

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

WELLS FARGO BANK NA

VS BRENDA & RICKY LEE KREISCHER

NO. 147-2016 ED

NO. 1152-2012 JD

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

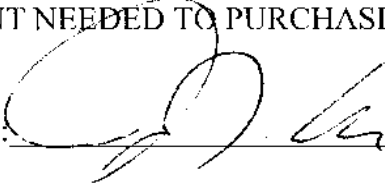
BID PRICE (INCLUDES COST) \$ 6182.76

POUNDAGE - 2% OF BID \$ 123.66

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6306.42

PURCHASER(S): 

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 6306.42

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 4956.42

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO BANK, N.A.

vs.

Defendant
BRENDA KREISCHER
RICKY LEE KREISCHER

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. : 2012CV1152

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1711 BRITAIN STREET, 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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,183.38
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	\$210.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$150.00

Total Sheriff Costs **\$2,068.88**

Municipal Costs

Sewer	\$4,046.88
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Total Municipal Costs **\$4,046.88**

Distribution Costs

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

Grand Total: **\$6,182.76**

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

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

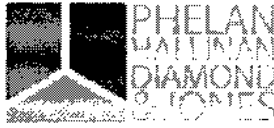
Inv Number: 211505
Customer:
SHERIFF'S OFFICE

Invoice Date: 02/28/2017 11:17:44 AM
Last Change:

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0102
By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201701583	BERWICK BORO
	Grantor - KREISCHER, BRENDA J		02/28/17 11:17:46 AM	
	Grantee - LSF9 MASTER PARTICIPATION TRUST			
	Consideration - \$6,306.42			
	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: 7718 - SHERIFF'S OFFICE	\$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: RICKY LEE KREISCHER
BRENDA J. KREISCHER
1711 BRITTAIN STREET, BERWICK, PA 18603-2507
2012-CV-1152

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," and prepare the Sheriff's Deed to **LSF9 MASTER PARTICIPATION TRUST**, 13801 WIRELESS WAY, OKLAHOMA CITY, OK 73134.

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 "Sierra Arago".

For Phelan Hallinan Diamond & Jones, LLP

PH # 746526

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 & Jones, LLP

Telephone Number:

215-563-7000

Mailing Address

1617 JFK Boulevard, Suite 1400, One Penn Center Plaza

City

Philadelphia

State

PA

ZIP Code

19103

B. TRANSFER DATA

Date of Acceptance of Document

11/18/16

Grantor(s)/Lessor(s)

Timothy Chamberlain

Telephone Number:

(570) 389-5622

Grantee(s)/Lessee(s)

LSE9 MASTER PARTICIPATION TRUST

Telephone Number:

(800) 401-6587

Mailing Address

PO Box 380, W. Main Street

Mailing Address

13801 WIRELESS WAY

City

Bloomsburg

State

PA

ZIP Code

17815

City

OKLAHOMA CITY

State

OK

ZIP Code

73134

C. REAL ESTATE LOCATION

Street Address

1711 BRITAIN STREET, BERWICK, PA 18603-2507

City, Township, Borough

BERWICK BOROUGH

County

COLUMBIA

School District

BERWICK

Tax Parcel Number

04D-02-102-00-000

D. VALUATION DATAWas transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration

\$ 6,306.42 (winning bid)

2. Other Consideration

+ -0-

3. Total Consideration

= \$ 6,306.42

4. County Assessed Value

\$ 32620.0

5. Common Level Ratio Factor

X 3.69

6. Computed Value

= \$120,367.80

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

1a. Amount of Exemption Claimed

= \$120,367.80

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

11/18/16

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

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

TD Bank, NA
3-180/360

001654723

DATE
2/23/2017

AMOUNT
****\$4,956.42

PAY FOUR THOUSAND NINE HUNDRED FIFTY-SIX AND 42 / 100 Dollars

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

SIG [746526] 1711 BRITAIN STREET (2012-CV-1152)


AUTHORIZED SIGNATURE

⑈001654723⑈ ⑆036001808⑆ 361508666⑈

SHERIFF'S SALE COST SHEET

NO. _____ VS. Kreischer
 ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</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>7.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>470.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1183.38</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL ***** \$ <u>1433.38</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	\$ <u>4046.88</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>4046.88</u>	

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 6182.76

AFFIDAVIT OF SERVICE

PLAINTIFF
WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

COLUMBIA COUNTY

PH # 746526

DEFENDANT
RICKY LEE KREISCHER
BRENDA J. KREISCHER

SERVICE TEAM/ lnm
COURT NO.: 2012-CV-1152

SERVE BRENDA J. KREISCHER AT:
1237 FERRIS AVE
BERWICK, PA 18603-1628
****PLEASE RUSH SERVICE ATTEMPTS****

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

SERVED

Served and made known to BRENDA J. KREISCHER, Defendant on the 28th day of OCTOBER, 20 16, at 11:05 o'clock A M., at 1237 FERRIS AVE, BERWICK, PA in the manner described below:

