Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff

WELLS FARGO

vs.

Defendant

RAMONA M GREBEY
RONALD GREBEY

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, April 6, 2016

Writ of Execution No.: 2015CV1042

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1435 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815

Sheriff Costs

funciainal Canta	TOTAL SHELLI COSTS	\$1,010.19
·	Total Sheriff Costs	\$1,878.19
Surcharge	i	\$140.00
Tax Claim Search		\$5.00
Notary Fee	•	\$15.00
Copies		\$6.50
Distribution Form		\$25.00
Service Mileage		\$20.00
Service		\$195.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$100.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$1,004.19
Posting Handbill		\$15.00
Mailing Costs		\$60.00
Levy		\$15 .00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

Municipal Costs

Current Taxes \$278.61

Total Municipal Costs \$278.61

Distribution Costs

Recording Fees \$67.00

Total Distribution Costs \$67.00

Total Distribution Costs \$67.00

Grand Total:

\$2,223.80

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

WELLS FARGO	VS	RAMONA & RONA	LD GREBEY
NO. 6-2016 ED	NO.	1042-2015	JD
DATE/TIME OF SALE: APRIL	6, 201	6 @ 9:00 AM	(
BID PRICE (INCLUDES COST)		8 30,000,66	(3932,00)
POUNDAGE – 2% OF BID		\$ 20000,66 \$ 40000,60	-
TRANSFER TAX – 2% OF FAIR	MKT	\$	-
MISC. COSTS		s_2400	-
TOTAL AMOUNT NEEDED TO	PURC	HASE	s 2873,80
PURCHASER(S):ADDRESS:			
NAMES(S) ON DEED:		// //	-00
PURCHASER(S) SIGNATURE(S);	J Mile	ll.
TOTAL DU	E:		s 1350,60
LESS DEPC	SIT:		s 1350,00
DOWN PAY	YMEN'	T:	\$
TOTAL DU	e in 8	DAYS	s 1573,80



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

Rachel Heydorn Legal Assistant, Ext. 1477

May 6, 2016

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

Re: RONALD L. GREBEY

RAMONA M. GREBEY

1435 SCOTCH VALLEY DRIVE BLOOMSBURG, PA 17815-7452

2015-CV-1042

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," to FEDERAL NATIONAL MORTGAGE ASSOCIATION, PO Box 650043, Dallas, TX 75265.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours

On behalf of Phelan Hallinan Diamond & Jones, LLP

WELLS FARGO BANK, N.A. PH # 965839 cc:

REV-183 EX(2-15)

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

REALTY TRANSFER TAX STATEMENT OF VALUE

DOOK Number	
Page Number	

State Tax Paid

RECORDER'S USE ONLY

See Reverse for Instructions

\mathbf{s}	Date Recorded		
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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. CORRESPONDENT - All inquires may be directed to the following person: Name Telephone Number: Phelan Hallinan Diamond & Jones, LLP 215-563-7000 Mailing Address City State ZIP Code 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza Philadelphia 19103 TRANSFER DATA Date of Acceptance of Document Grantor(s)/Lessor(s) Telephone Number: Grantec(s)/Lessee(s) Telephone Number: FEDERAL NATIONAL MORTGAGE 1-215-575-1400 Timonthy Chamberlain (570) 389-5622 ASSOCIATION Mailing Address Mailing Address PO Box 380, W. Main Street PO Box 650043 City ZIP Code State City State ZIP Code Bloomsburg PA 17815 Dallas TX 75265 REAL ESTATE LOCATION Street Address City, Township, Borough 1435 SCOTCH VALLEY DRIVE, BLOOMSBURG, BEAVER TOWNSHIP PA 17815-7452 County School District Tax Parcel Number COLUMBIA BLOOMSBURG 01-20-012-07.000 VALUATION DATA Was transaction part of an assignment or relocation?

