Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO
vs.
LLOYD PAUL FRY, JR (et al.)

Case Number 2015CV1580

PROPERTY ADDRESS

240 EAST 9TH STREETE, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	СНК #	DEBIT	CREDIT
03/16/2016	Advance Fee	Advance Fee	181622	\$0.00	\$1,350.00
03/16/2016	Advertising Sale (Newspaper)			\$15.00	\$0.00
03/16/2016	Advertising Sale Bills & Copies			\$17,50	\$0.00
03/16/2016	Crying Sale			\$10.00	\$0.00
03/16/2016	Docketing			\$15.00	\$0.00
03/16/2016	Levy			\$15.00	\$0.00
03/16/2016	Mailing Costs			\$36.00	\$0.00
03/16/2016	Posting Handbill			\$15.00	\$0.00
03/16/2016	Press Enterprise Inc.			\$1,248.54	\$0.00
03/16/2016	Sheriff Automation Fund			\$50.00	\$0.00
03/16/2016	Web Posting			\$100.00	\$0.00
06/02/2016	Service			\$180.00	\$0.00
06/02/2016	Service Mileage			\$6.00	\$0.00
06/02/2016	Copies				
06/02/2016	Notary Fee			\$6.00	\$0.00
06/02/2016	Tax Claim Search			\$15.00	\$0.00
06/02/2016	Surcharge			\$5.00	\$0.00
00/02/2010	- Surcharge			\$130.00	\$0.00

\$1,864.04 \$1,350.00

TOTAL BALANCE: \$(514.04)

Printed: 6/8/2016 9:42:40AM

Milstead & Associates LLC ATTORNEY BUSINESS ACCT

1 E. STOW ROAD MARLTON, NJ 08053 856-482-1400



Columbia County Sheriff

June 08, 2016

VOID AFTER 180 DAYS

******514.04

Columbia County Sheriff Columbia County Courthouse PO Box 380

Bloomsburg, PA 17815

МЕМО

85.46550

TOTAL DESIGNATION OF THE PROPERTY OF THE PROPE #007096# #:031201360#

43225222211

MILSTEAD & ASSOCIATES, LLC

1 E. STOW ROAD MARLTON, NJ 08053

(856) 482-1400 Fax: (856) 482-9190 ishaw@milsteadlaw.com

Real Estate Dept.	From: Ibet A. Shaw
COMPANY: Columbia Sheriff's Sale	DATE: June 8, 2016
'AX NUMBER: 570-389-5625	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER: 570-389-5624	sender's reference number: 85.46550
Lloyd P. Fry a/k/a Lloyd P. Fry, Jr. and	YOUR REFERENCE NUMBER:
Jessica L. Fry	2015-CV-1580

Please accept this fax as authorization to STAY the sale which is currently scheduled for 06/08/2016. No funds have been exchanged in consideration of the stay.

Thank You

Thet A. Shaw

IF THERE IS A PROBLEM WITH THIS TRANSMISSION. PLEASE CALL (856) 482-1400

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE

Timothy T. Chamberlain Sheriff

Attorney for the Plaintiff:



Earl D. Mordan, Jr. Chief Deputy

Plaintiff

WELLS FARGO

VS.

Defendant

LLOYD PAUL FRY, JR JESSICA FRY

Sheriff's Sale Date:

Wednesday, June 8, 2016

\$2,127.04

Writ of Execution No.: 2015CV1580

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 240 EAST 9TH STREETE, BLOOMSBURG, PA 17815

MILSTEAD & ASSOCIATES LLC

1 EAST STOW ROAD MARLTON, NJ 08053

Sheriff Costs

		Tota	al Distribution Costs	\$68.00
Recording Fees				\$68.00
Distribution Cost	S			
		Tota	al Sheriff Costs	\$2,059.04
outcharge		 		\$130.00
Surcharge		 		\$5.00
Tax Claim Search		 	• •	\$15.00
Copies Notary Fee				\$6.00
- Distribution Form			-	\$25.0
Service Mileage				\$6.00
Service				\$180.00
Web Posting				\$100.00
Transfer Tax Form				\$25.0
Solicitor Services		 		{\$100.0
Sheriff's Deed				\$35.0
Sheriff Automation Fund				\$50.0
 Prothonotary, Acknowled 	lge Deed	 		\$10.0
Press Enterprise Inc.		 		\$1,248.5
Posting Handbill		 		\$15.0
Mailing Costs		 		\$36.0
Levy		•		\$15.0
Docketing		 		\$15.0
Crying Sale		•		\$10.0
Advertising Sale Bills & C	Copies	 		\$17.5
Advertising Sale (Newsp.	aper)			\$15.0

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

Grand Total:

SHERIFF'S SALE COST SHEET

	vs. My
NOED NO	JD DATE/TIME OF SALE
DOCKET/RETURN	¢15.00
SERVICE PER DEF.	\$15.00 • / \$20 mg
LEVY (PER PARCEL	\$ 15.00
MAILING COSTS	\$15.00 \$ 36.00
ADVERTISING SALE BILLS & CO	
ADVERTISING SALE (NEWSPAPE	• • • • •
MILEAGE	\$ 6.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 6,00
NOTARY	\$ 15,00
TOTAL *****	****** \$ 415.50
	-
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <i>1748,54</i>
SOLICITOR'S SERVICES	\$100.00 ************** \$1498,54
TOTAL ****	*******
PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ 68,00
	******* \$ 78,00
	· · · · · · · · · · · · · · · · · · ·
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ 5.00
TOTAL *****	************ § S, 60
MUNICIPAL FEES DUE:	
SEWER 20	Φ
WATER 20	
ZO_ *******	\$\$ \$\$ \$************ \$ \$\$\$
101712	Φ
SURCHARGE FEE (DSTE)	\$ 13/0,60
MISC	\$
	\$
TOTAL *****	******
	\$\$\$\$\$ \$\$\$\$ \$(OPENING BID) \$ 2127.04
TOTAL COSTS	S (OPENING BID) \$ 3137.04

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 May 4, 11, 18, 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.

arregations in the foregoing stateme	ent as to time, place, and character of publication are true.
	21
Sworn and subscribed to before	e me this 18th day of May 2016. Haven M. Beach
	Haven M. Beach
	(Notary Public)
	CONTROL OF COMMENT OF THE PROPERTY SERVICE AND A SERVICE A
And now,publication charges amounting to \$. fee for this affidavit have been paid	
toe for this arritavit have been paid	III Tuii.

MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead

Richard M Milstead

Mark E. Herrera*

Nelson Diaz*

Rhondi Lynn Schwartz

Andrew M. Lubin* * Also admitted in PA 2 Also admitted in MD

Attorneys at Law

1 E. Stow Road, Markton, New Jersey 08053 Phone (856) 482-1400 Fax (856) 482-9190 www.milsteadlaw.com

David H. Lipow*

Mary L. Harbert-Bell*

Matthew C. Waldi*

Patrick J. Wesner*

Oliver A. Ayon

Robert W Williams#*

Roger Fay*

1350 Edgmont Avenue Suite 2540 Chester, PA 19013 (215) 717-0043 Fax (215) 717-0044

Our File No. 213724-1

May (), 2016

Columbia County Sheriff Columbia County Courthouse PO Box 380 Bloomsburg, PA 17815

Wells Fargo Bank, N.A. vs. Lloyd P. Frya/k/a Lloyd P. Fry, Jr. and Jessica L. Fry Re:

Docket Number: 2015-CV-1580

Affidavit Pursuant to Pa.R.C.P. 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit pursuant to Pa.R.C.P. 3129.2. As of the date of this letter, our office has forwarded the original affidavit to the Prothonotary's office to be filed of record.

