Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff Defendant
WELLS FARGO vs. 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

		Grand Total:	\$2,157.33
		Total Distribution Costs	\$67.00
Recording Fees	MONTOUR CO		\$ 67.00
Distribution Costs			
		Total Sheriff Costs	\$2,090.33
Other	MONTOUR CO		\$45.50
Surcharge			\$120.00
Tax Claim Search			\$5.00
Notary Fee			\$10.00
Copies			\$5.50
Distribution Form		•	\$25,00
Service Mileage		•	\$12.00
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		•	\$1,204.83
Press Enterprise Inc.			\$15,00 \$1,264.83
Posting Handbill			\$30.00 \$1 5.00
Levy Mailing Costs			\$15.00
Docketing			\$15.00
Crying Sale			\$10.00
Advertising Sale Bills & Copies			\$17.50
Advertising Sale (Newspaper)			\$15.00

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 F	FARGO	VS	NICOLE CO	ONRAD	
NO.	140-2016	ED	NO.	553-2016	JD
DATE/TI	ME OF SALF	E: NOVEMBER 9	9, 2016 @ 9:0	00 AM	
BID PRIC	E (INCLUDE	ES COST)	\$ 2157	7, 33	
POUNDA	GE – 2% OF	BID	s_ 43	,15	
TRANSFI	ER TAX – 2%	6 OF FAIR MKT	\$		
MISC. CO	DSTS		\$		•
TOTAL A	MOUNT NE	EĐĘD TO PURCH	ASE	\$	2300,48
PURCHA ADDRES	1/	Da.			
PURCHA	SER(S) SIGN	ATURE(S):			
	Ί.	OTAL DUE:		\$.	2200,48
	L	ESS DEPOSIT:		\$	1350,00
	. D	OWN PAYMENT:		\$	
	T	OTAL DUE IN 8 D	AYS	\$_	850,48

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 210763 Invoice Date: 01/26/2017 2:56:29 PM RECEIPT Reg/Drw ID: 0101 Customer: Last Change: Receipt By: WALK-IN By: TSA SHERIFF Chg # Charge / Payment / Fee Description Amount Inst # / Inst Date Municipality 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 **TOTAL CHARGES** \$67.00 **PAYMENTS** CHECK: 7687 - SHERIFF \$67.00 **TOTAL PAYMENTS** \$67.00 AMOUNT DUE \$67.00 PAYMENT ON INVOICE (\$67.00)**BALANCE DUE ON INVOICE** \$0.00



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: NIC

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,

On behalf of Phelan Hallinan Diamond & Jones, LLP

PH # 982153

REV-183 EX(2-15)

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

REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY		
State Tax Paid		
Book Number	- APA	
Page Number		
Date Recorded	-104-7	

See Reverse for Instructions

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 dead 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. CORRESPONDENT - All inquiries may be directed to the following person: Telephone Number: Phelan Hallinan Diamond & Jones, LLP 215-563-7000 Mailing Address City State | ZIP Code 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza Philadelphia 19103 TRANSFER DATA Date of Acceptance of Document Grantor(s)/Lessor(s) Telephone Number: Grantee(s)/Lessee(s) Telephone Number: Timonthy Chamberlain (570) 389-5622 WELLS FARGO BANK, NA 1-800-827-1000 Mailing Address Mailing Address PO Box 380, W. Main Street 3476 STATEVIEW BOULEVARD ZIP Code State City State ZIP Code FORT MILL Bloomsburg PΑ 17815 29715 REAL ESTATE LOCATION Street Address City, Township, Borough 24 MOUNTAIN ROAD, BERWICK, PA 18603-5038 NORTH CENTRE TOWNSHIP County School District Tax Parcel Number COLUMBIA CENTRAL COLUMBIA 11 -05 -010-00,000 VALUATION DATA Was transaction part of an assignment or relocation? Y X N 1. Actual Cash Consideration 2. Other Consideration 3. Total Consideration \$ 2,200.48 (winning bid) + -0-= \$ 2,200.48 4. County Assessed Value 5. Common Level Ratio Factor 6. Computed Value \$ 51481.0 X 3,69 = \$189,964,89 EXEMPTION DATA - Refer to instructions for exemption status. 1a. Amount of Exemption Claimed 1b. Percentage of Grantor's Interest in Real tc. Percentage of Grantor's Interest Conveyed = \$189,964.89 Estate 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 tieu of condemnation (If condemnation or in lieu of condemnation, attach copy of resolution.) 区 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