Y

N 1. Actual Cash Consideration 2. Other Consideration 3. Total Consideration \$ 20,000.00 (winning bid) + -0-= \$ 20,000.00 4. County Assessed Value 5. Common Level Ratio Factor 6. Computed Value \$ 21,446.00 X 3.6 = \$77,205.60 EXEMPTION DATA - Refer to instructions for exemption status. Ta. Amount of Exemption Claimed 1b. Percentage of Grantor's Interest in Real Ic. Percentage of Grantor's Interest Conveyed = \$77,205,60100% 2. Check Appropriate Box Below for Exemption Claimed. Will or intestate succession. (Name of Decedent) Estate Pile 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 condennation or in fieu 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) Σ *Other (Please explain exemption claimed, if other than listed above, This transfer is an exempt transaction based on P.S. Sect. 91(b)(1)(v) and 12 U.S.C. Sect. 1723a.(c)(2). This is a Government Instrumentality 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 Rachel Heydorn

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

WELLS FA	RGO	VS	RAMONA & RONA	ALD GREBEY
NO.	6-2016 ED	NO.	1042-2015	JD
DATE/TIM	E OF SALE: APR	IL 6, 201	6 @ 9:00 AM	
BID PRICE	(INCLUDES COST)	\$ 20000,60	(J393,86)
POUNDAG	E-2% OF BID		\$ 20000,00 \$ 400,00	MAL-
TRANSFER	TAX – 2% OF FAI	R MKT	\$	_
MISC. COS	rs		\$ <u>250,00</u>	
TOTAL AM	OUNT NEEDED TO	D PURCH	IASE	s 2873,80
PURCHASE	R(S):			
ADDRESS:_				
	ON DEED:	****		
PURCHASE	R(S) SIGNATURE(S):	Jelle	
		4		
				The state of the s
	TOTAL DU	Æ:		s 7873, 80 s 1350,00
	LESS DEPO	OSIT:		\$ 1350,00
	DOWN PA	YMENT:		\$
	TOTAL DU	E IN 8 D.	AYS	s_1503,80

Wells Fargo Bank, N.A. : COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

v. :

: NO.: <u>2015-CV-1042</u>

Ronald L. Grebey
Ramona M. Grebey
: 2016-ED-6

Defendant(s) : COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., 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 1435 Scotch Valley Drive, Bloomsburg, PA 17815-7452.

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

Name Address (if address cannot be reasonably ascertained,

please so indicate)

Ronald L. Grebey 1128 Freas Ave, Apt #A

Berwick, PA 18603-1710

Ramona M. Grebey 1128 Freas Ave, Apt #A

Berwick, PA 18603-1710

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

Name Address (if address cannot be reasonably

ascertained, please so indicate)

Ronald L. Grebey 1128 Freas Ave, Apt #A

Berwick, PA 18603-1710

Ramona M. Grebey 1128 Freas Avenue, Apt# A

Berwick, PA 18603

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)

Bank of America, N.A. 1800 Tapo Canyon Road

Mail Stop #Sv-103 Simi Valley, CA 93063

Bank of America, N.A. C/O Powers Kirn &

Associates, LLC

8 Neshaminy Interplex, Ste 215

Trevose, PA 19053

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

Bank of America, N.A. C/O BAC, M/c; CA6-914-01-43

1800 Tapo Canyon Road Simi Valley, CA 93063 Bank of America, N.A. C/O Diana De Avila

1800 Tapo Canyon Road Simi Valley, CA 93063

CoreLogic

1 CoreLogic Drive Westlake, TX 76262

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

Tenant/Occupant

1435 Scotch Valley Drive Bloomsburg, PA 17815-7452

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.

Phelan Hallinan Diamond & Jones, LLP Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO vs. RAMONA M GREBEY (et al.)

Case Number 2015CV1042

SHERIFF'S RETURN OF SERVICE

01/22/2016 11:20 AM - DEPUTY SCOTT MAYERNICK, 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: RONALD GREBEY AT 1128 FREAS AVE APT#A, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

March 01, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

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

Affirmed and subscribed to before me this

day of ____ MARCH

2016

Badiara N Situatte

NOTARY

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

KIM ZIPLINSKI Legal Assistant, 1328 Representing Lenders in Pennsylvania

No.: 2015-CV-1042

No.: 2016-ED-6

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

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Re: WELLS FARGO BANK, N.A. VS. RONALD L. GREBEY, and RAMONA M. GREBEY No.: 2015-CV-1042, No.: 2016-ED-6

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 04/06/2016 Sheriff Sale.