Thank you for your attention to this matter.

Very truly yours,

Sean M Smith Paralegal

**THE PROPERTY IS LISTED FOR THE June 08, 2016 SHERIFF'S SALE.

Milstead & Associates, LLC BY: Robert W Williams, Esquire ID No. 315501 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400 Attorneys for Plaintiff

Wells Fargo Bank, N.A.,

File Number 213724-1

COURT OF COMMON PLEAS COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO

Plaintiff,

vs.

No.: 2015-CV-1580

Lloyd P. Fry a/k/a Lloyd P. Fry, Jr. Jessica L. Fry,

Pa.R.C.P. 3129.2

Defendants

I, Robert W Williams, Esquire, say:

- 1. On April 7, 2016, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendants Lloyd P. Fry a/k/a Lloyd P. Fry, Jr. and Jessica L. Fry, by B&R Services for Professionals Inc. Copies of the returns are attached hereto and made a part hereof as Exhibit "A".
- 2. On May 6, 2016, a notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "B".

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 10 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

> Williams, Esquire Attorney ID No. 315501

Milstead & Associates, LLC





235 SOUTH 13TH STREET PHILADELPHIA, PA 19107 PHONE: (215) 546-7400

NATIONS

National Association out

Professional Process Servers

Services the Professionals Inc. FAX: (215) 985-0169	National Association out Professional Process Servers
Wells Fargo Bank, N.A.	: COURT Court of Common Pleas of
-VS-	Pennsylvania
Jessica L. Fry and Lloyd P. Fry a/k/a Lloyd P. Fry, Jr.	: CASE NUMBER 2015-CV-1580
State of Pennsylvania A County of Daughin	FFIDAVIT
County of Daughin	
	B&R Control # CS116028.01
SEDVI	Reference Number 213724-1
On <u>3/31/2</u> Notic For service upon: <u>Lk</u> At <u>240 East 9th St</u>	2016, we received the se of Sheriff Sale oved P. Fry a/k/a Lloyd P. Fry. Jr. street, Bloomsburg, PA 17815
Personally served. Adult in charge of residence, relationship is Adult in charge of residence who refused to give n Manager/Clerk of place of residence lodging Agent or person in charge of office or usual place Other	
Description of Person Age 35 Height 5 Other Hack hair	10" Weight 185 Race white sex male
■ Not Served Date Time	Moved Unknown No Answer Vacant
Other	
The Process Server, being duly sworn, deposes and says facts set forth herein are true and correct to the best of the knowledge, information and belief. Process Server/Sheriff Officery 100 Jan Client Phone (856) 482-1400 Sale Date:	05/25/2016 Filed Date: BR Serve By: 04/18/2016
	COMMONWEALTH OF PENNSYLVANIA