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

Sheriff of Columbia	County		DATE 1/24/2017	CHECK # 001649657	VENDOR SCOLU
INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER#	NET AMOUNT
982153 SIG [982153] 24 MOU	1/24/2017 INTAIN ROAD (2016-CV-553)	850.48	0.00	001611441	850.48
			•		
TOTAL.		850.48	0.00		850.43

	<u> </u>		DATE 1/24/2017	CHECK # 001649657	VENDOR SCOLU
PH#	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER#	NET AMOUNT
982153 SIG [982153] 24 MOU	1/24/2017 JNTAIN ROAD (2016-CV-553	850.48	0.00	001611441	850.4
•	•				·
TOTAL		850.48	0.00	· · · · · · · · · · · · · · · · · · ·	850.4
AFEGUARD Lifted 1.50 SIS.	LA 087808114L		· · · · · · · · · · · · · · · · · · ·		

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

TD Bank, NA 3-180/360

CRIGHAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPHINTED HORDER

001649657

DATE 1/24/2017

AMOUNT ****\$850.48

EIGHT HUNDRED FIFTY AND 48 / 100 Dollars

TO THE

Sheriff of Columbia County

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

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

SHERIFF'S SALE COST SHEET

	vs. <u>Conrad</u>	\smile
NOED NO	_JD_DATE/TIME OF SALE_	
DOCKET/RETURN	Φ15 AA	
SERVICE PER DEF.	\$15.00 \$ /6\$?©	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS		
ADVERTISING SALE BILLS & COPIE	\$ <u>30,60</u> ES \$17.50	
ADVERTISING SALE (NEWSPAPER)	•	
MILEAGE	\$_13.00	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ 5,50	
NOTARY		
TOTAL ******	\$ <u>/0.00</u> ********** \$_395,00	-
WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ 1264,83	
SOLICITOR'S SERVICES TOTAL *******	****** \$ 1514,83	-
PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ 67.00	
TOTAL ******	\$ <u>67,00</u> *********** \$ 77,00	
101711,	Ψ	
REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20_	\$	
DELINQUENT 20	\$ 5.00	
TOTAL ******	********** \$ 5.00	
MUNICIPAL FEES DUE:		
SEWER 20_	\$	
WATER 20_	\$ \$_ **********	
TOTAL ******	******	
SURCHARGE FEE (DSTE)	\$ 120,00	
MISC. Mentas Ca	\$ 45.50 \$ 120,00	
TOTAL ******	********** <u>\$</u> 45,50	
TOTAL COSTS (OPENING RIDY	s 2157,33