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

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

KIM ZIELINSKI, Legal Assistant

ce: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, JULY

Paul Cressman, Esq., Id. No 318079 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 paul.cressman@phelanhallinan.com

215-563 7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.	:	COLUMBIA COUNTY
Plaintiff.	;	COURT OF COMMON PLEAS
V.	:	CIVIL DIVISION
RONALD L. GREBEY	:	
RAMONA M. GREBEY]	
Defendant(s)	•	No.: <u>2015-CV-1042</u> No.: <u>2016-ED-6</u>
AFFIDAVIT OF SERVICE P	URSU.	ANT TO RULE 3129.2
COMMONWEALTH OF PENNSYLVANIA)	
PHILADELPHIA COUNTY)	SS:
As required by Pa. R.C.P. 3129.2(a) No and any known interested party in the manner the persons or parties named, at that address, applicable. A copy of the Certificate of Mailin Receipt stamped by the U.S. Postal Service is a	r requi set for g (Fort	red by Pa. R.C.P. 3129.2(c) on each of th on the Affidavit and as amended if n-3817) and/or Certified Mail Return
(•	- tu
f ;		Cressman, Esq., Id. No.318079
Date: 3/9/16	Atte	ines for Haintill

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

AZK/SZR - 04/06/2016 SALE Bank of America, N.A. C'O Powers Kirts & Associates, LLC Name of Addressee, Street, and Post Office Address D.S. Attorney for The Middle District of PA Phelan Hallinan Diamond & Jones, LLP COLUMBIA COUNTY COURTHOUSE 8 NESHAMINY INTERPLEX, STE 215 Internal Revenue Service Advisory 1617 JFK Boulevard, Suite 1400 1435 SCOTCH VALLEY DRIVE BLOOMSBURG, PA 17815-7452 Commonwealth of Pennsylvania C/O BAC, M/C; CA6-914-01-43 1000 Liberty Avenue Room 704 1800 TAPO CANYON ROAD 228 Walnut Struct, Suite 220 BLOOMSBURG, PA 17815 Harrichurg, PA 17108-1754 L.S. Department of Justice SIMI VALLEY, CA 93063 1800 Tapo Canyon Road Philadelphia, PA 19103 1800 Tapo Canyon Road One Penn Center Plaza Department of Welfare TENANT/OCCUPANT Simi Valley, CA 93063 Harrisburg, PA 17105 Simi Valley, CA 93063 Bank of America, N.A. Bank of America, N.A. Domestic Relations of TREVOSE, PA 19053 Parkbarch, PA 15222 Mail Stop #SV-103 Columbia County Federal Building Diana De Avila PO Box 11754 P.O. Box 2675 P.O. BOX 380 Article Number **** *** Name and Of Sender Address Line w œ **~** 60 • ক C)

STANCE

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Writ Leant

FH # 965839/1021

RE RONALPT. GREBEY (COLUMBIA)

Westlake, TX 76262

1 CareLugic Drive

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Form 3877 Facsimile

fetat Number of Pieces Listed by Sonder

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO vs. RAMONA M GREBEY (et al.)

Case Number 2015CV1042

SHERIFF'S RETURN OF SERVICE

01/22/2016 11:20 AM - DEPUTY SCOTT MAYERNICK, 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 RONALD HER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR RAMONA M GREBEY AT 1128 FREAS AVE APT#A, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

March 01, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

Proth & Clerk of Sev. Courts

NOTARY My Com. Ex. 1st Monday in 2020

Affirmed and subscribed to before me this

1ST day of

MARCH

2016

Balling of Shirette

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

Sheriff of Columbia County DATE 4/12/2016 CHECK # 001598753 VENDOR SCOLU INVOICE# INVOICE DATE AMOUNT DISCOUNT VOUCHER# **NET AMOUNT** 965839 4/12/2016 1,523.80 0.00001552630 1,523.80 BAV [965839] 1435 SCOTCH VALLEY DRIVE (2015-CV-1042) **TOTAL** 1,523.80

