

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
WELLS FARGO

vs.

**Defendant**  
NICOLE CONRAD

**Attorney for the Plaintiff:**

PHELAN & HALLINAN LLP  
ONE PENN CENTER AT SUBURAN STATION  
SUITE 1400 1617 JFK BLVD  
PHILADELPHIA, PA 19103-1814

**Sheriff's Sale Date:** Wednesday, November 9, 2016

**Writ of Execution No. :** 2016CV553

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

**Location of the real estate:** 24 MOUNTAIN ROAD, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,264.83
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	\$12.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$120.00
Other	\$45.50

MONTOUR CO

**Total Sheriff Costs** **\$2,090.33**

## Distribution Costs

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

**Grand Total:** **\$2,157.33**

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

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

WELLS FARGO

VS NICOLE CONRAD

NO. 140-2016

ED

NO. 553-2016 JD

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

BID PRICE (INCLUDES COST) \$ 2157,33

POUNDAGE - 2% OF BID \$ 43,15

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2200,48

PURCHASER(S): 

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

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

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

TOTAL DUE: \$ 2200,48

LESS DEPOSIT: \$ 1350,00

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

TOTAL DUE IN 8 DAYS \$ 850,48

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 210763  
Customer:  
SHERIFF

Invoice Date: 01/26/2017 2:56:29 PM  
Last Change:

RECEIPT  
Receipt By: WALK-IN

Reg/Drw ID: 0101  
By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201700680	NORTH CENTRE
	Grantor - CONRAD, NICOLE		01/26/17 2:56:31 PM	TOWNSHIP
	Grantee - WELLS FARGO BANK			
	Consideration - \$2,200.48			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	<b>TOTAL CHARGES</b>	<b>\$67.00</b>		
	<b>PAYMENTS</b>			
	CHECK: 7687 - SHERIFF	\$67.00		
	<b>TOTAL PAYMENTS</b>	<b>\$67.00</b>		
	<b>AMOUNT DUE</b>	<b>\$67.00</b>		
	<b>PAYMENT ON INVOICE</b>	<b>(\$67.00)</b>		
	<b>BALANCE DUE ON INVOICE</b>	<b>\$0.00</b>		



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

Post Sale Department, Ext. 31617

November 17, 2016

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

Re: NICOLE CONRAD  
24 MOUNTAIN ROAD, BERWICK, PA 18603-5038  
2016-CV-553

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," to **WELLS FARGO BANK, NA**, 3476 STATEVIEW BOULEVARD, FORT MILL, SC 29715.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience. Thank you in advance for your cooperation in this matter.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Steven A. Jones".

On behalf of Phelan Hallinan Diamond & Jones, LLP

PH # 982153

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
  
**See Reverse for Instructions**

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

**A. CORRESPONDENT – All inquiries may be directed to the following person:**

Name

Phelan Hallinan Diamond &amp; Jones, L.L.P.

Telephone Number:

215-563-7000

Mailing Address

1617 JFK Boulevard, Suite 1400, One Penn Center Plaza

City

Philadelphia

State

PA

ZIP Code

19103

**B. TRANSFER DATA**

Date of Acceptance of Document 11/12/16

Grantor(s)/Lessor(s)

Timothy Chamberlain

Telephone Number:

(570) 389-5622

Grantee(s)/Lessee(s)

WELLS FARGO BANK, NA

Telephone Number:

1-800-827-1000

Mailing Address

PO Box 380, W. Main Street

Mailing Address

3476 STATEVIEW BOULEVARD

City

Bloomsburg

State

PA

ZIP Code

17815

City

FORT MILL

State

SC

ZIP Code

29715

**C. REAL ESTATE LOCATION**

Street Address

24 MOUNTAIN ROAD, BERWICK, PA 18603-5038

City, Township, Borough

NORTH CENTRE TOWNSHIP

County

COLUMBIA

School District

CENTRAL COLUMBIA

Tax Parcel Number

11-05-010-00,000

**D. VALUATION DATA**Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration

\$ 2,200.48 (winning bid)

2. Other Consideration

+ -0-

3. Total Consideration

= \$ 2,200.48

4. County Assessed Value

\$ 51481.0

5. Common Level Ratio Factor

X 3.69

6. Computed Value

= \$189,964.89

**E. EXEMPTION DATA – Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed

= \$189,964.89

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

100%

1c. Percentage of Grantor's Interest Conveyed

100%

**2. Check Appropriate Box Below for Exemption Claimed.**☐ Will or intestate succession

(Name of Decedent)

Estate File Number

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)☐ Transfer from a trust. Date of transfer into the trust

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

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.