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

Description: Age 50 Height 5'4" Weight 220 Race W Sex F Other _____

I, Ronald Mull, 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: 10/28/16

NAME: Ronald Mull
 PRINTED NAME: Ronald Mull
 TITLE: Process Server

NOT SERVED

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

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

Comments: _____

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

BY: _____

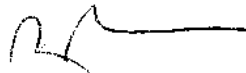
PRINTED NAME: _____

10/24

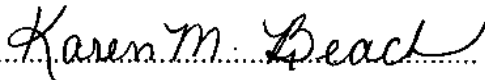
5/16

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

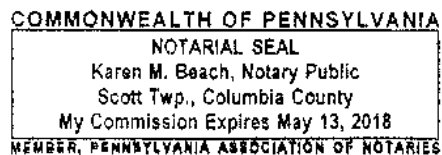
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March,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



(Notary Public)



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

.....

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

PATRICIA BELL
Legal Assistant, 1475

Representing Lenders in
Pennsylvania

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

No.: 2012-CV-1152
No.: 2016-ED-147

Re: LSF9 MASTER PARTICIPATION TRUST VS. RICKY LEE KREISCHER, and BRENDA J. KREISCHER
No.: 2012-CV-1152, No.: 2016-ED-147

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**

LSF9 MASTER PARTICIPATION TRUST	:	COLUMBIA COUNTY
Plaintiff,	:	
	:	
	:	COURT OF COMMON PLEAS
v.	:	
	:	
	:	CIVIL DIVISION
	:	
RICKY LEE KREISCHER	:	
BRENDA J. KREISCHER	:	
Defendant(s)	:	No.: <u>2012-CV-1152</u>
	:	No.: <u>2016-ED-147</u>

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: 10/21/2016

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.

Wells Fargo Financial Pennsylvania, Inc.
Plaintiff

v.

Ricky Lee Kreischer
Brenda J. Kreischer
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-1152**
:
: **COLUMBIA COUNTY**

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Financial Pennsylvania, Inc., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1711 Brittain Street, Berwick, PA 18603-2507**.

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

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

Ricky Lee Kreischer

239A Jackson ST, Berwick, PA 18603-3614

Brenda J. Kreischer

701 E Front ST, Berwick, PA 18603-4917

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

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

Ricky Lee Kreischer

**1711 Brittain Street
Berwick, PA 18603-2507**

Brenda J. Kreischer

**1711 Brittain Street
Berwick, PA 18603-2507**

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

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

None.

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

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

None.

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

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

**Berwick Area Joint Sewer Authority, C/O
Anthony J. McDonald, Esquire**

**Bull, Bull & Knecht, LLP
106 Market Street
Berwick, PA 18603**

Berwick Area Joint Sewer Authority

**1108 Freas Avenue
Berwick, PA 18603**

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

Name

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

None.

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

Name

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

Tenant/Occupant

**1711 Brittain Street
Berwick, PA 18603-2507**

Brenda J. Kreischer C/O Susan M. Hill, Esq.

**38 W 3rd ST
Bloomsburg, PA 17815**

Brenda J. Kreischer C/O Susan M. Hill, Esq.

**16 West Main Street
Bloomsburg, PA 17815**

**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: 10/21/2016

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

Name and
Address
Of Sender



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

AZK/PAB - 11/09/2016 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address
1	****	BERWICK AREA JOINT SEWER AUTHORITY 1108 FREAS AVENUE BERWICK, PA 18603
2	****	BERWICK AREA JOINT SEWER AUTHORITY, C/O ANTHONY J. McDONALD, ESQUIRE BULL, BULL & KNECHT, LLP 106 MARKET STREET BERWICK, PA 18603
		RE: RICKY LEE KREISCHER (COLUMBIA) PH # 746526/1026

Page 1 of 1 45 Day

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international pieces subject to a limit of \$500.000 per occurrence. The maximum ind The maximum indemnity payable is \$25,000 for registered mail, sent v R900 S913 and S921 for limitations of value only.
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Form 3877 Facsimile

Fee

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

Name and
Address
Of Sender

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

AZK/SRC - 11/9/2016 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 1711 BRITTAIN STREET BERWICK, PA 18603-2507	\$0.47	
2	****	Brenda J. Kreischer C/O Susan M. Hill, Esq. 38 W 3RD ST BLOOMSBURG, PA 17815	\$0.47	
3	****	Brenda J. Kreischer C/O Susan M. Hill, Esq. 16 WEST MAIN STREET BLOOMSBURG, PA 17815	\$0.47	
4	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128	\$0.47	
5	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105		
6	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
7	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
8	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222		
9	****	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: RICKY LEE KREISCHER (COLUMBIA) PH # 7465261021			Page 1 of 1	Writ Team
			\$4.23	

The high 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 document 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 R900 S913 and 90.21 for limitations of coverage.