Anthony Price Milstead and Associates, LLC 1 East Stow Road Mariton, NJ 08053



COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

John F. Shinkowsky, Notary Public

Lower Paxton Twp., Dauphin County

My Commission Expires Sept. 28, 2018

MENBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



235 SOUTH 13TH STREET PHILADELPHIA, PA 19107 PHONE: (215) 546-7400 FAX: (215) 985-0169

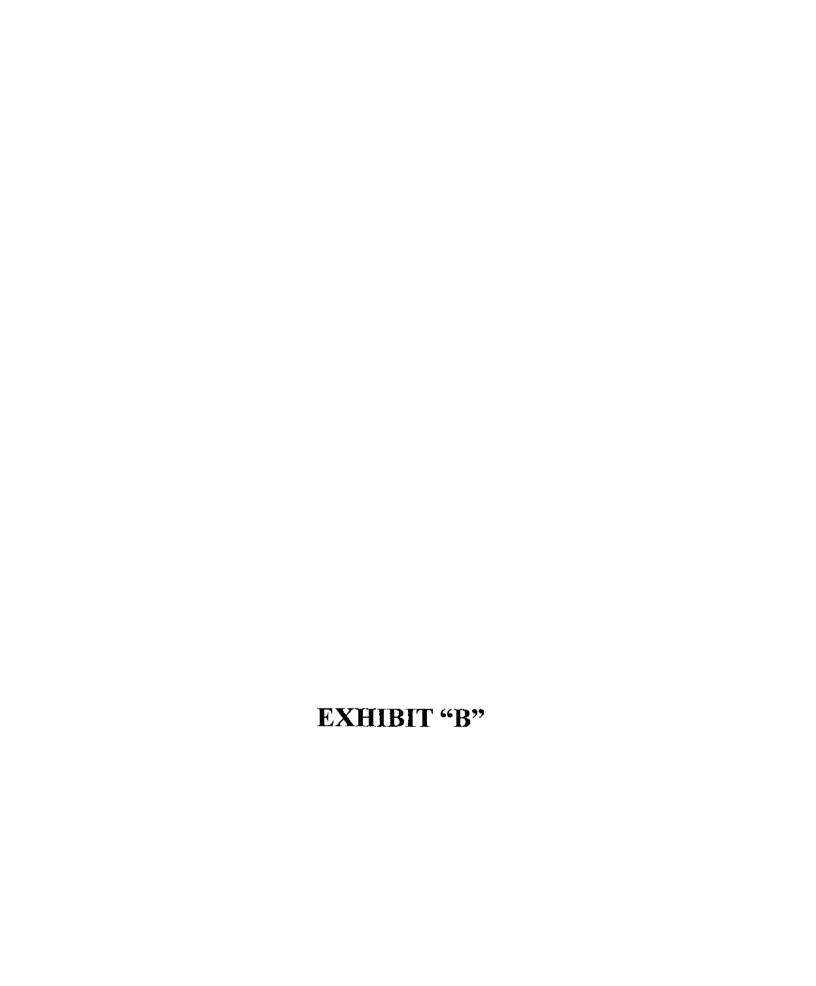


Sections for Professionals Inc. (215) 985-0159			Professional Process Servers
Wells Fargo Bank, N.A.	· · · · · · · · · · · · · · · · · · ·	COURT	Court of Common Pleas of
VS			Pennsylvania
Jessica L. Fry and Lloyd P. Fry a/k/a Lloyd P. F	/, Jr	CASE NUMBER	Columbia County 2015-CV-1580
	•	CASE NUMBER	2013-04-1000
State of <u>Pennsylvanua</u>	AFFIDAVI	T	
County of Dauphin			
		B&R C	Control # CS116028.02
		Reference	Number 213724-1
	SERVICE INFORM	ATION	
	On <u>3/31/2016</u> ,we rece	eived the	
	Notice of Sheriff		
	For service upon: Jess		
/ *	240 East 9th Street, Bloom	sburg, PA 17815	
	7) a A		
Served Date 04 01 2016 Time	31AM Accepted By	r: Would P. Fry a	La Lloyd P. Fry, Jr.
In the manner described below.		0	9 5
Personally served.			
Adult in charge of residence, relati	•	coresident	
Adult in charge of residence who r	used to give name and/or	r relationship.	
Manager/Clerk of place of residen			
Agent or person in charge of office	or usual place of business		
Other	<u> </u>		····
Description of Person Age 35	Height $S^{i} O^{ii}$ Wei	ight /85 Race	White sex male
Other blv	- hair		
	- Y UCU		
Not Served Date	me [Moved Unkn	own No Answer Vacant
Other			
The Process Server, being duly sworn, de			n to and subscribed before me this
facts set forth herein are true and correct knowledge, information and belief.	the best of their	_15 ^{-tt}	day of April 2016
_ ·	7 7	Notai	Public
Process Server/Sheriff Nothan Morgan	<u>8 </u>	11024	o i asino
Client Phone (855) 482-1400	0-1- 0-4- 05/05/0045	S FRED DATE	DD 6 D
	Sale Date: 05/25/2018	Filed Date:	BR Serve By:
Anthony Price		;	COMMONWEALTH OF PENNSYLVANIA
Milstead and Associates, LLC			NOTARIAL SEAL John F. Shinkowsky, Notary Public
1 East Stow Road			Lower Paxton Twp., Dauphin County

Mariton, NJ 08053



My Commission Expires Sept. 28, 2018
RENBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



POSTMARK AND	SERVICE AND THE SERVICE OF THE SERVI	CALLED TO STATE OF THE STATE OF	S S S S S S S S S S S S S S S S S S S	1000	1						The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegottable documents under Express Mail document	faconstruction insurance as \$50,000 per piece subject to a timit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for insured Mail, Special handling charges apply only to third and Fourth-Class parcels. Special delivery service also	FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL
CHECK APPROPATE BLOCK FOR Illing Registered Mail: With Pos	Act, Value (If Regis.)										The intermediate	Fecol #50,6 Expr Expr Inder Third	CERTIFIED, AND EX
OHECK APPRO Mailing Mail	Fee Handling Charge										POSTMASTER, PER (Name of receiving employee)		INSURED, C.O.D., (
E TYPE OF MAIL. CHE X Certificate Mailing D Insured D COD D Certified Mail	Postage								:		POSTMASTER, PER (Name of receiving er	\subseteq	REGISTERED, I
INDICATETYP	Name of Addressee, Street, and Post-Office Address	Wells Fargo Bank, NA. (Plaintiff berein) 3476 Stateview Boulevard Port Mill. SC 29715	Secretary of Housing and Urban Development 451 Seventh SW Washington, DC 20410	Tenant/Occupant 240 East 9th Street Bloomsburg, PA 17815	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	Bloomsburg Town Tax Office 301 East 2nd Street, Town Hall Bloomsburg, PA 17815	Bloomsburg Area School District 728 East 5th Street Bloomsburg, PA 17815	Berkheimer Tax Administrator 50 North Seventh Street Bangor, PA 18013	Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815	Department of Revenue Bureau of Individual Taxes Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17128-0601			
NAME AND ADDRESS OF SENDER MILSTEAD & ASSOCIATES, LLC 1 East Stow Road Martton, NJ 08053	Number of Article		- T-								Total Number of Pieces Listed by Sender	ത	877 213724-1/Fry Notice of Sale
MAME AND ADDE MILSTEAD & ASS 1 East Stow Road Marlton, NJ 08053	Line	-	2	m	4	ıç.	æ	7	ф	 Gs	Total Numb Sender		PS FORM 3877

SALE SCHEDULED 6/8/16

MILSTEAD & ASSOCIATES, LLC BY: Robert W. Williams, Esquire ID No. 315501 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400 Attorney for Plaintiff

File: 85.46550

WELLS FARGO BANK, NA,

COURT OF COMMON PLEAS COLUMBIA COUNTY

Plaintiff,

Vs.

Lloyd P. Fry a/k/a Lloyd P. Fry, Jr. and

Jessica L. Fry,

No.: 2015-CV-1580

Pa. R.C.P. 3129.3 (b)(2)(i)(B) Certificate of Filing of Notice of Continued Sheriff Sale

Defendants

Certificate of Filing

On this date, I caused to be filed with the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Robert W. Williams, Esq. Attorney ID No. 315501

Milstead & Associates, LLC

Dated: ____5/2/2

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Cert. NO: 24408

FRY LLOYD P & JESSICA L JR 240 EAST NINTH STREET BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG Deed: 20100 -4521 Location: 240 EAST NINTH STREET Parcel Id:05E-02 -105-00,000

Date: 05/03/2016

Assessment: 27,038 Balances as of 05/03/2016

YEAR TAX TYPE TAXES DUE TAX AMOUNT PENALTY DISCOUNT PAID BALANCE

By: Columbia County Sheriff per:

MILSTEAD & ASSOCIATES, LLC

1 E. STOW ROAD MARLTON, NJ 08053

(856) 482-1400 Fax: (856) 482-9190 ishaw@milsteadlaw.com

TC:	FROM
Real Estate Dept.	Ibet A. Shaw
COMPANY: Columbia Sheriff's Sale	DATE: April 27, 2016
FAX NUMBER: 570-389-5625	TOTAL NO. OF PAGES INCLUDING COVER:
phone number: 570-389-5624	sender's reference number 85.46550
re: Lloyd P. Fry a/k/a Lloyd P. Fry, Jr. and	Your reference number:
Jessica L. Fry	2015-CV-1580
A follow-up copy □ will □ not be sent by mai	il.

05/25/2016 to 06/08/2016.

Thank You

Ibet A. Shaw

IF THERE IS A PROBLEM WITH THIS TRANSMISSION PLEASE CALL (856) 482-1400

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MILSTEAD & ASSOCIATES, LLC

1 E. STOW ROAD MARLTON, NJ 08053

(856) 482-1400 Fax: (856) 482-9190 ishaw@milsteadlaw.com

FACSIMILE TRANSMITTAL SHEET						
ro: Real Estate Dept,	FROM: Thet A. Shaw					
COMPANY: Columbia Sheriff's Sale	рате: April 27, 2016					
fax number: 570-389-5625	TOTAL NO. OF PAGES INCLUDING COVER:					
PHONE NUMBER: 570-389-5624	sendur's reference number: 85.46550					
ne: Lloyd P. Fry a/k/a Lloyd P. Fry, Jr. and Jessica L. Fry	YOUR REPERENCE NUMBER: 2015-CV-1580					
A follow-up copy □ will □ not be sent by mai	1.					
Please accept this fax as authorization to PC 05/25/2016 to 06/08/2016.	DSTPONE the sale which is currently scheduled for					
Thank You						
Ibet A. Shaw						

IF THERE IS A PROBLEM WITH THIS TRANSMISSION PLEASE CALL (856) 482-1400

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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO
vs.
LLOYD PAUL FRY, JR (et al.)

Case Number 2015CV1580

SHERIFF'S RETURN OF SERVICE

04/21/2016 08:42 AM - DEPUTY MICHAEL BEYER, 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 240 EAST 9TH STREETE, BLOOMSBURG, PA 17815.

MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chambalin

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 21, 2016

COMMONWEALTH OF PEYNSYLVANIA Notarial Seal Sarah Jane Klingaman, Notary Public

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

NOTARY

Affirmed and subscribed to before me this

21ST day of

APRIL

2016

Saul Jac Klingamas

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO vs. LLOYD PAUL FRY, JR (et al.)

Case Number 2015CV1580

SHERIFF'S RETURN OF SERVICE

03/21/2016 11:57 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE LLOYD PAUL FRY JR HER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JESSICA FRY AT 240 EAST 9TH STREET, BLOOMSBURG, PA 17815.

MICHAEL BEYER, DEPUTY

SO ANSWERS,

March 21, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

							Notarial Seal Sarah Jane Klingaman, Notary Public Town of Bloomsburg, Columbia County My Commission Expires Oct. 4, 2016	
Affirm	ned and sub	scribed to	before me	e this		NOTARY	2	
	21ST	day of	MA	ARCH	1	2016	South to	

Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 1 EAST STOW ROAD, MARLTON, NJ 08053

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO VS. LLOYD PAUL FRY, JR (et al.)

Case Number 2015CV1580

SHERIFF'S RETURN OF SERVICE

03/21/2016 11:58 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: LLOYD PAUL FRY, JR AT 240 EAST 9TH STREET, BLOOMSBURG, PA 17815.

MICHAEL BEYER, DEPU

SO ANSWERS.

March 21, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

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

Affirmed and subs	cribed to before	me i	this
-------------------	------------------	------	------

21ST

day of

MARCH

2016

Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 1 EAST STOW ROAD, MARLTON, NJ 98053 and raward replace Objects, francisco, and

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA	ARGO	***	1	Caso	Number
vs. FRY JR, L	LOYD PAUL (et al.)				5CV1580
	SERVICE CO	OVER SH	EET		
Service De					
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 05/25/2016 AT 9:00 AM SHERIFF'S SALE BILL				
Serve To:		Final Serv	ice:		
Name:	(POSTING)	Served:	Personally Adu	lt In Charge	Posted Other
Primary Address:	240 EAST 9TH STREETE BLOOMSBURG, PA 17815	Adult In Charge:			
Phone:	DOB:	Relation:			
Alternate Address:		Date:	4.21-16	Time:	08 42
Phone:		Deputy:	4	Mileage:	
Attorney / (Orlginator:				
Name:	MILSTEAD & ASSOCIATES LLC	Phone:			
Service Att	empts.				
Date:					
Time:					
Mileage:					
Deputy:					
Service Att	empt Notes:				
1.					
2.		···			
3.					·
4.	P W 4		***		
5.			,		
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(POSTING

2015CV1580

240 EAST 9TH STREETE, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS * ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

Classifieds: (570) 784-6151 Toll Free: 888-231-9767 ext 1299

Fax: (570) 784-6152

Proof of Ad 04/05/16

Ad ID:

1070136

Description:

Fry Sheriff Sale No. 42 of

2016 ED

Run Dates:

05/04/16 to 05/18/16

Class:

Agate Lines:

Blind Box:

228

Account:

Name:

Company:

TIM CHAMBERLAIN - COLUM COUNTY SHER-

!FF

Address: PO BOX 380

BLOOMSBURG, PA 17815

Total Ad Cost

\$1,248.54

Amount Paid \$0.00

Publication Press Enterprise

Stop Start

05/04/16/05/18/16

Inserts

Cost \$1,248.54

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2015CV1580

Issued out of the Court of Common Pleas of Columbia Courty, 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

WEDNESDAY, MAY 25, 2016AT 9:00 C/C) OCK A M

All parties in interest and claimants are further notified that a proposed schedule of disbiblioton will be on fix in the Steriffs Office no face than thinty (30) days after the deterof the sake of any property sold hereunder, and distribution of the proceeds w¶ be made in accordance with the schedule (en † 10) days after said thing, unless exceptions are filled with the Sheriffs Office prior thereto

All those two certain pieces, parcels and fracts of land situate in the Town of Bloomsburg, in the County of Columbia and in the State of Pennsylvania, bounded and described more particularly as follows:

Parcel No. 1: Beginning at a point on the south aide of Ninth Stract, being on the thission line between Lots Nos. 10 and 11; and running thance custiverably along Ninth Street, thirty (30) frost to coiner of Lot No. 12; formerly covered by C.M. Creveling thence southwardly along line of saki bit one hundred twenty-live (125) foot to a 16 float liley; thence westwardly along the said alloy, thirty (30) feet to comer of Lot No. 10 aforesaid; thance no diswardly along the line of said lot; one hundred twenty-five (125) feet to the place of beginning. Bong known and designated as Lot No. 11 in the Addition of the flowin of Bloomsburg, Permsylvania, by hess. Peacock, Creveling, et al, laid out and surveyed by Samuel Rephard. March. 4, 1894, as recorded in Doed Book 53, Page 416, etc. on which is erected a 1/2 story frame: shwelling house. 1/2 story frame dwelling house. Parcel No. 2:

Parcial (vo. 2). Beginning at a point on the south size of Minth Street at comor of for formerly owners by C.W. Meal Trustee, known as Lot No. 9 in the plot of hess, it al, any running thence east-wardly along said Street, thirty (30) feer to Lot No. 11, formerly owned by Herman W. Cox, thence southweetily along 5 to No. 11, one hundred twenty-five (125) feet to a 16 foot alley, thence westwardly along said alloy, thirty (30) feet to the corner of 1 or No. 9 alonessing thence northwardly along Lot No. 9, one hundred twenty-five (125) feet to the clare of heapping.

place of beginning.

Title to said Premises vested in Lloyd P. Fry. Jr. and Jossica L. Fry. Fugliand and wife, as Idraints by the entireties by Deed from Shawn B. Johns joined by this spouse, Michelle A. Johns dated May 25, 2010 and recorded on June 2, 2010 in the Columbia County Recorder of Doods as Instrument No. 2013/05-52.

Being Account as 240 Fast 9th Street, Bloomsburg, PA 17815

Tax Parcel Number: 05E,02-105

PROPERTY ADORESS: 240 EAST 9TH STREET, BLOOMSBURG, PA 17815

UPLATAX PARCEL NUMBER: 05E 02-105

Seized and taken into execution to be sold as the property of LLOYO PAUL FRY, JR, JESSICA FRY in suit of WELLS FARGO.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE The greater of ten (10%) per-TERMS OF SALE: MINWMUM PAYMENT AT TIME OF SALE. This greater of tent; "Obsignment of the bid price or coasts (opening bid at salet. Minimum; payment is to be paid in cash, certified chock or cashier's check at time of sale, REMAINING BA: ANCE OF RID PRICE: Any remaining anough of the big pince is to be paid willish high! (R) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSCIUNCES TO THE BIDDER DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful baceer falls to pay the bird price as per the above terms, the Sheriff may elect to either suc the bidder for the balance due without a resule of the property, or to resell the property of the bix sales and the bidder for the boxer for broken of contract in the case of detail at all same paid by the bid. results in the property, or to resent use property or to the bases has any magninar in a coroagainst the bacter for broaden of contract. In the case of default all sums poid by the bidder will be considered forficited, but will be applied against any damages recovariable. The
defaulting budder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the budder in which the budder 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 Othop recovers advance written notine otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff MILSTEAD & ASSOCIATES ILC MARITON, NJ

TIMOTI IYT, CHAMBERLAIN, SHERIFF COLUMBIA COUNTY, PENNSYLVANIA

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



US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET 5TH FLOOR ROBERT N.C. NIX FEDERAL BUILDING PHILADELPHIA PA 19107 MILSTEAD & ASSOCIATES, LLC

BY: Robert W Williams, Esquire

ID No. 315501 1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Attorneys for Plaintiff File Number: 213724-1

Wells Fargo Bank, NA

Plaintiff,

VS.