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

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

(Attach copy of mortgage and note/assignment)

☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)☐ \*Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party

Sierra Grago

Date

11/12/16

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

VENDOR SCOLL

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
982153	1/24/2017	850.48	0.00	001611441	850.48
SIG [982153] 24 MOUNTAIN ROAD (2016-CV-553)					
TOTAL		850.48	0.00		850.48

VENDOR SCOLU

PH#	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
982153	1/24/2017	850.48	0.00	001611441	850.48
SIG [982153] 24 MOUNTAIN ROAD (2016-CV-553)					
<b>TOTAL</b>		850.48	0.00		850.48

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

001649657

AMOUNT  
\*\*\*\*\$850.48

PAY EIGHT HUNDRED FIFTY AND 48 / 100 Dollars

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

Francis S. Hellmich  
AUTHORIZED SIGNATURE

1100121925201 1010101010101 1010101010101

## SHERIFF'S SALE COST SHEET

VS. Conrad  
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>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</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>10.00</u>	
TOTAL *****		\$ <u>395.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1264.83</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1514.83</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. <u>Mentor Co.</u>	\$ <u>45.50</u>		
	\$ _____		
TOTAL *****			\$ <u>45.50</u>

TOTAL COSTS (OPENING BID) \$ 2157.33

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**  
WELLS FARGO BANK, NA

**COLUMBIA COUNTY**

PH # 982153

**DEFENDANT**  
NICOLE CONRAD

SERVICE TEAM/Imm  
COURT NO.: 2016-CV-553

**SERVE NICOLE CONRAD AT:**  
11 JENNIES LN  
CATAWISSA, PA 17820-8371

**TYPE OF ACTION**  
XX Notice of Sheriff's Sale  
SALE DATE: November 9, 2016

Previous Successful Service

**SERVED**

Served and made known to NICOLE CONRAD, Defendant on the 28<sup>th</sup> day of SEPTEMBER, 20 16, at 5:30 o'clock P. M., at 11 JENNIES LN, CATAWISSA, PA, in the manner described below:

☒ Defendant personally served.

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

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

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

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

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

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

☐ Other: \_\_\_\_\_.

Description: Age 20s Height 5'3" Weight 140 Race W Sex F Other \_\_\_\_\_

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

DATE: 9/28/16

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

**NOT SERVED**

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

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

☐ No Answer on 9/14/16 at 11:10 AM; 9/23/16 at 1:55 pm; \_\_\_\_\_ at \_\_\_\_\_

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

☐ Cluster Mail Box ☐ Can't Gain Access

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

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

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

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

9/12

5  
211



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

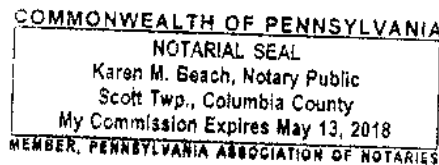
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 19, 26 and November 2, 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 2<sup>nd</sup> day of November, 2016.....

.....Karen M. Beach.....

(Notary Public)



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

.....



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
NICOLE CONRAD

Case Number  
2016CV553

## SHERIFF'S RETURN OF SERVICE

10/04/2016 02:15 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 24 MOUNTAIN ROAD, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 05, 2016

NOTARY

Affirmed and subscribed to before me this

5TH day of OCTOBER, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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



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

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



71901140006000087602

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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140

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

**PATRICIA BELL**  
**Legal Assistant, 1475**

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

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

No.: 2016-CV-553

No.: 2016-ED-140

**Re: WELLS FARGO BANK, NA VS. NICOLE CONRAD**  
**No.: 2016-CV-553, No.: 2016-ED-140**

**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 11/09/2016 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:

PATRICIA BELL, Legal Assistant

cc: Sheriff of COLUMBIA County

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.