Sheriff of Columbia County DATE 4/12/2016 CHECK # 001598753 VENDOR SCOLU PH# INVOICE DATE AMOUNT DISCOUNT **VOUCHER#** NET AMOUNT 965839 4/12/2016 1,523.80 0.00 001552630 1,523.80 BAV [965839] 1435 SCOTCH VALUEY DRIVE (2015-CV-1042) TOTAL 1,523.80 0.00 1,523.80

Phelan Hallinan Diamond & Jones, LLP

TD Bank, NA 3-180/360

A STATE OF THE STA

001598753

1,523,80

One Penn Center Ste 1400 Philadelphia, PA 19103

DATE

0.00

AMOUNT

ONE THOUSAND FIVE HUNDRED TWENTY-THREE AND 80 / 100 Dollars

TO THE ORDER

Sheriff of Columbia County

OF

35 W Main Street Bloomsburg, PA 17815

BAV [965839] 1435 SCOTCH VALLEY DRIVE (2015-CV-1042)

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 March 16, 23, 30, 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 30th day of March 201	6
Haren M. Beach	
(Notary Public)	
And now,	

SHERIFF'S SALE COST SHEET

	vs. Grebery
NOED NO	JD DATE/TIME OF SALE
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <i>195</i> ,00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	§ 60,00
ADVERTISING SALE BILLS	& COPIES \$17.50
ADVERTISING SALE (NEWS	
MILEAGE	\$ B 20,00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$6,50
NOTARY	\$ <u>15.00</u> ******* \$ 469.00
TOTAL*	**************************************
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	
SOLICITOR'S SERVICES	\$100.00
TOTAL *	\$100.00 ******* \$ 1254.19
PROTHONOTARY (NOTARY	
RECORDER OF DEEDS	s 67,00
TOTAL *	****** \$ 77,00
REAL ESTATE TAXES:	
BORO, TWP & COUNT	TY 20 \$ <u>378.6/</u> 20 \$
SCHOOL DIST.	20 \$
DELINQUENT	20\$ <u>_\$.x</u> ******************** \$ \$700 283,61
TOTAL *	*****************
MUNICIPAL FEES DUE:	
SEWER	20 \$
WATER	20 \$ 20 \$ ************************
TOTAL *	
SURCHARGE FEE (DSTE)	\$_140,00 \$ \$
MISC.	
TOTAL	<u> </u>
TOTAL 1	
TOTAL O	COSTS (OPENING BID) s みみみろと

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO vs. RAMONA M GREBEY (et al.)

Case Number 2015CV1042

SHERIFF'S RETURN OF SERVICE

03/01/2016 05:48 PM - 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 1435 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815.

MICHAEL BEYER, DEPUTY

SO ANSWERS,

March 02, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

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

Affirmed and subscribed to before me this

2ND day of

MARCH

2016

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO Case Number 2015CV1042 GREBEY, RAMONA M (et al.) SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Posting - Sale Bill Zone: < Not Specified > Manner: Expires: Warrant: SALE DATE & TIME: 04/06/2016 AT 9:00 AM Notes: SHERIFF'S SALE BILL Final Service: Serve To: Personally · Adult in Charge · Rosted · Other Name: (POSTING) Served: Adult In Primary 1435 SCOTCH VALLEY DRIVE Charge: Address: BLOOMSBURG, PA 17815 Relation: Phone: DOB: Alternate Date: Address: Deputy: Mileage: Phone: Attorney / Originator: 215-563-7000 PHELAN & HALLINAN LLP Phone: Name: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 5. 6.