A FFID	A \$/1T	OF	SED	VICE

PLAINTIFF
WELLS FARGO BANK, NA
DEFENDANT
NICOLE CONRAD
SERVE NICOLE CONRAD A

COLUMBIA COUNTY

PH # 982153

SERVICE TEAM/ Inm 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

<u>SERVED</u>			
Served and made known to NICOLE CONRAD Defendant on the 28 day of SEPTEMBER 2016 at 5:30			
o'clock D.M. at II. TENNIES I.M. CATAVISSA D.A. in the manner described below:			
Served and made known to NICOLE CONRAD, Defendant on the 28 day of SEPTEMBER, 20 16, at 5:30, o'clock D. M., at 11 JENNIES LN, CATAWISS A, PA, in the manner described below: V 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 20 ⁵ Height 5'3" Weight 140 Race W Sex F Other			
Description: Age Height Weight Race Sex Other			
I, Ronald Moll , a competent adult, hereby verify that I personally handed a true and correct copy of the Nation of Shariffe Sale in the manner on out forth horsin issued in the configurations on the date and at the			
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 uncured foldification to outhorizing			
DATE: 9/28/16 NAME: KOURK) WILL			
DATE: 9/28/16 NAME: Kousel Mill			
PRINTED NAME: Konald Moll			
PRINTED NAME: Ronald Moll			
TITLE: Process Server			
THILE:			
NOT SERVED			
On theday of, 20, ato'clockM., I,, a competent adult hereby			
state that Defendant NOT FOUND because:			
vacant			
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:			
ፓርካ ቤ የተነሃ ነገ ላ እ ለም			
PRINTED NAME:			

3

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.

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 day of Movember 2016 Karen M. Beach
Karen M. Beach
(Notary Public)
NOTARIAL SEAL Karen M. Beach, Notary Public Scott Twp., Columbia County My Commission Expires May 13, 2018 MEMBER, PENNBYLVANIA ASSOCIATION OF NOTARIES
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.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. CONRAD,			Case Number 2016CV553
	SERVICE C	OVER SHE	EET
Service De	tails:		
Category:	Real Estate Sale - Posting - Sale Bill		Zone:
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 11/09/2016 AT 9:00 AM SHERIFF'S SALE BILL		
Serve To:		Final Servi	lce:
Name:	(POSTING)	Served:	Personally · Adult In Charge · Posted · Other
Primary Address:	24 MOUNTAIN ROAD BERWICK, PA 18603	Adult In Charge:	
Phone:	DOB:	Relation:	
Alternate Address:		Date:	10-4-16 Time: 14:15
Phone:		Deputy:	3 Mileage:
Attorney / (Originators		
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000
Service Att	empts:		
Date:			
Time:			
Mileage:			
Deputy:			
Service Att	empt Notes:		
1.			
2.			
3.			
4.			
5.			

116CV553

24 MOUNTAIN ROAD, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

_			*	
WELLS FARGO vs. NICOLE CONRAE				Case Number
	SUEDIFF	IO DETUDIO		2016CV553
10/04/2016 02:15 SERVI THE R	PM - DEPUTY SCOTT MAYER CE WAS PERFORMED BY PO EAL ESTATE LOCATED AT 2	'S RETURN (RNICK, BEING DUL DSTING A TRUE C 4 MOUNTAIN ROA	Y SWORN ACCORDING	TO LAW, STATES ED HANDBILL UPON
			SCOTT MAYER	MICH DEPLIES
			OCOTT WATER	NICK, DEPUTY
			SO ANSWERS,	
October 05, 2016	•		Trindly T.	Charlesia
,			TIMOTHY Ť. CH.	AMBERLAIN, SHERIFF
			COMMONWEALTH OF PEGA Notarial Seal Sarah Jane Klingaman, Not	ary Public
firmed and subscribe	d to hofore we this	NOTARY	Town of Bloomsburg, Columb My Commission Expires Oct.	4, 2016
5TH day		2016	South V	

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

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



US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET

PHILADELPHIA PA 19107-4214

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

No.: 2016-CV-553

No.; 2016-ED-140

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

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 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 Płaza 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,	: COLUMBIA COUNTY
v,	COURT OF COMMON PLEAS
NICOLE CONRAD	CIVIL DIVISION
Defendant(s)	: No.: <u>2016-CV-553</u> No.: <u>2016-ED-140</u>
AFFIDAVIT OF SERVICE	E PURSUANT TO RULE 3129.2
COMMONWEALTH OF PENNSYLVANI	(A)

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

SS:

Date: 10/5/ 2016

PHILADELPHIA COUNTY

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 Of Sender Address

Phelan Hallinan Dianond & Jones, LLP 1617 JFK Boulevard, Suite 1400

AZK/SRC - 11/09/2016 SALE One Penn Center Plaza Philadelphia, PA 19103

-		COLUMN LA 19 (C)		A LINUM 2010 SALE			
Line	Article Number	Name of Addressee, Street, and Post	et, and Post Office Address	The second secon		Postage	Fee
	***	TENANT/OCCUPANT	A COLOR OF THE COL			- C-	20.1
		24 MOUNTAIN ROAD				/5:04	
		BERWICK, PA 18603-5038	038				·····
17	***	Commonwealth of Penns	ylvania Bureau of Individual	Commonwealth of Penusylvania Bureau of Individual Taxes Inheritance Tax Division		40.47	:
		6th Floor, Strawberry Sq.				1	
		Dept 280601					
		Harrisburg, PA 17128					
m	***	Department of Public Welfare, TPL		Castalty Linit, Estate Receivery Program		1, 4	
		P.O. Box 8486		magna francount and			
		Willow Oak Building					
ĺ		Harrisburg, PA 17105				ini Kaj	
7	天长长	Domestic Relations of					
		Columbia County				5	
		COLUMBIA COUNTY COURTHOU	COURTHOUSE				_
		P.O. BOX 380					
		BLOOMSBURG, PA 17815	315				
s	***	Commonwealth of Pennsylvania	Vivania	77 000-			:
		Department of Welfare					
		P.O. Box 2675					
		Harrisburg, PA 17105					···•
9	**	Internal Revenue Service Advisory	Advisory		**************************************		:
		1000 Liberty Avenue Room 704	nm 704			(A)	
		Pittshurgh, PA 15222					
<u>~</u>	***	U.S. Department of Justice	93				
		U.S. Attorney for The Middle District	iddle District of PA				
		Federal Building					
		228 Walnut Street, Suite 220	220				
******		PO Box 11754					
		Harrishurg, PA 17108-1754	54				
		RE: NICOLE CONRAD (COLUMBI	(COLUMBIA) PH # 982153/1021	Page 1 of 1	Writ Team		
	:		AND THE RESERVE OF THE PROPERTY OF THE PROPERT	-			
Total Num	Total Number of	Total Miniber of Pieces	Postmaster, Per (Name of	The full declaration of valves is required on all domestic and international consistencians. The maximum indemnitive example	d on all domestic and internation	nal cogistend no The maximum	nelemnis manual
Pieces List	sted by Sender	Received at Post Office.	Rozeiving Employec)	for the reconstruction of nannegotisble documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per neourence. The maximum undermity payethe on Express Mail merchandise is \$50.000 for registered rault, sent with optional insurance. See Domestic Mail Manual	documents under Express Mail neotimenes. The maximum and 5,000 for registered mail, sent v	document reconstruction insurance demnity payable on Express Mail and with optional insurance. See Domess	muchininy yayacis in \$50,1800 per erchandise in \$500 die Mail Munual
ļ			4 By complement of the control of th	Ruth Seel Capt Swill for limitations of costange	2500 to 20		
HOL	Form 3877 Facsimile	c					

Form 3877 Facsimile

1 SHERIFF'S OFFICE

MONTOUR COUNTY, COMMONWEALTH OF PENNA.