**NICOLE CONRAD**  
Defendant(s)

: **COLUMBIA COUNTY**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **No.: 2016-CV-553**  
: **No.: 2016-ED-140**

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2**

**COMMONWEALTH OF PENNSYLVANIA     )**  
**PHILADELPHIA COUNTY                 )**     **SS:**

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

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

Date: 10/5/2016

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

Name and  
Address  
Of Sender

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

AZK/SRC - 11/09/2016 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 24 MOUNTAIN ROAD BERWICK, PA 18603-5038	\$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, TPE Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105		
4	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
5	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
6	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222		
7	****	U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754		
		RE: NICOLE CONRAD (COLUMBIA) PH # 982153/1021	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 registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail domestic reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional insurance. See Domestic Mail Manual R000.001.3 and S011 for limitations of insurance.

Form 3877 Facsimile





# ACCOUNT STATEMENT

## Montour County Sheriff's Office

29 Mill Street

Danville, Pa. 17821

Telephone: (570) 271-3020

Fax: (570) 271-3037

### To:

Columbia County Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

### Date

Docket 553-2016 / 2016-ED-140

County COLUMBIA

Type NOTICE OF SALE

0

Receipt# 12550

Plaintiff(s): WELLS FARGO BANK, NA

Defendant(s): NICOLE CONRAD

### Date

### Credits

### Charge

### Balance

09/21/16

Advance (Columbia Co Sheriff) Check # 7490

\$75.00

Service on  
NICOLE CONRAD

\$45.50

## MONTOUR COUNTY SHERIFF'S ACCOUNT

RAY C. GERRINGER, SHERIFF  
29 MILL STREET  
DANVILLE, PA 17821

5189

60-574/313

PAY  
TO THE  
ORDER OF

DATE

9/22/16

Columbia County Sheriff's Office

\$ 29.50

FNB Bank

DOLLARS

FOR 553-16/2016-ED-140 Wells Fargo v. Conrad

Janelle M. Parker

005189 0313057450 0299603106

# ACCOUNT STATEMENT

## Montour County Sheriff's Office

29 Mill Street

Danville, Pa. 17821

Telephone: (570) 271-3020

Fax: (570) 271-3037

**To:**

Columbia County Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

**Date****Docket** 553-2016 / 2016-ED-140**County** COLUMBIA**Type** NOTICE OF SALE

0

**Receipt#** 12550

**Plaintiff(s):** WELLS FARGO BANK, NA

**Defendant(s):** NICOLE CONRAD

**Date****Credits****Charge****Balance**

09/21/16

Advance (Columbia Co Sheriff) Check # 7490

\$75.00

Service on  
NICOLE CONRAD

\$45.50

Check # 5189

**\$29.50**  
REFUND

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
CONRAD, NICOLE

Case Number  
2016CV553

## SERVICE COVER SHEET

### Service Details:

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

**Manner:** < Not Specified >

**Expires:**

**Zone:**

**Warrant:**

**Notes:** SALE DATE & TIME: 11/09/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** NICOLE CONRAD

**Primary Address:** 11 JENNIES LANE  
CATAWISSA, PA 17820

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

**Alternate Address:** 24 MOUNTAIN ROAD  
BERWICK, PA 18603

**Phone:**

### Final Service:

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

**Adult In Charge:**

**Relation:**

**Date:**

**Time:**

**Deputy:**

**Mileage:**

### Attorney / Originator:

**Name:** PHELAN & HALLINAN LLP

**Phone:** 215-563-7000

### Service Attempts:

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

### Notes / Special Instructions:

Now, August 31, 2016 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Montour County to execute service of the documents herewith and make return thereof according to law.

### Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

CONRAD, NICOLE

2016CV553

11 JENNIES LANE, CATAWISSA, PA 17820

NO EXPIRATION



September 6, 2016

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

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

**VS.**

**NICOLE CONRAD**

**NO: 2016-CV-553**

Dear Timothy:

The property located at 24 Mountain Road Berwick Pa is not currently connected to public sewer so therefore no money is due to our office.