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster's Name of Receiving Employee(s)

Wells Fargo Financial Pennsylvania, Inc.	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
v.	:	
	:	NO.: <u>2012-CV-1152</u>
Ricky Lee Kreischer	:	2016-ED-147
Brenda J. Kreischer	:	
Defendant(s)	:	COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Financial Pennsylvania, Inc., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1711 Brittain Street, Berwick, PA 18603-2507**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Ricky Lee Kreischer	239A Jackson ST, Berwick, PA 18603-3614
Brenda J. Kreischer	701 E Front ST, Berwick, PA 18603-4917

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Ricky Lee Kreischer	1711 Brittain Street Berwick, PA 18603-2507
Brenda J. Kreischer	1711 Brittain Street Berwick, PA 18603-2507

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

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

None.

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

Name

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

Tenant/Occupant

**1711 Brittain Street
Berwick, PA 18603-2507**

Brenda J. Kreischer C/O Susan M. Hill, Esq.

**38 W 3rd ST
Bloomsburg, PA 17815**

Brenda J. Kreischer C/O Susan M. Hill, Esq.

**16 West Main Street
Bloomsburg, PA 17815**

**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: _____



By: _____



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

AFFIDAVIT OF SERVICE

PLAINTIFF
WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

COLUMBIA COUNTY

PH # 746526

DEFENDANT
RICKY LEE KREISCHER
BRENDA J. KREISCHER

SERVICE TEAM/Imm
COURT NO.: 2012-CV-1152

SERVE RICKY LEE KREISCHER AT:
503 N 4TH ST
CATAWISSA, PA 17820-1009
DIVORCED- One cannot accept service for the other
Previous Successful Service

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

SERVED

Served and made known to RICKY LEE KREISCHER, Defendant on the 1ST day of OCTOBER 20 16, at 4:45 o'clock P. M., at 503 N. 4th ST, 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 60 Height 5'9" Weight 230 Race W Sex M 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: 10/1/16

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

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

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

Comments: _____

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

BY: _____

PRINTED NAME: _____

9/23

5/15

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
KREISCHER, BRENDA (et al.)

Case Number
2012CV1152

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 11/09/2016 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	1711 BRITTAIN STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	10-4-16
Time:	14:45
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. _____

(POSTING)

2012CV1152

1711 BRITTAIN STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
BRENDA KREISCHER (et al.)

Case Number
2012CV1152

SHERIFF'S RETURN OF SERVICE

10/04/2016 02:45 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 1711 BRITTAIN STREET, 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



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
BRENDA KREISCHER (et al.)

Case Number
2012CV1152

SHERIFF'S RETURN OF SERVICE

09/15/2016 10:15 AM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE KAYLEE KREISCHER DAUGHTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR RICKY LEE KREISCHER AT 503 NORTH 4TH STREET, CATAWISSA, PA 17820.


KEVIN DENT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

September 15, 2016

NOTARY

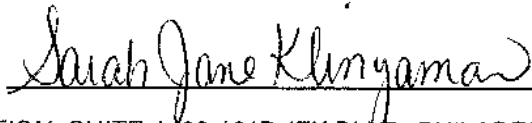
Affirmed and subscribed to before me this

15TH day of SEPTEMBER, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
BRENDA KREISCHER (et al.)

Case Number
2012CV1152

SHERIFF'S RETURN OF SERVICE

09/19/2016 03:10 PM - SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: BRENDA KREISCHER AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815. HER ADDRESS IS: 1237 FERRIS AVENUE, BERWICK, PA 18603.


EARL D. MORDAN, JR., CHIEF DEPUTY

SO ANSWERS,

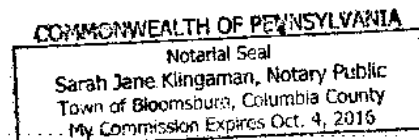

TIMOTHY T. CHAMBERLAIN, SHERIFF

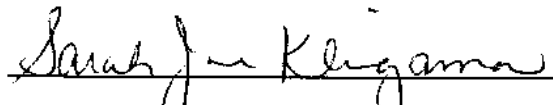
September 20, 2016

NOTARY

Affirmed and subscribed to before me this

20TH day of SEPTEMBER, 2016





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

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

Praeipce Department

Office of the Prothonotary
COLUMBIA County

RE: WELLS FARGO FINANCIAL PENNSYLVANIA, INC. v. RICKY LEE KREISCHER and
BRENDA J. KREISCHER
COLUMBIA County, CCP, No. 2012-CV-1152, PH # 746526

Dear Sir/Madam:

Enclosed please find the original and one copy each of a Praeipce to Mark Judgment to Use Plaintiff, a Praeipce to Substitute Party Plaintiff Name Change, an Entry of Appearance and a Certification of Service. Kindly file the original of record. Once time-stamped, kindly return the time-stamped copies in the envelope enclosed.