Jessica L. Fry Lloyd P. Fry a/k/a Lloyd P. Fry, Jr.

Defendants

COURT OF COMMON PLEAS COLUMBIA COUNTY

No.: 2015-CV-1580

2016-ED-42

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY PURSUANT TO PA.R.C.P.3129

TAKE NOTICE:

Your house (real estate) at 240 East 9th Street, Bloomsburg, PA 17815, is scheduled to be sold at sheriff's sale on May 25 2016 at 9:00 cm in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$136,723.74 obtained by Wells Fargo Bank, NA.

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 cancelled if you pay to Milstead & Associates, LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (856) 482-1400.
- 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.
- 3. 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 following page on how to obtain an attorney).

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA	ARGO			Case Number	<u>.</u>
	LOYD PAUL (et al.)			2015CV1580	
	SERVIC	CE COVER SHI	EET		
Service De					
Category:	Real Estate Sale - Sale Notice	er commune of the Commune Commune		Zone: 42	AAAA 275, 669
Manner:	< Not Specified >	Expíres:	Anna managaran ang ka	Warrant:	
Notes:	SALE DATE & TIME: 05/25/2016 AT 9:0 PLAINTIFF NOTICE OF SHERIFF'S SAL	0 AM .E AND DEBTOR'S R	RIGHTS	en e	***************************************
Serve To:		Final Servi	ce:		
Name:	JESSICA FRY	Served:	Personally · Adu	LIn Charge Posted Of	ther
Primary Address:	240 EAST 9TH STREET BLOOMSBURG, PA 17815	Adult In Charge:	lloyd F	Paul Fey JR	
Phone:	DOB:	Relation:	Q	ES Husband	
Alternate Address:		Date:	3-21-16	Time: ///5	7
Phone:	ennus Concentino - Concentino Concentino Concentino Concentino Concentino Concentino Concentino Concentino Con	Deputy:	4	Mileage:	:
Attorney / (Originator:				2 944
Name:	MILSTEAD & ASSOCIATES LLC	Phone:			**************************************
Service Att	empts:				
Date:			And the state of t		* ************************************
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240 EAST 9TH STREET, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. FRY JR, L	ARGO LOYD PAUL (et al.)				e Number 5CV1580
	SERVIC	E COVER SH	EET		
Service De	tails:	W.W.		and the second	300
Category:	Real Estate Sale - Sale Notice	The second secon	Soften and the reserve of the control of the contro	Zone:	42
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 05/25/2016 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE	AM AND DEBTOR'S F	RIGHTS		
Serve To:		Final Servi	ce		
Name:	OCCUPANT	Served:	Personally Ad	ult (n Charge	Posted · Other
Primary Address:	240 EAST 9TH STREET BLOOMSBURG, PA 17815	Adult In Charge:	LLoyd P	aul fry	JR
Phone:	DOB:	Relation:	Home C	river	A SAMANA A CARACTAR A
Alternate Address:	**************************************	Date:	3/21/16	Time:	11:57
Phone:	The state of the s	Deputy:	7	Mileage:	
Attorney / (Originator:				
Name:	MILSTEAD & ASSOCIATES LLC	Phone:			W. 1 2 2 2 2 2 2 2.
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240 EAST 9TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. FRY JR, L	ARGO .LOYD PAUL (et al.)					se Number 15CV1580	
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Name:	LLOYD PAUL FRY, JR	The state of the s	Served:	Personally	Adult In Charge	Posted Other	
Primary Address:	240 EAST 9TH STREET BLOOMSBURG, PA 17815		Adult in Charge:	Lloye	of Paul f	Ry JR	5CV1580
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Alternate Address:		**************************************	Date:	3-21-1	ر Time:	11:57	240
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Attorney / (Originator:	W		,		A Comment of the Comm	HTE
Name:	MILSTEAD & ASSOCIATES LLC	ana di Salah S	Phone:		***************************************		STI
Service Att	empts:		-				STREE
Date:							~ Д
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Deputy:		. T. P.					JURG,
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. FRY JR, L	ARGO LLOYD PAUL (et al.)				Number 6CV1580	
relativo companio personale.	SERVICE CO	OVER SH	EET			BLO
Service De Category Manner: Notes:	etails: Real Estate Sale - Sale Notice < Not Specified > SALE DATE & TIME: 05/25/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	Expires: DEBTOR'S F	RIGHTS	Zone: Warrant:	42	BLOOMSBURG AREA SCH
Serve To:		Final Serv	ice:			201
Name: Primary Address:	BLOOMSBURG AREA SCHOOL DISTRICT- 728 E. 5TH STREET BLOOMSBURG, PA 17815	Served: Adult In Charge:	Personally Adul	A company const	Posted · Other	2015071580
Phone:	DOB:	Relation:	Rec	epotionis	· t	
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Attorney /	Originator:					[
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. FRY JR, LI	RGO LOYD PAUL (et al.)					Number 5CV1580
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Category:	Real Estate Sale - Sal	e Notice	and the control of the control of the control of		Zone:	42
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Notes:	SALE DATE & TIME: 0 PLAINTIFF NOTICE OF	5/25/2016 AT 9:00 A F SHERIFF'S SALE A	.M AND DEBTOR'S R	RIGHTS		
Serve To:			Final Servi	ce:		
Name:	Mary F. Ward		Served:	Personally Adu		and the second of the second s
Primary Address:	301 E Second Street, Bloomsburg, PA 1781	Town Hall 6	Adult In Charge:	mary !	luard	
Phone:	570-784-1581	DOB:	Relation:	TAX	Hice	
Alternate Address:	Mention of the Mention of Constitution of the	e e e expensar a la elementa de la companya de la elementa de la elementa de la elementa de la elementa de la e	Date:	3-21-16		10.35
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Attorney / (Originator:					
Name:	MILSTEAD & ASSOCIA	NTES LLC	Phone:	TANAMAN A KANAMAN A MARANA		
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WARD MARY

15CV1580

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA	ARGO	-"		Caed	Number
vs. FRY JR, L	LOYD PAUL (et al.)				5CV1580
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Service De					
Category:	Real Estate Sale - Sale Notice	erini in international de la particional de la particional de la particional de la particional de la particion	ters server arrested access again	Zone:	42
Manner:	< Not Specified >	Expires:	Section 1990 and 1990	Warrant:	
Notes:	SALE DATE & TIME: 05/25/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IIGHTS		· PARAGE CONT.
Serve To:		Final Servi	će:	÷.	
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally · Ad	ulton Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult in Charge:	Karen	Richen	clerlee
Phone:	DOB:	Relation: j		Clinic	
Alternate Address:		Date:	3-16-16	Time:	2:01
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Attorney/	Orlginator:				
Name:	MILSTEAD & ASSOCIATES LLC	Phone:			
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DOMESTIC RELATIONS OF