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

Sincerely,



Kelly Morris  
Authority Clerk

*Hearing Impaired 711*

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

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
CONRAD, NICOLE

Case Number  
2016CV553

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 140

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 24 MOUNTAIN ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9-1-16

Time: 11:17

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

✓  
ACANT

OCCUPANT

2016CV553

24 MOUNTAIN ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
CONRAD, NICOLE

Case Number  
2016CV553

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 140

Warrant:

### Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kristy Haet

Relation: Clerk

Date: 9-1-16

Time: 12:35

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

BERWICK SEWER AUTHORITY

2016CV553

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
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## SERVICE COVER SHEET

### Service Details:

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Manner: < Not Specified >

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 140

Warrant:

Def Mordan Co.  
Z

### Serve To:

Name: NICOLE CONRAD

Primary Address: 11 JENNIES LANE  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address: 24 MOUNTAIN ROAD  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

CONRAD, NICOLE

2016CV553

11 JENNIES LANE, CATAWISSA, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
CONRAD, NICOLE

Case Number  
2016CV553

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 140

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Central Columbia SD  
Primary Address: 4777 Old Berwick Road  
Bloomsburg, PA 17815

Phone: 570-784-2850 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Connie Johnson

Relation: Receptionist

Date: 8/30/16

Time: 12:20

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.

CENTRAL COLUMBIA SD

2016CV553

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
CONRAD, NICOLE

Case Number  
2016CV553

## SERVICE COVER SHEET

### Service Details:

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

**Zone:** 140

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 11/09/2016 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 Richenderfer

**Relation:** Sec

**Date:** 8-29-16 **Time:** 2:30

**Deputy:** 4 **Mileage:**

### Attorney / Originator:

**Name:** PHELAN & HALLINAN LLP

**Phone:** 215-563-7000

### Service Attempts:

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

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2016CV553 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV553

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, NOVEMBER 09, 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 parcel or tract of land situate in the North Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a Commonwealth Telephone Company Pole No. CR3, said pole being in line with the northerly boundary line of lands now or late of Irene S. Morris and being north 3 degrees 17 minutes 30 seconds east, 5.53 feet from an iron pin; thence north 3 degrees 17 minutes 30 seconds east, 53.04 feet to a point; thence north 5 degrees 36 minutes 57 seconds west 107.70 feet to a point in line of lands now or late of Myron and Elizabeth Edwards; thence along said lands now or late of Edwards, south 73 degrees 41 minutes 1 second east 353.86 feet to a stone corner in line of lands now or late of Michael and Mary Zenzel; thence south 7 degrees 30 minutes 14 seconds west 253.25 feet to an iron pin in line of lands now or late of Irene S. Morris; thence along said lands now or late of Morris the following courses and distances to the place of beginning:

North 78 degrees 3 minutes 43 seconds west 106.63 feet to an iron pin;

North 20 degrees 32 minutes 40 seconds west 55.19 feet;

North 14 degrees 36 minutes 16 seconds west 85.27 feet;

North 77 degrees 30 minutes 00 seconds west 157.58 feet.

CONTAINING 1.476 acres.

The above description taken from a survey draft prepared by Orangeville Surveying Consultants, 36 West Main Street, Bloomsburg, PA on August 16, 1976.

TITLE TO SAID PREMISES IS VESTED IN Robbie Allen Conrad and Nicole Conrad, his wife, by Deed from Dorothy Arnott, widow, dated 10/03/2012, recorded 10/05/2012 in Instrument Number 201209403.

By virtue of the death of Robbie Allen Conrad on 04/26/2015, Nicole Conrad became the sole owner of the premises as surviving tenant by the entireties.

Tax Parcel: 11-05-010-00,000

Premises Being: 24 Mountain Road, Berwick, PA 18603-5038

PROPERTY ADDRESS: 24 MOUNTAIN ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 11-05-010-00,000

---

Seized and taken into execution to be sold as the property of NICOLE CONRAD 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.