(POSTING)

2015CV1042

1435 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA	RGO]		Number
GREBEY, I	RAMONA M (et al.)			2015	6CV1042
	SERVICE	COVER SHI	EET		
Service De	tails:				
Category: Manner:	Real Estate Sale - Sale Notice < Not Specified >	Expires:		Zone: Warrant:	6
Notes:	SALE DATE & TIME: 04/06/2016 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE		NGHTS	er er harn, der dan i in	
Serve To:		Final Servi	ce		
Name:	RONALD GREBEY	Served:	(Personally) Adu	It In Charge	Posted · Other
Primary Address:	1128 FREAS AVE APT#A BERWICK, PA 18603	Adult In Charge:			
Phone:	DOB:	Relation:			
Alternate Address:	1435 C SCOTCH VALLEY DRIVE BLOOMSBURG, PA 17815	Date:	1-22-16	Time:	11:20
Phone:	The sections of the section of the s	Deputy:	3	Mileage:	
Attorney / (Originator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	errasee . e	
Service Att	empts:				Marine San
Date:	Company of the second s			,	
Time:				erer arac across	
Mileage:	Annual control of the	PROPERTY OF STREET	Halland decreases of the state		Resident Control of the Control of Control o
Deputy:	The second of the second secon		3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		ner en
Service Att	empt Notes:		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		
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2.					
3.				<u> </u>	
4.					, <u></u>
5.					
6.					

GREBEY, RONALD

015CV1042

1128 FREAS AVE APT#A, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO Case Number 2015CV1042 GREBEY, RAMONA M (et al.) SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Warrant: Expires: Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: RAMONA M GREBEY Served: Adult In Charge Dosted Other Primary 1128 FREAS AVE APT#A Adult In Charge: Address: **BERWICK, PA 18603** Relation: Phone: DOB: Alternate 1435 C SCOTCH VALLEY DRIVE Date: Time: BLOOMSBURG, PA 17815 Address: Deputy: Phone: Mileage: Attorney / Originator: PHELAN & HALLINAN LLP Name: Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5. 6.

4

GREBEY, RAMONA

Z

AVE

APT#A, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV1042

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, APRIL 06, 2016 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN parcel or lot of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a pole in line of land of William Hons, and running thence by line of said Hons, South 79 degrees 45 minutes West, 7.6 perches to an iron pin in line of other lands of Ralph H. Bankes; THENCE by line of said Bankes, North 7 degrees 45 minutes West, 35.5 perches to an iron pin in line of land of Joseph Alansky; THENCE by line of said Alansky, North 78 degrees East, 7.6 perches to an iron pin in line of land of William Hons; THENCE by line of said Hons, South 7 degrees 45 minutes East, 35.6 perches to the pole, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Ronald L. Grebey and Ramona M. Grebey, his wife, by Deed from William J. Gottshall and Barbara A. Gottshall, his wife, dated 08-16/1979, recorded 08/21/1979 in Book 294, Page 139.

Tax Parcel: 01-20-012-07.000

Premises Being: 1435 Scotch Valley Drive, Bloomsburg, PA 17815-7452

PROPERTY ADDRESS: 1435 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 01-20-012-07.000

Seized and taken into execution to be sold as the property of RAMONA M GREBEY, RONALD GREBEY in suit of WELLS FARGO.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: PHELAN & HALLINAN LLP PHILADELPHIA, PA 215-563-7000 TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

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

Date: 03/08/2016

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Cert. NO: 23664

District: BEAVER TWP

GREBEY RONALD L & RAMONA M 1128 FREAS AVE FL 1 BERWICK PA 18603 Deed: 0294 -0139 Location: 1435 C SCOTCH VALLEY Parcel Id:01 -20 -012-07,000

Assessment: 21,446 Balances as of 03/08/2016

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

COLUMBIA COUNTY SHERIFF

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Date: 02/16/2016 Cert. NO: 23397

GREBEY RONALD L & RAMONA M 1435C SCOTCH VALLEY DR BLOOMSBURG PA 17815

District: BEAVER TWP
Deed: 0294 -0139
Location: 1435 C SCOTCH VALLEY
Parcel Id:01 -20 -012-07,000

Assessment: 21,446 Balances as of 02/16/2016

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

BY: SHERLFF _____ Per:_____

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE
11 W MAIN STREET
PO BOX 380
BLOOMSBURG, PA 17815
(570) 389-5649
FAX: (570)389-5646