Very truly yours,

Praeipce Department

CC: RICKY LEE KREISCHER
BRENDA J. KREISCHER

Christina Zern, Esq., Id. No.320148
PHELAN HALLINAN DIAMOND & JONES,
LLP

1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Christina.Zern@phelanhallinan.com

Identification No: 320148

215-563-7000

WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.
Plaintiff

v.

RICKY LEE KREISCHER
BRENDA J. KREISCHER
Defendants

Attorney for Plaintiff

: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No. 2012-CV-1152
:
:

PRAECIPE FOR VOLUNTARY SUBSTITUTION OF PARTY PLAINTIFF
PURSUANT TO Pa.R.C.P., 2352

TO THE PROTHONOTARY:

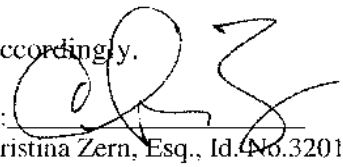
Kindly substitute LSF9 MASTER PARTICIPATION TRUST as successor Plaintiff for the originally named Plaintiff.

The material facts on which the right of succession and substitution are based as follows:

LSF9 MASTER PARTICIPATION TRUST is the current holder of the mortgage by virtue of that certain Assignment of Mortgage, which Assignment was recorded **6/30/2016** in Mortgage Instrument No. **_201605247_** of the Recorder of Deeds Office in and for **COLUMBIA** County.

Kindly amend the information on the docket accordingly.

Date: 9-29-16
PH # 746526

By: 
Christina Zern, Esq., Id. No.320148
Attorney for Plaintiff

Christina Zern, Esq., Id. No.320148
PHELAN HALLINAN DIAMOND & JONES,
LLP

1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Christina.Zern@phelanhallinan.com
Identification No: 320148
215-563-7000

WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.

Plaintiff

v.

RICKY LEE KREISCHER
BRENDA J. KREISCHER

Defendants

PRAECIPE TO MARK JUDGMENT TO USE PLAINTIFF

Attorney for Plaintiff

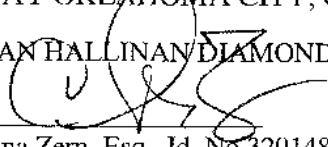
: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No. 2012-CV-1152
:
:

TO THE PROTHONOTARY:

Please mark the judgment in the above-captioned matter to the use of LSF9 MASTER PARTICIPATION TRUST, located 13801 WIRELESS WAY OKLAHOMA CITY, OK 73134.

Date: 9-29-16

PHELAN HALLINAN DIAMOND & JONES, LLP

By: 
Christina Zern, Esq., Id. No.320148
Attorney for Plaintiff

PH # 746526

Christina Zern, Esq., Id. No.320148
PHELAN HALLINAN DIAMOND & JONES,
LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Christina.Zern@phelanhallinan.com
Identification No: 320148
215-563-7000

Attorney for Plaintiff

WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.

Plaintiff

v.

RICKY LEE KREISCHER
BRENDA J. KREISCHER

Defendants

: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No. 2012-CV-1152
:
:

ENTRY OF APPEARANCE

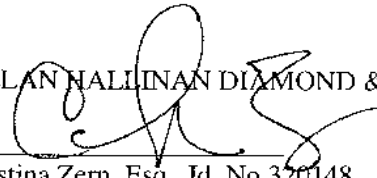
TO THE PROTHONOTARY:

Kindly enter my appearance on behalf of LSF9 MASTER PARTICIPATION
TRUST.

Date: 9-29-16

PH # 746526

PHELAN HALLINAN DIAMOND & JONES, LLP

By: 
Christina Zern, Esq., Id. No.320148
Attorney for Plaintiff

Christina Zern, Esq., Id. No.320148
PHELAN HALLINAN DIAMOND & JONES,
LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Christina.Zern@phelanhallinan.com
Identification No: 320148
215-563-7000

Attorney for Plaintiff

WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.
Plaintiff

v.