Nicole Conrad

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2016-CV-553

2016 - ED - 140

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: 24 Mountain Road, Berwick, PA 18603-5038

(See Legal Description attached)

Amount Due

\$153,725.17

Interest from 08/22/2016 to Date of Sale

\$\_\_\_\_\_ and costs.

@ \$25.27 per diem

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

Dated 8/26/2016  
(SEAL)

PH # 982153

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

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

# REAL ESTATE OUTLINE

ED # 2016 ED140

DATE RECEIVED 8-26-2016  
DOCKET AND INDEX 2014 CV 553

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>001625011</u>

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

SALE DATE Nov. 9<sup>th</sup> (16) TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

<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-553</u></b>
<b>Nicole Conrad</b>	:	
Defendant(s)	:	<b>COLUMBIA COUNTY</b>

**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 **24 Mountain Road, Berwick, PA 18603-5038**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Nicole Conrad</b>	<b>24 Mountain Road, Berwick, PA 18603-5038</b>
  
2. Name and address of Defendant(s) in the judgment:  

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Nicole Conrad</b>	<b>11 Jennies Ln Catawissa, PA 17820-8371</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>None.</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)
<b>None.</b>	
  
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)
<b>None.</b>	
  
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)
------	--

<b>Tenant/Occupant</b>	<b>24 Mountain Road</b> <b>Berwick, PA 18603-5038</b>
<b>Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division</b>	<b>6th Floor, Strawberry Sq.</b> <b>Dept 280601</b> <b>Harrisburg, PA 17128</b>
<b>Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program</b>	<b>P.O. Box 8486</b> <b>Willow Oak Building</b> <b>Harrisburg, PA 17105</b>
<b>Domestic Relations of Columbia County</b>	<b>Columbia County Courthouse</b> <b>P.O. Box 380</b> <b>Bloomsburg, PA 17815</b>
<b>Commonwealth of Pennsylvania Department of Welfare</b>	<b>P.O. Box 2675</b> <b>Harrisburg, PA 17105</b>
<b>Internal Revenue Service Advisory</b>	<b>1000 Liberty Avenue Room 704</b> <b>Pittsburgh, PA 15222</b>
<b>U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building</b>	<b>228 Walnut Street, Suite 220</b> <b>PO Box 11754</b> <b>Harrisburg, PA 17108-1754</b>

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: 8/25/2016

By:   
**Phelan Hallinan Diamond & Jones, LLP**  
 Vishal J. Dobaria, Esq., Id. No.311860  
 Attorney for Plaintiff  
 PHELAN HALLINAN DIAMOND & JONES, LLP  
 1617 JFK Boulevard, Suite 1400  
 One Penn Center Plaza, Philadelphia, PA 19103  
 215-563-7000

RECEIVED  
 2016 SEP 13 PM 11:11  
 1500

### LEGAL DESCRIPTION

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

BEGINNING at a Commonwealth Telephone Company Pole No. CR3, said pole being in line with the northerly boundary line of lands now or late of Irene S. Morris and being north 3 degrees 17 minutes 30 seconds east, 5.53 feet from an iron pin; thence north 3 degrees 17 minutes 30 seconds east, 53.04 feet to a point; thence north 5 degrees 36 minutes 57 seconds west 107.70 feet to a point in line of lands now or late of Myron and Elizabeth Edwards; thence along said lands now or late of Edwards, south 73 degrees 41 minutes 1 second east 353.86 feet to a stone corner in line of lands now or late of Michael and Mary Zenzel; thence south 7 degrees 30 minutes 14 seconds west 253.25 feet to an iron pin in line of lands now or late of Irene S. Morris; thence along said lands now or late of Morris the following courses and distances to the place of beginning:

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*By virtue of the death of Robbie Allen Conrad on 04/26/2015, Nicole Conrad became the sole owner of the premises as surviving tenant by the entireties.*

Tax Parcel: 11 -05 -010-00,000

Premises Being: 24 Mountain Road, Berwick, PA 18603-5038

PHILAN 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

Wells Fargo Bank, NA

vs.