TAX CERTIFICATION

2016 - REAL ESTATE

As of Date: 02/16/2016 03:07:39 PM

Owner: GREBEY RONALD L & RAMONA M 1435C SCOTCH VALLEY DR BLOOMSBURG PA 17815

Municipality: BEAVER TWP
Parcel #:01 -20 -012-07,000

Property Desc:

Discount: Face: Penalty: Bill # Amount Due Date Amount Due Date Amount Due Date 000369 G \$220.49 04/30/2016 \$224.99 06/30/2016 \$247.49 08/31/2016 Payment 000369 s\$21.02 04/30/2016 \$21.45 06/30/2016 \$23.60 08/31/2016 Payment 000369 R \$31.53 04/30/2016 \$32.17 06/30/2016 \$35.39 08/31/2016 Payment Total Paid To Date: \$0.00

SILE

Signature

2-16-16

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES. PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.

DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 178



71901140006000071625

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

X

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. GREBEY,	ARGO RAMONA M (et al.)	·			Number 5CV1042
<u></u>		COVER SHE	<u>'</u> EET		
Service De					
Category: Manner:	Real Estate Sale - Sale Notice < Not Specified >	Expires:		Zone: Warrant:	6
Notes:	SALE DATE & TIME: 04/06/2016 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE A		IGHTS		
Serve To:		Final Servi	C e:		
Name:	OCCUPANT	Served:	Personally · Ac	lult In Charge	Posted Other
Primary Address:	1435 C SCOTCH VALLEY DRIVE BLOOMSBURG, PA 17815	Adult In Charge:		en e	
Phone:	DOB:	Relation:			
Alternate Address:		Date:	1/22/16	Time:	12:40
Phone:		Deputy.	4	Mileage:	
Attorney /	Orlginator:		,		
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
Service At	tempts:				STATE OF THE STATE
Date:		A WARRANTA	~ · · · · · · · · · · · · · · · · · · ·		
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OCCUPAN

015CV1042

1435 C SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 178' NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA	ARGO			Case	Number
GREBEY,	RAMONA M (et al.)			201	5CV1042
	SERVICE CO	OVER SH	EET		
Service De	tails:				
Category:	Real Estate Sale - Sale Notice			Zone:	6
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 04/06/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S I	RIGHTS		
Serve To:		Final Serv			
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally · /	Adult In Charge	· Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult in Charge:	Karen	Richender	, Su
Phone:	DOB:	Relation:	· · · · · · · · · · · · · · · · · · ·	Clink	eason at the second
Alternate Address:	The desired of the second of t	Date:	1/14/14	Time:	3:30
Phone:	the state of the s	Deputy:	4	Mileage:	
Attorney /	Originator:		•	100	
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-700	0	
Service Att	empts:			4. Čit (4.	
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DOMESTIC RELATIONS OF

15CV1042

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

COLUMBIA COUNTY TAX (

PO BOX 380, BLOOMSBURG, PA 17815

WELLS FARGO vs. GREBEY, RAMONA M (et al.)			Case Number 2015CV1042				
		COVER SHI					
Service De		GOVER SHI					
Category: Manner:	Real Estate Sale - Sale Notice < Not Specified >	Expires:		Zone: Warrant:	4		
Notes:	SALE DATE & TIME: 04/06/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS						
Serve To:		Final Servi	St. 122 W. St. St. St. St. St. St. St. St. St. St				
Name: Primary Address:	ry PO Box 380 Adult In			Personally Adult In Charge Posted Other			
Phone:	PO Box 380 So: Bloomsburg, PA 17815 S70-389-5649 DOB: Adult In Charge: Liz Likitenizh Relation: Clerk				; ;		
Alternate Address:		Date:	1/14/16	Time:	3:25		
Phone:		Deputy:	4	Mileage:	The second secon		
Attorney /	Originator:						
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	ing and a second	and the second of the second o		
Service Att	empts:	A STATE OF THE STA	1 (CACOCOCO)				
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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Serve To:	fary F. Ward	Final Servi	ice:	. e.	
ALEMAN TO THE STATE OF THE STAT	fary F. Ward				
Name: N		Served:	Personally Adu	ult In Charge	Posted Other
	01 E Second Street, Town Hall Bloomsburg, PA 17816	Adult In Charge:	mory	Ward	
Phone: 5	70-784-1581 DOB :	Relation:	TAX	Collecta	•
Alternate Address:		Date:	1-14-16	Time:	2:10
Phone:		Deputy:	4	Mileage:	
Attorney / Ori	iginator:		•		
Name: P	HELAN & HALLINAN LLP	Phone:	215-563-7000	ere anace e e e e e e e e e e e e e e e e e e	· an account material · · · · ·
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WARD, MARY F.