RICKY LEE KREISCHER
BRENDA J. KREISCHER
Defendants

: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No. 2012-CV-1152
:
:

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Plaintiff's Praecept to Mark Judgment to LSF9 MASTER PARTICIPATION TRUST, Substitution of Party Plaintiff and Entry of Appearance were served by regular mail on the person(s) on the date listed below:

RICKY LEE KREISCHER
239A JACKSON ST
BERWICK, PA 18603-3614

RICKY LEE KREISCHER
1711 BRITTAIN STREET
BERWICK, PA 18603-2507

RICKY LEE KREISCHER
1237 FERRIS AVE
BERWICK, PA 18603-1628

RICKY LEE KREISCHER
701 E FRONT ST
BERWICK, PA 18603-4917

RICKY LEE KREISCHER
503 N 4TH ST
CATAWISSA, PA 17820-1009

BRENDA J. KREISCHER
701 E FRONT ST
BERWICK, PA 18603-4917

BRENDA J. KREISCHER
1711 BRITTAIN STREET
BERWICK, PA 18603-2507
BRENDA J. KREISCHER
503 N 4TH ST
CATAWISSA, PA 17820-1009

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

Date: 9-29-16

PH # 746526

BRENDA J. KREISCHER
1237 FERRIS AVE
BERWICK, PA 18603-1628

Phelan Hallinan Diamond & Jones, LLP

By: 

Christina Zern, Esquire
Attorney for Plaintiff

----- FOLD HERE Mail Code: 1208 PH # 746526 -----

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

----- FOLD HERE -----



September 21, 2016

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

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

VS.

**RICKY LEE KREISCHER
BRENDA J. KREISCHER**

**NO: 2012-CV-1152
NO: 2016-ED-147**

Dear Timothy:

The amount due on the sewer account #132221 for the property located at 1711
Brittain Street, Berwick Pa through December 31, 2016 is \$4046.88. This amount
includes fees to satisfy a lien on this property.

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

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



71901140006000088395

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
KREISCHER, BRENDA (et al.)

Case Number
2012CV1152

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 147

Warrant:

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

570-544-2133

Ferris Ave
1237 ~~Ferris Ave~~

Lucerne County

Serve To:

Name: BRENDA KREISCHER

Primary Address: 701 EAST FRONT STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 1711 BRITAIN STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: *Brenda Kreischer*

Relation: *def*

Date: *9/19/16* Time: *15:10*

Deputy: *3-2* Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:	<i>9-19-16</i>					
Time:						
Mileage:						
Deputy:	<i>3</i>					

Service Attempt Notes:

1. Post office has no forwarding
2. 701 75 Lucerne County
3. called Rick - left message
4. Picking up on Monday 9-19-16 between 3 & 3:30
- 5.
- 6.

KREISCHER, BRENDA

2012CV1152

701 EAST FRONT STREET, BERWICK, PA 18603

NO EXPIRATION

BERWICK BORO

FOR: COLUMBIA County

DATE
03/01/2016

BILL NO.
4591

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

PHONE: 570-752-7442

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	32,620	10.491	335.38	342.22	376.44
SINKING		1	31.97	32.62	35.88
FIRE		1.25	39.96	40.78	42.82
LIGHT		1.75	55.95	57.09	59.94
BORO RE		11.1	354.84	362.08	380.18
The discount & penalty have been calculated for your convenience			818.10	834.79	895.26
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

KREISCHER BRENDA J & RICKY LEE
1237 FERRIS AVE
BERWICK PA 18603

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04D-02 -102-00,000	
1711 BRITAIN ST	
.202 Acres	
Land	3,520
Buildings	29,100
Total Assessment	32,620

This tax returned to courthouse on:
January 1, 2017

CK 818.10

CK

FILE COPY

7030452695

4-21-16

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

Connie C. Gingher

2016 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District+A185
Berwick Borough

Make Check Payable To:

The Berwick Area School District
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442 Email: jimcon@pa.metrocast.net

Taxes are due and payment is requested from:

012362

C04

KREISCHER BRENDA J & RICKY LEE
1237 FERRIS AVE
BERWICK, PA 18603-1628

Bill Date: 7/1/2016

Bill #: 2211

TAXPAYER COPY

Parcel #: 04D02 10200000

Prop. Type

Property Location and Description:

1711 BRITAIN ST
.202

Assessment:

L= 3,520
B= 29,100
T= 32,620

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.2300	1,442.78
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2016	2% Discounted Amount	1,413.92
If Paid By 10/31/2016	FACE Amount	1,442.78
If Paid After 10/31/2016	10% Penalty Amount	1,587.06

Caliber Home CK 1413.92

Last Day to Pay: 12/31/2016

For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

Office Hours:

Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

Connie C. Gingher

Notes paid by Psty. Co.

Connie

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

Wells Fargo Financial Pennsylvania, Inc.

vs.

Ricky Lee Kreischer
Brenda J. Kreischer

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-1152

2016-ED-147

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: 1711 Brittain Street, Berwick, PA 18603-2507
(See Legal Description attached)

Amount Due

\$208,737.97

Interest from 09/12/2016 to Date of Sale

\$_____ and costs.