Nicole Conrad

: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2016-CV-553  
: 2016-ED-140

**VERIFICATION OF NON-MILITARY SERVICE**

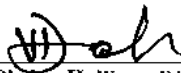
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) Nicole Conrad is 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 Nicole Conrad is over 18 years of age and resides at 24 Mountain Road, Berwick, PA 18603-5038 and 11 Jennies Ln, Catawissa, PA 17820-8371.

(c) that Mortgagor ROBBIE ALLEN CONRAD is deceased and therefore he is unable to participate in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Service members Civil Relief Act, as amended.

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

2016 OCT 19 10 19 AM  
616 98 98 98 98  
616 98 98 98 98



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

Attorneys for Plaintiff

Wells Fargo Bank, NA  
Plaintiff

v.

Nicole Conrad  
Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2016-CV-553  
: 2016-ED-140  
: COLUMBIA County  
:

**CERTIFICATION**

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

- ☐ the mortgage is an FHA Mortgage
- ☐ the premises is non-owner occupied
- ☐ the premises is vacant
- ☒ 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  
Vishal J. Dobaria, Esq., Id. No.311860  
Attorney for Plaintiff

FILED  
2016 JUN 24 PM 1:19  
CLERK OF COURT  
COLUMBIA COUNTY

**Wells Fargo Bank, NA**  
Plaintiff

v.

**Nicole Conrad**  
Defendant(s)

FILED  
JUL 25 2016  
CLERK OF COURT  
COLUMBIA COUNTY

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO.: 2016-CV-553**

**COLUMBIA COUNTY**

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

Name

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

**Nicole Conrad**

**24 Mountain Road, Berwick, PA 18603-5038**

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

Name

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

**Nicole Conrad**

**11 Jennies Ln  
Catawissa, PA 17820-8371**

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

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

**None.**

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

Name

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

**None.**

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

Name

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reasonably ascertained, please indicate)

**None.**

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

Name

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**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  
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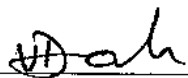
PH # 982153

<b>Tenant/Occupant</b>	<b>24 Mountain Road Berwick, PA 18603-5038</b>
<b>Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division</b>	<b>6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128</b>
<b>Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program</b>	<b>P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105</b>
<b>Domestic Relations of Columbia County</b>	<b>Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815</b>
<b>Commonwealth of Pennsylvania Department of Welfare</b>	<b>P.O. Box 2675 Harrisburg, PA 17105</b>
<b>Internal Revenue Service Advisory</b>	<b>1000 Liberty Avenue Room 704 Pittsburgh, PA 15222</b>
<b>U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building</b>	<b>228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754</b>

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: 8/25/2016

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

  
**Phelan Hallinan Diamond & Jones, LLP**  
 Vishal J. Dobaria, Esq., Id. No.311860  
 Attorney for Plaintiff  
 PHELAN HALLINAN DIAMOND & JONES, LLP  
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North 14 degrees 36 minutes 16 seconds west 85.27 feet;

North 77 degrees 30 minutes 00 seconds west 157.58 feet.

CONTAINING 1.476 acres.

The above description taken from a survey draft prepared by Orangeville Surveying Consultants, 36 West Main Street, Bloomsburg, PA on August 16, 1976.

TITLE TO SAID PREMISES IS VESTED IN Robbie Allen Conrad and Nicole Conrad, his wife, by Deed from Dorothy Amott, widow, dated 10/03/2012, recorded 10/05/2012 in Instrument Number 201209403.

*By virtue of the death of Robbie Allen Conrad on 04/26/2015, Nicole Conrad became the sole owner of the premises as surviving tenant by the entirety.*

Tax Parcel: 11 -05 -010-00,000

Premises Being: 24 Mountain Road, Berwick, PA 18603-5038

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2016-CV-553**

**Wells Fargo Bank, NA**

v.

**Nicole Conrad**

owner(s) of property situate in the **NORTH CENTRE TOWNSHIP**, COLUMBLA County,  
Pennsylvania, being

**24 Mountain Road, Berwick, PA 18603-5038**

**Parcel No. 11 -05 -010-00,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$153,725.17**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

## **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) Nicole Conrad 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

## SHERIFF'S RETURN

Wells Fargo Bank, NA

Plaintiff

vs.