29 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

553-16Columbia

			ppoce		ERIFF'S SE				· · · · · · · · · · · · · · · · · · ·
L Plaintiff(s)	WELLSE	A DCO DA	PROCE	SS RECEIP	I, AND AF	FIDAVIT O			
	WELLST	'ARGO BA	NK, NA				2. Docket Nu	•	
2. Defendant(s)	NICOLE	CONDAD			·			2016-ED-140	COLUMBIA
z. zaromani(s)	NICOLE	CONKAD					_	rit or Complaint	
CEDVE	5. Name	1/1001 =					NOTICE	OF SALE	
SERVE	J. Name	NICOLE	CONRAD				<u> </u>		
4. CE	L								
AT	6. Address		ES LANE						
	<u> </u>	<u>CATAWI</u>	SSA, PA 178						
7. Indicate uni	isual service:			Reg. Mail		[] Cert. Mail		Deputize	[] Other
Now,	_		2016	, I Sheriff of	f MONTOUI	R COUNTY,	PENNSYLV	ANIA, do he	reby deputize
the Sheriff						County to e	execute this '	Writ and make	return thereof
according t	o law. This	deputation b	eing made at	the request	and risk of th	ne plaintiff.			
								Shorif	f of Montaum County
8. SPECIAL I	NSTRUCTION	OR OTHER I	NFORMATION	THAT WILL A	SCIOT IN EVE	EDITING CEBU	nou.	Stiern	f of Montour County
		· on omen	WORM THE	IIIAI WILLE	133131 IN EAF	EDITING SERV	ICE		
					*				
9 Name and	Address of Atto	mas // Delaimata		·	1,0,7,1				
	: HALLINA				10. Telephon	e Number		11. Date	
i i i i i i i i i i i i i i i i i i i	IIALLINA	7.4						<u> </u>	
					12. Signature	:			
~	- CID	A CE BEL C			<u></u>				
Serving Deputy	SPA	ACE BELO	W FOR USI	E OF SHER		- DO NOT V	VRITE BEL	OW THIS L	INE
					Date Filed			Expiration	
Ryan E. Ki			·		8/31/2010	<u>5</u>		<u> </u>	
16. Servea : September	and made kr	own to 2016, at	Nicole CO 10:47 A.M.				, on the	21st	day of
	[X] [] []	Defendant Adult famil	of Pennsylva personally se y member wi erson in charg	rved. ith whom sai	d Defendant	resides. Rela	tionship is , of business		TILLE BY OUT THE MAN TO SEP
Remarks;									21 PM 1: 33
Attempts:	2								
Date:	9/13/2016]				
Mileage:	0		ľ						
	-			-	<u> </u>	·			
Advance	Docket	Service	Mileage	Affidavit	Notary	Surchrg.	Misc.	Total	Refund
\$75.00	\$9.00	\$9.00	\$18.00	\$2.50	\$5.00	\$0.00	\$2.00	\$45.50	\$29.50
worn and	ubscribed to			4-100	So Answer	<u> </u>	Ψ2.00	1 3-5.50	347,30
Day of	ont		, 2016.		Signature of E				
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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
	Advance (Coumbia Co Sheriff) Check # 7490	\$75.00		
09/21/16	Service on			
	NICOLE CONRAD		\$45.50	
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FOR 553-14/2014 ED146 Wills Fruan L	Pinnered	boncoll	and Idali.	

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

Receipt#

12550

Plaintiff(s): WELLS FARGO BANK, NA

Defendant(s): NICOLE CONRAD

Date		Credits	Charge	Balance
	Advance (Coumbia Co Sheriff) Check # 7490	\$75.00	<u></u>	
09/21/16	Service on NICOLE CONRAD		\$45.50	
		Check# 5	189	\$29.50 REFUND

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. CONRAD,	-			Case Number 2016CV553	
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Attorney /	Originator:				JENNIES
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
Service Att	empts:				LANE,
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Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE P.O. BOX 380 BLOOMSBURG, PA 17815 Timety T. Charlesia,
TIMOTHY T. CHAMBERLAIN, SHERIFF

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.

VŜ.