@ \$34.31 per diem

Dated

9/8/2016
(SEAL)

PH # 746526

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

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

No.: 2012-CV-1152

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Financial Pennsylvania, Inc.
vs.
Ricky Lee Kreischer
Brenda J. Kreischer

WRIT OF EXECUTION
(Mortgage Foreclosure)


Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.


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

Address where papers may be served:
Ricky Lee Kreischer
1711 Brittain Street
Berwick, PA 18603-2507

Brenda J. Kreischer
1711 Brittain Street
Berwick, PA 18603-2507

Compl. \$115.00 pd
duty not \$25.00 pd
VPR \$25.00 pd
Safely \$10.00
Shred

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

REAL ESTATE TAX CERTIFICATION

Date: 09/16/2016

Fee: \$5.00

Cert. NO: 25628

KREISCHER BRENDA J & RICKY LEE
1237 FERRIS AVE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20010 -4380
Location: 1711 BRITTAIN ST
Parcel Id: 04D-02 -102-00,000

Assessment: 32,620
Balances as of 09/16/2016

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

By: COLUMBIA COUNTY SHERIFF Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
KREISCHER, BRENDA (et al.)

Case Number
2012CV1152

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone:

147

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: SUSAN M. HILL ESQUIRE

Primary Address: 38 WEST 3RD STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Deb

Belenk

Relation:

Clerk

Date:

9-15-16

Time:

08:46

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

SUSAN M. HILL ESQUIRE

2012CV1152

38 WEST 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
KREISCHER, BRENDA (et al.)

Case Number
2012CV1152

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 147

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: Allison Houser

Relation: Clerk

Date: 9-15-16 Time: 2:40

Deputy: 4 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2012CV1152 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
KREISCHER, BRENDA (et al.)

Case Number
2012CV1152

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

147

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: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Liz Whitlough

Relation:

Clerk

Date:

9-15-16

Time:

2:36

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2012CV1152

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
KREISCHER, BRENDA (et al.)

Case Number
2012CV1152

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale N

Manner: < Not Specified >

Notes: SALE DATE & TIME: 11/0
PLAINTIFF NOTICE OF S

Zone:

147

Warrant:

503 N. 4th St.
Catawissa, PA

17820

Serve To:

Name: RICKY LEE KREISCHER

Primary Address: 239 A JACKSON STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 1711 BRITTAIN STREET
BERWICK, PA 18603

Phone:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

KAY LEE KREISCHER

Relation:

DAUGHTER

Date:

9/15/16

Time:

1015

Deputy:

5

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.

KREISCHER, RICKY LEE

2012CV1152

239 A JACKSON STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
KREISCHER, BRENDA (et al.)

Case Number
2012CV1152

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 147

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: 1711 BRITAIN STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9-14-16

Time: 10:47

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

- -
 -
 -
 -
 -
- Vacant

OCCUPANT

2012CV1152

1711 BRITAIN STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
KREISCHER, BRENDA (et al.)

Case Number
2012CV1152

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

147

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: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

9-14-16

Time:

14:17

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. _____

GINGHER, CONNIE C.

2012CV1152

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
KREISCHER, BRENDA (et al.)

Case Number
2012CV1152

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 147

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: 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: Gloria Bober sky

Relation: Manager

Date: 9-14-16 Time: 12:20

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

2012CV1152

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1152

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.

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN BOROUGH OF BERWICK IN THE COUNTY OF COLUMBIA, AND STATE OF PA AND BEING DESCRIBED IN A DEED DATED 05/10/2001 AND
RECORDED 05/14/2001 AS INSTRUMENT NUMBER 2001-04380 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE; AND REFERENCED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT NO. 96 ON THE NORTHERLY SIDE OF BRITAIN STREET; THENCE NORTH ALONG THE LINE OF SAID LOT NO. 96 AND PARALLEL WITH SCANLON STREET A DISTANCE OF 160 FEET TO A FIFTEEN-
FOOT ALLEY; THENCE WESTERLY ALONG SAID ALLEY AND PARALLEL WITH BRITAIN STREET A DISTANCE OF 55 FEET TO THE NORTHEAST CORNER OF LOT NO. 98; THENCE ALONG LOT NO. 98 PARALLEL WITH BOWMAN STREET A DISTANCE OF 160 FEET TO THE NORTH SIDE OF BRITAIN STREET; THENCE EASTERLY ALONG SAID STREET A DISTANCE OF 55 FEET TO THE CORNER, THE PLACE OF BEGINNING, BEING ALL OF LOT NO. 97 AND A PORTION OF LOT NO. 96 IN FAIRCHILD'S ADDITION TO BERWICK, ON WHICH IS ERECTED A SMALL DWELLING HOUSE AND GARAGE. TITLE TO SAID PREMISES IS VESTED IN Brenda J. Kreischer and Ricky Lee Kreischer, her husband, by Deed from Jean E. Miller, widow, dated 05/10/2001, recorded 05/14/2001 in Instrument Number 200104380.
Tax Parcel: 04D-02-102-00-000
Premises Being: 1711 Britain Street, Berwick, PA 18603-2507
PROPERTY ADDRESS: 1711 BRITAIN STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04D-02-102-00-000