2015CV1580

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. FRY JR, L	ARGO LOYD PAUL (et al.)					e Number 5CV1580	
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Notes:	SALE DATE & TIME: 05/ PLAINTIFF NOTICE OF	25/2016 AT 9:00 AI SHERIFF'S SALE A	M ND DEBTOR'S F	RIGHTS			COLUMBIA COUNTY TAX (
Serve To:			Final Serv	ice:			20
Name:	Columbia County Tax C	ffice	Served:	Personally Add	ult n Charge	· Posted · Other	150
Primary Address:	PO Box 380 Bloomsburg, PA 17815		Adult in Charge:	L12 V	chi thig	ht	2015CV1580
Phone:	570-389-5649	DOB:	Relation:	C	"lekk		· ·
Alternate Address:	Control of the state of the sta	er territorio de la composición de la c	Date:	3-16-14	Time:	2:00	
Phone:		d 1994 i sanananan san sanana	Deputy:	4	Mileage:) }	POE
Attorney / I	Originator:			-			Ö
Name:	MILSTEAD & ASSOCIAT	ES LLC	Phone:				BOX 380, BLOOMSBURG,
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Service Att	empt Nates:	Annua (Annua (An					17815
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Wells Fargo Bank, NA IN THE COURT OF COMMON OF COLUMBIA COUNTY		
Plaintiff,	PENNSYLVANIA	
vs.	WDIT OF EVECUTION	
Jessica L. Fry	WRIT OF EXECUTION (Mortgage Foreclosure)	
Lloyd P. Fry a/k/a Lloyd P. Fry, Jr.	(Mortgage Poreclosure)	
,	No.: 2015-CV-1580	
Defendants	2016-ED-42	
WRIT OF EXECUTION (MC P.R.C.P. 3180 TO 3	,	
COMMONWEALTH OF PENNSYLVANIA:		
COUNTY OF COLUMBIA:		
TO THE SHERIFF OF COLUMBIA COUNTY,	PENNSYLVANIA:	
To satisfy the judgment, interest and cost upon and sell the following described property:	in the above matter you are directed to levy	
240 East 9 th Street, Bloomsburg, PA 17815 (see legal description attached)		
AMOUNT DUE	\$ <u>136,723.74</u>	
INTEREST From 11/20/2015 to Da	` <u></u>	
of Sale at \$15.50 per di TOTAL DUE	em	
Plus costs as endorsed	\$	
Dated: <u>March 14, 2016</u>	(clerk) Office of Judicial Support, Common Pleas Court of Columbia County, Penna.	

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

(SEAL)

No. 2015-CV-1580

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, NA

VS.

Jessica L. Fry Lloyd P. Fry a/k/a Lloyd P. Fry, Jr.

WRIT OF EXECUTION (Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Sat.

Robert W Williams, Esquire Attorney for Plaintiff Address: 240 East 9th Street, Bloomsburg, PA 17815

Where papers may be served

All those two certain pieces, parcels and tracts of land situate in the Town of Bloomsburg, in the County of Columbia and in the State of Pennsylvania, bounded and described more particularly as follows:

Parcel No. 1:

Beginning at a point on the south side of Ninth Street, being on the division line between Lots Nos. 10 and 11; and running thence eastwardly along Ninth Street, thirty (30) feet to corner of Lot No. 12, formerly owned by C.M. Creveling; thence southwardly along line of said lot, one hundred twenty-five (125) feet to a 16 foot alley; thence westwardly along the said alley, thirty (30) feet to corner of Lot No. 10 aforesaid; thence northwardly along the line of said lot, one hundred twenty-five (125) feet to the place of beginning.

Being known and designated as Lot No. 11 in the Addition of the Town of Bloomsburg, Pennsylvania, by Hess, Peacock, Creveling, et al, laid out and surveyed by Samuel Neyhard, March 4, 1894, as recorded in Deed Book 53, Page 416, etc. on which is erected a 1 1/2 story frame dwelling house.

Parcel No. 2:

Beginning at a point on the south side of Ninth Street at corner of lot formerly owned by C.W. Neal Trustee, known as Lot No. 9 in the plot of Hess, et al, and running thence eastwardly along said Street, thirty (30) feet to Lot No. 11, formerly owned by Herman W. Cox; thence southwardly along Lot No. 11, one hundred twenty-five (125) feet to a 16 foot alley; thence westwardly along said alley, thirty (30) feet to the corner of Lot No. 9 aforesaid; thence northwardly along Lot No. 9, one hundred twenty-five (125) feet to the place of beginning.

Title to said Premises vested in Lloyd P. Fry, Jr. and Jessica L. Fry, husband and wife, as tenants by the entireties by Deed from Shawn D. Joline, joined by his spouse, Michelle A. Joline dated May 25, 2010 and recorded on June 2, 2010 in the Columbia County Recorder of Deeds as Instrument No. 201004521.

Being known as 240 East 9th Street, Bloomsburg, PA 17815

Tax Parcel Number: 05E,02-105

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2015CV1580

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, MAY 25, 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 those two certain pieces, parcels and tracts of land situate in the Town of Bloomsburg, in the County of Columbia and in the State of Pennsylvania, bounded and described more particularly as follows: Parcel No. 1:

Beginning at a point on the south side of Ninth Street, being on the division line between Lots Nos. 10 and 11; and running thence eastwardly along Ninth Street, thirty (30) feet to corner of Lot No. 12, formerly owned by C.M. Creveling; thence southwardly along line of said lot, one hundred twenty-five (125) feet to a 16 foot alley; thence westwardly along the said alley, thirty (30) feet to corner of Lot No. 10 aforesaid; thence northwardly along the line of said lot, one hundred twenty-five (125) feet to the place of beginning. Being known and designated as Lot No. 11 in the Addition of the Town of Bloomsburg, Pennsylvania, by Hess, Peacock, Creveling, et al, laid out and surveyed by Samuel Neyhard, March 4, 1894, as recorded in Deed Book 53, Page 416, etc. on which is erected a 1 1/2 story frame dwelling house.

Parcel No. 2:

Beginning at a point on the south side of Ninth Street at corner of lot formerly owned by C.W. Neal Trustee, known as Lot No. 9 in the plot of Hess, et al, and running thence eastwardly along said Street, thirty (30) feet to Lot No. 11, formerly owned by Herman W. Cox; thence southwardly along Lot No. 11, one hundred twenty-five (125) feet to a 16 foot alley; thence westwardly along said alley, thirty (30) feet to the corner of Lot No. 9 aforesaid; thence northwardly along Lot No. 9, one hundred twenty-five (125) feet to the place of beginning.

Title to said Premises vested in Lloyd P. Fry, Jr. and Jessica L. Fry, husband and wife, as tenants

by the entireties by Deed from Shawn D. Joline, joined by his spouse, Michelle A. Joline dated May 25, 2010 and recorded on June 2, 2010 in the Columbia County Recorder of Deeds as Instrument No. 201004521.