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 Molris 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA	ARGO				Number
CONRAD,	NICOLE			201	6CV553
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Attorney / (Originator:				
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DCCUPANI

2016CV553

24 MOUNTAIN ROAD, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. CONRAD,					e Number 16CV553	
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Phone:	DOB:	Relation:	Clerk	Secretary of the secret	mana	
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA	ARGO			Case Number
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Attorney /	Originator;			
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CONRAD, NICOLE

2016CV553

11 JENNIES LANE, CATAWISSA, PA 17820

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA	ARGO			1	Case	Number	
vs. CONRAD,	NICOLE					6CV553	
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Primary Address:	4777 Old Berwick Roa Bloomsburg, PA 1781		Adult In Charge:	Comie	Johnson)	2016CV553
Phone:	570-784-2850	DOB:	Relation:	Reception	wist		
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Attorney /	Originator:						, E
Name:	PHELAN & HALLINAN I	L LP	Phone:	215-563-7000			OLD BERWICK ROAD,
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. CONRAD,					Number 6CV553
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Name:	Domestic Relations Office of Columbia Cou	Served:	Personally · Add	uttin Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Pleamehurg DA 47915	Adult In Charge:	Karen	*	nderfe
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	Sa	2	
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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 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 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 EOREG) OSUDEN

Pa.R.C.P. 3180-3183	
Wells Fargo Bank, NA	COURT OF COMMON PLEAS
VS.	CIVIL DIVISION
Nicole Conrad	NO.: <u>2016-CV-553</u>
	2016 - ED - 140
Commonwealth of Pennsylvania:	COLUMBIA COUNT
County of Columbia	
TO THE SHERIFF OF <u>COLUMBIA</u> COUNTY, PENNSYLVAN	NIA:
To satisfy the judgment, interest and costs in the above following property (specifically described property below):	ve matter you are directed to levy upon and sell the
PREMISES: 24 Mountain Road, Berwick, PA 18603-5038 (See Legal Description attached)	
Amount Due Interest from 08/22/2016 to Date of Sale @ \$25.27 per diem	\$153,725.17 e \$ and costs
	Clerk) Office of the Prothy Support, Common Pleas Courty, Penna.
Dated E QC QOILC	
PH # 982153	Proofine Called a Property Courts
	Prothes Citation Provides MyxGon Lix 182 Livy Wining 2000
	Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

11-05-010-00,000

REAL ESTATE OUTLINE

ED# <u>2016 ED1</u>40

DATE RECEIVED 8-24-	2016
DOCKET AND INDEX 2010	e C √ 553
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	Χ
COPY OF DESCRIPTION	X
WHEREABOUTS OF LKA	**
NON-MILITARY AFFIDAVIT	X
NOTICES OF SHERIFF SALE	$\frac{\overline{}}{}$
WAIVER OF WATCHMAN	X
AFFIDAVIT OF LIENS LIST	
CHECK FOR \$1,350.00 OR	X CK# 001425011
**IF ANY OF ABOVE IS MISSIN	
	11 On 12 O
SALE DATE	Nov. 97 (14) TIME 9:00
POSTING DATE	- <u>-</u>
ADV. DATES FOR NEWSPAPER	1 ST WEEK
	2 ND WEEK
	3 RD WEEK

Wells Fargo Bank, NA : COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

: NO.: 2016-CV-553

Nicole Conrad

Defendant(s) :

COLUMBIA COUNTY

<u>AFFIDAVIT PURSUANT TO RULE 3129.1</u>

Wells Fargo Bank, NA. Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe 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)

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:

Name Address (if address cannot be

reasonably ascertained, please indicate)

None.

Name and address of last recorded holder of every mortgage of record;

Name Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

salc.

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)

PH # 982153

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

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.

PO Box 11754

Date: 8/25/7016

Federal Building

U.S. Attorney for The Middle District of PA

Phelan Hallinan Diamond & Jones, LLP

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

Attorney for Plaintiff

Harrisburg, PA 17108-1754

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

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 cast, 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.

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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

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

Attorney for Plaintiff

Wells Fargo Bank, NA

COLUMBIA County

:

: COURT OF COMMON PLEAS

vs.

;

CIVIL DIVISION

Nicole Conrad

215-563-7000

NO.: <u>2016-CV-553</u>

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

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

Attorneys for Plaintiff

Wells Fargo Bank, N.

Plaintiff

•

: NO.: 2016-CV-553

Nicole Conrad

v.