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

Nicole Conrad

Defendants

No.: 2016-CV-553

ISSUED

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

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

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

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

### AFFIDAVIT OF SERVICE

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

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

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

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

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

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

20\_\_\_\_. See return endorsed hereon by Sheriff of \_\_\_\_\_ County, Pennsylvania. and made a part of this

return

So Answers.

\_\_\_\_\_  
Sheriff

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

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
Wells Fargo Bank, NA

No. 2016-CV-553

Defendant  
Nicole Conrad

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**

**AT**

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

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

24 Mountain Road

Berwick, PA 18603-5038

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

**PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.**

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  
\_\_\_\_ Defendant  
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

8/25/2016

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

PLAINTIFF

Court Number

RETURNED:

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

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of



# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

No. 2016-CV-553

Plaintiff

Wells Fargo Bank, N.A.

Defendant

Nicole Conrad

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.

NICOLE CONRAD

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

24 Mountain Road

Berwick, PA 18603-5038

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

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

(215)563-7000

8/25/2016

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

PLAINTIFF

Court Number

### RETURNED:

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

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

No.: 2016-CV-553

Plaintiff  
Wells Fargo Bank, NA

Defendant  
Nicole Conrad

Type or Writ of Complaint  
**EXECUTION/NOTICE OF SALE**

**SERVE**



**AT**

NAML OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHD OR SALE

**NICOLE CONRAD**

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

**24 Mountain Road**

**Berwick, PA 18603-5038**

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

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

(215)563-7000

**8/25/2016**

**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

## Document Receipt

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Trans #	8767	Carrier / service.	USPS Server	First-Class Mail®	8/29/2016 12:00:00 AM
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## Ship to:

U.S. DEPT OF JUSTICE

THE MIDDLE DISTRICT

228 WALNUT STREET SUITE 220

Tracking #: 71901140006000087633

P.O. BOX 11754

Doc Ref #: 2016ED140

HARRISBURG PA 17108

Postage 5.1300

## Document Receipt

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Trans #	8766	Carrier / service:	USPS Server	First-Class Mail®	8/29/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF PUBLIC WELFARE      TPL CASUALTY

P.O. BOX 8486

WILLOW OAK BUILDING

HARRISBURG    PA    17105

Tracking #: 71901140006000087626

Doc Ref #: 2016ED140

Postage 5.1300

## Document Receipt

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Trans #	8765	Carrier / service	USPS Server	First-Class Mail®	8/29/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000087619

Doc Ref #: 2016ED140

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	8762	Carrier / service:	USPS Server	First-Class Mail®	8/29/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000087589

Doc Ref #: 2016ED140

Postage 5.1300

HARRISBURG PA 17128

## Document Receipt

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Trans #	8763	Carrier / service:	USPS Server	First-Class Mail®	8/29/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000087596

Doc Ref #: 2016ED140

Postage 5.1300

HARRISBURG PA 17105

Wells Fargo Bank, NA	:	COURT OF COMMON PLEAS
	:	
	Plaintiff	: CIVIL DIVISION
	:	
vs.	:	NO.: <u>2016-CV-553</u>
	:	
Nicole Conrad	:	
	Defendant(s)	: COLUMBIA County
	:	

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

TO: Nicole Conrad	Nicole Conrad
24 Mountain Road	11 Jennies Ln
Berwick, PA 18603-5038	Catawissa, PA 17820-8371

\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\*

Your house (real estate) at 24 Mountain Road, Berwick, PA 18603-5038 is scheduled to be sold at the Sheriff's Sale on November 9<sup>th</sup> 2016 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$153,725.17 obtained by Wells Fargo Bank, NA (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

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

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

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

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

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



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

TD Bank, NA  
3-180/360

001625011

DATE  
8/24/2016

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 [982153] 24 MOUNTAIN ROAD (2016-CV-553)

  
AUTHORIZED SIGNATURE

⑈001625011⑈ ⑆036001808⑆ 361508666⑈