Being known as 240 East 9th Street, Bloomsburg, PA 17815

Tax Parcel Number: 05E,02-105

PROPERTY ADDRESS: 240 EAST 9TH STREETE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E,02-105

Seized and taken into execution to be sold as the property of LLOYD PAUL FRY, JR, JESSICA FRY 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: MILSTEAD & ASSOCIATES LLC MARLTON, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED# 2016 ED42

DATE RECEIVED 3-14	-16		
DOCKET AND INDEX ⊋o	7/5 CV 1580		
CHECK FOR PROPER WRIT OF EXECUTION	INFO.		
COPY OF DESCRIPTION	<u> </u>		
WHEREABOUTS OF LKA NON-MILITARY AFFIDAVIT	<u> </u>	856.	182-1400
NOTICES OF SHERIFF SALE			
WAIVER OF WATCHMAN	$\frac{\lambda}{X}$		
AFFIDAVIT OF LIENS LIST	X		
CHECK FOR \$1,350.00 OR	<u></u>	CK#	81622
IF ANY OF ABOVE IS MISSIN	G DO NOT PRO	CEED	
SALE DATE POSTING DATE	May 25	_TIME_	9.00
ADV. DATES FOR NEWSPAPER	1 ST WEEK 2 ND WEEK 3 RD WEEK		

4 136,723.74

05E, 02-105

240 East 9" St. Bloom

MILSTEAD & ASSOCIATES, LLC BY: Robert W Williams, Esquire ID No. 315501 1 E. Stow Road

Marlton, NJ 08053 (856) 482-1400

Attorneys for Plaintiff File Number: 213724-1

Wells Fargo Bank, NA

Plaintiff.

VS.

Jessica L. Fry Lloyd P. Fry a/k/a Lloyd P. Fry, Jr.

Defendants

COURT OF COMMON PLEAS COLUMBIA COUNTY

No.: 2015-CV-1580

3010-ED-42

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY PURSUANT TO PA.R.C.P.3129

TAKE NOTICE:

Your house (real estate) at 240 East 9th Street, Bloomsburg, PA 17815, is scheduled to be sold at sheriff's sale on May 35 2016 at 9.00 Am in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$136,723.74 obtained by Wells Fargo Bank, NA.

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 cancelled if you pay to Milstead & Associates, LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (856) 482-1400.
- 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.
- 3. 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 following page on how to obtain an attorney).

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

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Milstead & Associates, LLC at (856) 482-1400.
- 2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.
- 3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead & Associates, LLC at (856) 482-1400.
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
- 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the Buyer. At that time, the Buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.
- 7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOU LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Columbia County Notice to Defend Columbia County Bar Association 168 E. 5th Street Bloomsburg, PA 17815 570-784-8760 MILSTEAD & ASSOCIATES, LLC BY: Robert W Williams, Esquire ID No. 315501 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400

Attorneys for Plaintiff File Number: 213724-1

Wells Fargo Bank, NA Plaintiff. COURT OF COMMON PLEAS COLUMBIA COUNTY

No.: 2015-CV-1580

vs.

Jessica L. Fry

Lloyd P. Fry a/k/a Lloyd P. Fry, Jr. Defendants

2016-ED-42

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

Wells Fargo Bank, NA, Plaintiff in the above entitled cause of action, sets forth as of the date the practipe for writ of execution was filed the following information concerning real property located at 240 East 9th Street, Bloomsburg, PA 17815:

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

Jessica L. Fry 240 East 9th Street Bloomsburg, PA 17815 Lloyd P. Fry a/k/a Lloyd P. Fry, Jr. 240 East 9th Street Bloomsburg, PA 17815

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

Same as above

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

Wells Fargo Bank, NA (Plaintiff herein) 3476 Stateview Boulevard Fort Mill, SC 29715

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

Wells Fargo Bank, NA (Plaintiff herein) 3476 Stateview Boulevard Fort Mill, SC 29715 Secretary of Housing and Urban Development 451 Seventh SW Washington, DC 20410 5. Name and address of every other person who has any record lien on the property:

None Known

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:

None Known

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

Tenant/Occupant 240 East 9th Street Bloomsburg, PA 17815

Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105

Bloomsburg Town Tax Office 301 East 2nd Street, Town Hall Bloomsburg, PA 17815

Bloomsburg Area School District 728 East 5th Street Bloomsburg, PA 17815

→ Berkheimer Tax Administrator 50 North Seventh Street Bangor, PA 18013

Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

Department of Revenue Bureau of Individual Taxes Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17128-0601

I verify that the statements made in the 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. Section 4904 relating to unsworn falsification to authorities.

Robert W Williams, Esquire

Attorney for Plaintiff

MILSTEAD & ASSOCIATES, LLC BY: Robert W Williams, Esquire ID No. 315501 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400 Attorneys for Plaintiff File Number: 213724-1

Wells Fargo Bank, NA

COURT OF COMMON PLEAS **COLUMBIA COUNTY**

Plaintiff,

vs.

Jessica L. Fry

Lloyd P. Fry a/k/a Lloyd P. Fry, Jr.

No.: 2015-CV-1580 2016-ED-42

CERTIFICATION

Defendants

CERTIFICATION

Robert W Williams, Esquire, hereby verifies that he is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- (X) An FHA Mortgage
- () Non-owner occupied
- ()Vacant
- Act 91 Procedures have been fulfilled

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

Robert W Williams, Esquire

Attorney for Plaintiff

MILSTEAD & ASSOCIATES, LLC

BY: Robert W Williams, Esquire

ID No. 315501

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Attorneys for Plaintiff File Number: 213724-1

Wells Fargo Bank, NA Plaintiff,

vs.

Jessica L. Fry

Lloyd P. Fry a/k/a Lloyd P. Fry, Jr.

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2015-CV-1580

2016-ED-42

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

Jessica L. Fry 240 East 9th Street Bloomsburg, PA 17815 Lloyd P. Fry a/k/a Lloyd P. Fry, Jr. 240 East 9th Street Bloomsburg, PA 17815

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

Same as above

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

Wells Fargo Bank, NA (Plaintiff herein) 3476 Stateview Boulevard Fort Mill, SC 29715

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Wells Fargo Bank, NA (Plaintiff herein) 3476 Stateview Boulevard Fort Mill, SC 29715 Secretary of Housing and Urban Development 451 Seventh SW Washington, DC 20410 5. Name and address of every other person who has any record lien on the property:

None Known

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:

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

Tenant/Occupant 240 East 9th Street Bloomsburg, PA 17815

Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105

Bloomsburg Town Tax Office 301 East 2nd Street, Town Hall Bloomsburg, PA 17815

Bloomsburg Area School District 728 East 5th Street Bloomsburg, PA 17815 Berkheimer Tax Administrator 50 North Seventh Street Bangor, PA 18013

Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

Department of Revenue Bureau of Individual Taxes Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17128-0601

I verify that the statements made in the 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. Section 4904 relating to unsworn falsification to authorities.