Seized and taken into execution to be sold as the property of **BRENDA KREISCHER, RICKY LEE KREISCHER** in suit of **WELLS FARGO BANK, N.A..**

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

040-02-102-00,000

Nov. 4th, 16

BwK Boro

REAL ESTATE OUTLINE

ED # 2016ED147

DATE RECEIVED 9.9.14
DOCKET AND INDEX 2012 CV 1152

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X
COPY OF DESCRIPTION X
WHEREABOUTS OF LKA X
NON-MILITARY AFFIDAVIT X
NOTICES OF SHERIFF SALE X
WAIVER OF WATCHMAN X
AFFIDAVIT OF LIENS LIST X
CHECK FOR \$1,350.00 OR X

CK# 001627265

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

SALE DATE Nov. 9th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

Wells Fargo Financial Pennsylvania, Inc.
Plaintiff

v.

Ricky Lee Kreischer
Brenda J. Kreischer
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-1152**
:
: **2016-ED-147**
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Financial Pennsylvania, Inc., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1711 Brittain Street, Berwick, PA 18603-2507**.

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

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

Ricky Lee Kreischer

239A Jackson ST, Berwick, PA 18603-3614

Brenda J. Kreischer

701 E Front ST, Berwick, PA 18603-4917

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

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

Ricky Lee Kreischer

1711 Brittain Street
Berwick, PA 18603-2507

Brenda J. Kreischer

1711 Brittain Street
Berwick, PA 18603-2507

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

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

None.

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

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

None.

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

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

None.

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

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

None.

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

Name

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

Tenant/Occupant

1711 Brittain Street
Berwick, PA 18603-2507

Brenda J. Kreischer C/O Susan M. Hill, Esq.

38 W 3rd ST
Bloomsburg, PA 17815

Brenda J. Kreischer C/O Susan M. Hill, Esq.

16 West Main Street
Bloomsburg, PA 17815

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:

By:

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

Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

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

Attorneys for Plaintiff

Wells Fargo Financial Pennsylvania, Inc.
Plaintiff

v.

Ricky Lee Kreischer
Brenda J. Kreischer
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2012-CV-1152
:
: 2016-ED-147
: COLUMBIA County
:

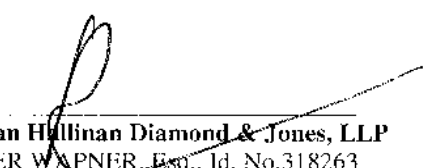
CERTIFICATION

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

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

By: _____


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

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

Attorney for Plaintiff

Wells Fargo Financial Pennsylvania, Inc.

vs.

**Ricky Lee Kreischer
Brenda J. Kreischer**

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2012-CV-1152
: 2016-ED-147

VERIFICATION OF NON-MILITARY SERVICE

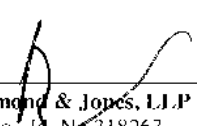
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) Ricky Lee Kreischer and Brenda J. Kreischer are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Ricky Lee Kreischer is over 18 years of age and resides at 239A Jackson ST, Berwick, PA 18603-3614, 1711 Brittain Street, Berwick, PA 18603-2507, 1237 Ferris Ave, Berwick, PA 18603-1628, and 503 N 4th ST, Catawissa, PA 17820-1009.

(c) that defendant Brenda J. Kreischer is over 18 years of age and resides at 1711 Brittain Street, Berwick, PA 18603-2507, 1237 Ferris Ave, Berwick, PA 18603-1628, and 503 N 4th ST, Catawissa, PA 17820-1009.

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


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

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

Attorneys for Plaintiff

Wells Fargo Financial Pennsylvania, Inc.
Plaintiff

v.

