPS Server First-Class Mail® 7/13/2016 12:00:00 AM

Ship to:

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600 ARCH STREET ROOM 3259 Tracking #:

71901140006000084021 Doc Ref#: 2016ED116

Postage 5.1300

PHILADELPHIA PA 19106

**Print Your Documents** Page 1 of 1

#### Document Receipt

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Ship to:

US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

900 MARKET STREET Tracking #: 71901140006000084014

Doc Ref#: 2016ED116 5.1300

Postage

PHILADELPHIA PA 19107-4214

#### Document Receipt

7/13/2016 12:00:00 AM First-Class Mail® Trans# 8404 Carrier / service: USPS Server

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DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I.R.

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2016ED116 Doc Ref#: 5.1300

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HARRISBURG PA 17105

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DEPARTMENT 281230 Tracking #: 71901140006000083994

Doc Ref #: 2016ED116

Postage 5.1300

HARRISBURG PA 17128

Columbia County Sheriff
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

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

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

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

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

AUTHORIZED SIGNATURE