215-563-7000

Defendant(s)

2016-ED-140

COURT OF COMMON PLEAS

COLUMBIA County

CIVIL DIVISION

CERTIFICATION

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

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

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

Phelan Hallinan Diamond & Jones, LLP Vishal J. Dobaria, Esq., Id. No.311860

Attorney for Plaintiff

Wells Fargo Bank, NA **Plaintiff**

v.

Nicole Conrad Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2016-CV-553

COLUMBIA COUNTY

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 Praccipe for the Writ of Execution was filed, the following information concerning the real property located at 24 Mountain Road, Berwick, PA 18603-5038.

Ι. Name and address of Owner(s) or reputed Owner(s);

Name

Address (if address cannot be reasonably ascertained.

please so indicate)

Nicole Conrad

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)

11 Jennies Ln.

Catawissa, PA 17820-8371

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

None,

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

PH # 982153

Tenant/Occupant

24 Mountain Road Berwick, PA 18603-5038

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: 8/25/7016

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

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:

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 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 entireties.

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**, COLUMBIA 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 IN THE COURT OF COMMON PLEAS Plaintiff OF COLUMBIA COUNTY VS. No.: 2016-CV-553 Nicole Conrad **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 AFFIDAVIT OF SERVICE Now, _____O'Clock ____ m., served the within _____at ______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 ______ ____ BY: _____ Notary Public Sheriff County, Pennsylvania, and made a part of this return So Answers.

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.		
PROCESS RECEIPT and AFFIDAVIT OF RETUI		eadability of all copies. Description date	o not detach any copies.
Plaintiff Wells Fargo Bank, NA		No. 2016-CV-553	
Defendant Nicole Conrad		Type or Writ of Co EXECUTION/	mplaint NOTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERV	ZICE OR DESCR		
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip to 24 Mountain Road	Code)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Berwick, PA 18603-5038			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN I	EXPEDITING	SERVICE.	
PLEASE POST THE PREMISES WITH THE SHERIFF'S HAN	DBILL OF	SALE.	
NOW,, 20, T, Sheriff of COLL/MBIA County, PA County, to execute the within and make return thereof according to law.	do hereby dep	outize the Sheriff of	
	Sheriff of C	OLUMBIA County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF property under within writ may leave same without a watchman, in custody of wh attachment without hability on the part of such deputy or sheriff to any plaintiff he sheriff's safe thereof	nomever is foun erein for any lo	d in possession, after notifying i	person of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff Defende ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard. Philadelphia, PA 19103-1814	ant	Telephone Number (215)563-7000	8/25/2016
SPACE BELOW FOR USE OF SHERIFF O	NLY — D		
PLAINTIFF		Court Number	
		1	
RETURNUD;			
	ANSWERS gnature of Dep.	Sheriff'	Date
of20			
Sig	gnature of Sheri	ff	Date
She	eriff of	TT TYTEMS	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE	IN	STRUC	TIONS: Please t	ype or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETURN		readability of all copies. Do not detach any copies.		
		cpiration	n date	
Plaintiff		<i>-</i>	No. <u>2016-CV-553</u>	
Wells Fargo Bank, NA				
Defendant			Type or Writ of Cor	
Nicole Conrad			EXECUTION/	OTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, LTC., TO SEI	RVICE OR DESCRI	PHON OF E	PROPERTY TO BE LE	VIED ATTACHED OR SALE.
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zi 24 Mountain Road	ip Code)			
Berwick, PA 18603-5038				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST II	N EXPEDITING S	RERVICE.		
SERVE DEFENDANT WITH THE NOTICE OF SALE.				
NOW, 20, I, Sheriff of COLLIMBIA County, I County, to execute the within and make return thereof according to law.	PA do hereby dep	utize the Si	heritt of	
	Sheriff of CO	LUMBIA :	County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER O	NE 137 ATEZ ELLA A NI	\	and the second of the second of the second	
property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sites of any plaintiff sheriff's sale thereof.	whomever is found	Lan possess	ion, after notifying p	erson of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Plainti	itf .	l'elephone l	Number	Date
Defer ADDRESS: One-Penn Center at Suburban Station, 1617 John F, Kennedy Boulevan	ndant	(215)563	-7000	0/25/2
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SHERIFF'S DEPARTMENT