Ricky Lee Kreischer
Brenda J. Kreischer
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2012-CV-1152
:
: 2016-ED-147
: 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
- (X) the premises is vacant
- () Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By: _____

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

LEGAL DESCRIPTION

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN BOROUGH OF BERWICK IN THE COUNTY OF COLUMBIA, AND STATE OF PA AND BEING DESCRIBED IN A DEED DATED 05/10/2001 AND RECORDED 05/14/2001 AS INSTRUMENT NUMBER 2001-04380 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE; AND REFERENCED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT NO. 96 ON THE NORTHERLY SIDE OF BRITTAIN STREET; THENCE NORTH ALONG THE LINE OF SAID LOT NO. 96 AND PARALLEL WITH SCANLON STREET A DISTANCE OF 160 FEET TO A FIFTEEN-FOOT ALLEY; THENCE WESTERLY ALONG SAID ALLEY AND PARALLEL WITH BRITTAIN STREET A DISTANCE OF 55 FEET TO THE NORTHEAST CORNER OF LOT NO. 98; THENCE ALONG LOT NO. 98 PARALLEL WITH BOWMAN STREET A DISTANCE OF 160 FEET TO THE NORTH SIDE OF BRITTAIN STREET; THENCE EASTERLY ALONG SAID STREET A DISTANCE OF 55 FEET TO THE CORNER, THE PLACE OF BEGINNING. BEING ALL OF LOT NO. 97 AND A PORTION OF LOT NO. 96 IN FAIRCHILD'S ADDITION TO BERWICK, ON WHICH IS ERECTED A SMALL DWELLING HOUSE AND GARAGE.

TITLE TO SAID PREMISES IS VESTED IN Brenda J. Kreischer and Ricky Lee Kreischer, her husband, by Deed from Jean E. Miller, widow, dated 05/10/2001, recorded 05/14/2001 in Instrument Number 200104380.

Tax Parcel: 04D-02-102-00-000

Premises Being: 1711 Brittain Street, Berwick, PA 18603-2507

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2012-CV-1152** 2016-ED-147

Wells Fargo Financial Pennsylvania, Inc.

v.

Ricky Lee Kreischer

Brenda J. Kreischer

owner(s) of property situate in the **BOROUGH OF BERWICK**, COLUMBIA County,
Pennsylvania, being

1711 Brittain Street, Berwick, PA 18603-2507

Parcel No. 04D-02-102-00-000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$208,737.97**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date _____
--	---

Plaintiff Wells Fargo Financial Pennsylvania, Inc.	No.: <u>2012-CV-1152</u> <div style="font-size: 1.2em; font-weight: bold;">2016-ED-147</div>
Defendant Ricky Lee Kreischer Brenda J. Kreischer	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)

1711 Brittain Street

Berwick, PA 18603-2507

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 <div style="text-align: center;">Defendant</div> ADDRESS: <u>One Penn Center at Suburban Station 4617 John F. Kennedy Boulevard, Suite 1400</u> <u>Philadelphia, PA 19103-1814</u>	Telephone Number <u>(215)563-7000</u>	Date _____
--	--	---------------

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

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____, 20__	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date _____
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Plaintiff Wells Fargo Financial Pennsylvania, Inc.	No.: 2012-CV-1152 <div style="font-size: 1.2em; font-weight: bold;">2016-ED-147</div>
Defendant Ricky Lee Kreischer Brenda J. Kreischer	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 <u>RICKY LEE KREISCHER</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>1711 Brittain Street</u> <u>Berwick, PA 18603-2507</u>
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SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

PLAINTIFF	Court Number
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RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
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Document Receipt

Trans #	8846	Carrier / service:	USPS Server	First-Class Mail®	9/9/2016 12:00:00 AM
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Ship to:

INTERNAL REVENUE SERVICE

1000 LIBERTY AVENUE ROOM 704

Tracking #: 71901140006000088425

Doc Ref #: 2016ED147

Postage 5.1300

PITTSBURGH PA 15222

Document Receipt

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DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000088371

Doc Ref #: 2016ED147

Postage 5.1300

HARRISBURG PA 17128

147

Document Receipt

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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000088388

Doc Ref #: 2016ED147

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HARRISBURG PA 17105

Document Receipt				
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PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION		
900 MARKET STREET		Tracking #	71901140006000088395	
		Doc Ref #:	2016ED147	
		Postage	5.1300	
PHILADELPHIA	PA	19107-4214		

Document Receipt

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TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000088401

Doc Ref #: 2016ED147

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt				
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TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE		
600 ARCH STREET ROOM 3259		Tracking #:	71901140006000088418	
		Doc Ref #:	2016ED147	
		Postage	5.1300	
PHILADELPHIA PA 19106				

Document Receipt

Trans #	8846	Carrier / service:	USPS Server	First-Class Mail®	9/9/2016 12:00:00 AM
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INTERNAL REVENUE SERVICE

1000 LIBERTY AVENUE ROOM 704

Tracking #: 71901140006000088425

Doc Ref #: 2016ED147

Postage 5.1300

PITTSBURGH PA 15222

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

TD Bank, NA
3-180/360

001627265

DATE
9/7/2016

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

BAB [746526] 1711 BRITAIN STREET (2012-CV-1152)

Francis S. Hallinan
AUTHORIZED SIGNATURE

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

⑈001627265⑈ ⑆036001808⑆ 361508666⑈