Robert W Williams, Esquire Attorney for Plaintiff

Data.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:	ALL PARTIES IN INTEREST AND CLAIMANTS
OWNER(S)	Jessica L. Fry Lloyd P. Fry a/k/a Lloyd P. Fry, Jr.
PLAINTIFF/SELLER:	Wells Fargo Bank, NA
DEFENDANT(S):	Jessica L. Fry Lloyd P. Fry a/k/a Lloyd P. Fry, Jr.
PROPERTY:	240 East 9 th Street Bloomsburg, PA 17815 (Improvements erected thereon)
JUDGMENT AMOUNT:	\$136,723.74
	COLUMBIA COUNTY No.: 2015-CV-1580
Main Street, Bloomsburg, P which will be extinguished	d property is scheduled to be sold at Sheriff's Sale onat in the Columbia County Sheriff's Office, 35 West A 17815. You may hold a mortgage or judgment on the property by the sale. You may wish to attend the sale to protect your interest oution will be filed by the Sheriff on a date specified by the Sheriff the sale. Distribution will be made in accordance with the schedule
	nereto within 10 days after the filing of the schedule.
	Sincerely,
	Robert W Williams, Esquire MILSTEAD & ASSOCIATES, LLC

1 E. Stow Road

Marlton, NJ 08053 213724-1

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within writ may leave same with a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Robert W Williams, Esquire

Attorney for Plaintiff

SHORT DESCRIPTION

DOCKET NO: 2015-CV-1580 2016 - ED-42

ALL TIIAT CERTAIN lot or piece of ground situate in Bloomsburg Town, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO: 05E,02-105

PROPERTY ADDRESS 240 East 9th Street

Bloomsburg, PA 17815

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Jessica L. Fry and Lloyd P. Fry a/k/a Lloyd P. Fry, Jr.

ATTORNEY'S NAME: Robert W Williams, Esquire

SHERIFF'S NAME: Columbia County Sheriff

All those two certain pieces, parcels and tracts of land situate in the Town of Bloomsburg, in the County of Columbia and in the State of Pennsylvania, bounded and described more particularly as follows:

Parcel No. 1:

Beginning at a point on the south side of Ninth Street, being on the division line between Lots Nos. 10 and 11; and running thence eastwardly along Ninth Street, thirty (30) feet to corner of Lot No. 12, formerly owned by C.M. Creveling; thence southwardly along line of said lot, one hundred twenty-five (125) feet to a 16 foot alley; thence westwardly along the said alley, thirty (30) feet to corner of Lot No. 10 aforesaid; thence northwardly along the line of said lot, one hundred twenty-five (125) feet to the place of beginning.

Being known and designated as Lot No. 11 in the Addition of the Town of Bloomsburg, Pennsylvania, by Hess, Peacock, Creveling, et al, laid out and surveyed by Samuel Neyhard, March 4, 1894, as recorded in Deed Book 53, Page 416, etc. on which is erected a 1 1/2 story frame dwelling house.

Parcel No. 2:

Beginning at a point on the south side of Ninth Street at corner of lot formerly owned by C.W. Neal Trustee, known as Lot No. 9 in the plot of Hess, et al, and running thence eastwardly along said Street, thirty (30) feet to Lot No. 11, formerly owned by Herman W. Cox; thence southwardly along Lot No. 11, one hundred twenty-five (125) feet to a 16 foot alley; thence westwardly along said alley, thirty (30) feet to the corner of Lot No. 9 aforesaid; thence northwardly along Lot No. 9, one hundred twenty-five (125) feet to the place of beginning.

Title to said Premises vested in Lloyd P. Fry, Jr. and Jessica L. Fry, husband and wife, as tenants by the entireties by Deed from Shawn D. Joline, joined by his spouse, Michelle A. Joline dated May 25, 2010 and recorded on June 2, 2010 in the Columbia County Recorder of Deeds as Instrument No. 201004521.

Being known as 240 East 9th Street, Bloomsburg, PA 17815

Tax Parcel Number: 05E,02-105

MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead

Richard M. Milstead

Mark E. Herrera*

Nelson Diaz*

Rhondi Lynn Schwartz Andrew M. Lubin*

* Alto administra PA * Also administra in MD

Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053 Phone (856) 482-1400 Fax (856) 482-9190

www.milsteadlaw.com

David H. Lipow*

Mary I. Harbert-Bell*

Matthew C. Waldt*

Patrick J. Wesner*

Oliver A. Ayon

Robert W. Williams#*

Roger Fay*

1350 Edgmont Avenue Chester, PA 19013 (215) 717-0043 Fax (215) 717-0044

Our File No. 213724-1

March 8, 2016

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

Re: Wells Fargo Bank, NA vs. Jessica L. Fry and Lloyd P. Fry a/k/a Lloyd P. Fry, Jr.

List property for Sheriff's Sale/Service of Defendants

Dear Sir/Madam:

Please post the handbill on the mortgage premises listed below:

240 East 9th Street, Bloomsburg, PA 17815

Once service has been completed please forward the returns to our office in the enclosed self addressed stamped envelope.

PLEASE PROVIDE OUR OFFICE WITH A SALE DEPOSIT RECEIPT FOR THE ADVANCE IN THE ATTACHED SELF ADDRESSED ENVELOPE MARKED DEPOSIT RECEIPT.

Thank you for your attention to this matter.

Very truly yours,

Anthony Price Legal Assistant

D =		
Documei	nı K	eceint

Trans # 7619 Carrier / service: USPS Server First-Class Mail® 3/16/2016 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP INTERNAL REVENUE

SERVICE

600 ARCH STREET ROOM 3259 Tracking #: 71901140006000076132

Doc Ref #: 2016ED42

PHILADELPHIA PA 19106 5.1300

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Docu	ımei	nt R	ece	int

Trans#

7618

Carrier / service: USPS Server

PS Server First-Class Mail®

3/16/2016 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS

ADMINISTRATION

900 MARKET STREET 5TH FLOOR

Tracking #:

71901140006000076125

ROBERT N.C. NIX FEDERAL BUILDING

Doc Ref#:

2016ED42

Postage

5.1300

PHILADELPHIA PA 19107

Document R	eceipt
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Trans# 7617 Carrier / service: USPS Server First-Class Maik® 3/16/2016 12:00:00 AM

Ship to:

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

PO BOX 8016 Tracking #: 71901140006000076118

Doc Ref# 2016ED42

Postage 5.1300 HARRISBURG PA 17105

Dacument	Perceint

Trans # 7616 Carrier / service: USPS Server First-Class Mail® 3/16/2016 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: Doc Ref #:

: 2

71901140006000076101 2016ED42

Postage

5.1300

HARRISBURG PA 17128

Document	Receipt
DOCUMENT	NECEIN

Trans # 7620 Carrier / service: USPS Server First-Class Mail® 3/16/2016 12:00:00 AM

Ship to:

SECRETARY OF HOUSING AND URBAN

451 SEVENTH STREET SW

Tracking #: 71901140006000076149

Doc Ref #: 2016ED42

Postage 5.1300

WASHINGTON DC 20410

Document.	Possint

Trans # 7620 Carrier / service: USPS Server First-Class Mail® 3/16/2016 12:00:00 AM Ship to:

SECRETARY OF HOUSING AND URBAN

451 SEVENTH STREET SW Tracking #: 71901140006000076149

Doc Ref #: 2016ED42
Postage 5.1300

WASHINGTON DC 20410

Milstead & Associates LLC

1 E. STOW ROAD MARLTON, NJ 08053 856-482-1400



55-136/312

DATE 01/14/16 CHECK

AMOUNT

181622

**\$1,350.00

*** ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

'ΑΥ O THE DRDER

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT VOID AFTER 180 DAYS

ALEADA SONO CONTROL TO THE SONO CONTROL TO TH #181622# #031201360#

67 B305