SHERIFF SERVICE	INSTRUCTIONS: Please type or print legibly			
PROCESS RECEIPT and AFFIDAVIT OF RE		readability of all copies. Do not detach any of Expiration date		
Plaintiff	<u>, , , , , , , , , , , , , , , , , , , </u>	DAPITATIO	No.: <u>2016-CV-</u> 553	<u></u> "
Wells Fargo Bank, NA				
Defendant Nicole Conrad			Type or Writ of Con EXECUTION/N	oplaint OTICE OF SALE
SERYE / NAML OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO	SURVICE OR DESC	RIPTION OF		
NICOLE CONRAD	7			W A #44
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 24 Mountain Road	Zip Code)			
Berwick, PA 18603-5038				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING	G SERVICE		
SERVE DEFENDANT WITH THE NOTICE OF SALE,				
NOW. 20 1, Shertff of COLUMBIA County County, to execute the within and make return thereof according to law.	y, PA do hereby d	leputize the S	henfi 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 WATCHMA	N — Any de	puty shortH levying up	oon or attaching any
property under within writ may leave same without a watchingo, in custody of attachment without liability on the part of such deputy or sheriff to any plaint	of whomever is for liff herein for any	ind in posses loss, destruct	Sion, after notifying pr ion or removal of any	erson of levy or such property before
shemit's sale thereof.				- man proposely manne
Signature of Attorney or other Originator requesting service on behalf of XX. Plan	ntiff	Telephone	Number	Date
Defendant				
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennerdy Bouley	fendant ard Suite 1400	 	7000	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814	zard, Snite 1400	! (215)563 -		8/25/2016
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Document	Recei	ρt
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Trans # 8767 Carrier / service. USPS Server First-Class Mail® 8/29/2016 12:00:00 AM

Ship to:

U.S. DEPT OF JUSTICE

THE MIDDLE DISTRICT

228 WALNUT STREET SUITE 220

Tracking #: 71901140006000087633

P.O. BOX 11754

Doc Ref#:

2016ED140

Postage

5.1300

HARRISBURG

PA 17108

Page 1 of 1 **Print Your Documents**

Document Receipt

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Ship to:

DEPARTMENT OF PUBLIC WELFARE TPL CASUALTY

P.O. BOX 8486 Tracking #: 71901140006000087626

Doc Ref #: WILLOW OAK BUILDING 2016ED140

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

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

Ship to:

TECHNICAL SUPPORT GROUP INTERNAL REVENUE

SERVICE

600 ARCH STREET ROOM 3259 Tracking #: 71901140006000087619

Doc Ref # 2016ED140 Postage 5.1300

PHILADELPHIA PA 19106

Print Your Documents Page 1 of 1

Document Receipt

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

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: Doc Ref#:

71901140006000087589

Postage

2016ED140

5.1300

HARRISBURG

PA 17128

Documen	

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

Ship to:

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

PO BOX 8016 71901140006000087596 Tracking #:

Doc Ref# 2016ED140

Postage 5.1300

HARRISBURG PA 17105 Wells Fargo Bank, NA

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

VS.

NO.: 2016-CV-553

Nicole Conrad

Defendant(s) : COLUMBIA County

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Nicole Conrad

24 Mountain Road

Berwick, PA 18603-5038

Nicole Conrad 11 Jennies Ln

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" 2014 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 attorncy.)

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.

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

#OD1625011# #D36001808# 361508666#

THE OCCUPENT CONTAINS REAL SENTERS WILL TOUCH OF PRESSMERE SHED MANER BARD WITH HEAD.