015CV1042

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

PHELAN HALLINAN DIAMOND & JONES, LLP

Adam H. Davis, Esq., Id. No.203034 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Adam.Davis@PhelanHallinan.com

215-563-7000

Wells Fargo Bank, N.A. : COURT OF COMMON PLEAS
Plaintiff :

: CIVIL DIVISION

v. :

Ronald L. Grebey : NO.: 2015-CV-1042

Ramona M. Grebey

Defendant(s)

Defendant(s)

COLUMBIA County

:

Attorneys for Plaintiff

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.

Bv:

Phelan Hallinan Diamond & Jones, LLP

Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 ar	nd Rule 325	7
Wells Fargo Bank, N.A.		COURT OF COMMON PLEAS
vs.		CIVIL DIVISION
Ronald L. Grebey	ĺ	NO.: <u>2015-CV-1042</u>
Ramona M. Grebey		2016 - ED - 6 COLUMBIA COUNTY
Commonwealth of Pennsylvania:		COLUMBIA COUNT
County of Columbia		
TO THE SHERIFF OF <u>COLUMBIA</u> COUNTY, PENNSYLVANI	A:	
To satisfy the judgment, interest and costs in the above following property (specifically described property below):	matter you a	re directed to levy upon and sell the
PREMISES: 1435 Scotch Valley Drive, Bloomsburg, PA 17815-74 (See Legal Description attached)	452	

Amount Due

@ \$12.59 per diem

Interest from 12/03/2015 to Date of Sale

PH#965839

of Columbia County, Penna.

\$76,591.48

____ and costs.

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

REAL ESTATE OUTLINE

ED#2016 20 6

DATE RECEIVED) :	-13-2016		
DOCKET AND INDEX	2015 CV 1049		
CHECK FOR PROP	ER INFO.		
WRIT OF EXECUTION	Х		
COPY OF DESCRIPTION	X		
WHEREABOUTS OF LKA	X		
NON-MILITARY AFFIDAVIT	<u></u>		
NOTICES OF SHERIFF SALE	X		
WAIVER OF WATCHMAN	<u> </u>		
AFFIDAVIT OF LIENS LIST	X		
CHECK FOR \$1,350.00 OR	X	CK# 0015.55.249	
**IF ANY OF ABOVE IS MISS			
CALLEDATE	A . 1 / 1 = =	a a a	
SALE DATE	Upril 6° 1	rime 9.00 an	
POSTING DATE	•		
ADV. DATES FOR NEWSPAPE	R 1 ST WEEK		
	2^{ND} WEEK		
	3 RD WEEK		

PHELAN HALLINAN DIAMOND & JONES, LLP Adam H. Davis, Esq., Id. No.203034 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103

Attorney for Plaintiff

Wells Fargo Bank, N.A.

Adam.Davis@PhelanHallinan.com

COLUMBIA County

NO.: 2015-CV-1042

COURT OF COMMON PLEAS

VS.

CIVIL DIVISION

Ronald L. Grebev

215-563-7000

Ramona M. Grebey

2016-FD-10

VERIFICATION OF NON-MILITARY SERVICE

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

- (a) that the defendant(s) are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended,
- (b) that defendant Ronald L. Grebey is over 18 years of age and resides at 1128 Freas Ave, Apt #A, Berwick, PA 18603-1710.
- (c) that defendant Ramona M. Grebey is over 18 years of age and resides at 1128 Freas Avenue, Apt# A. Berwick, PA 18603.

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

> with m. Phelan Hallinan Diamond & Jones, LLP

Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
Onc Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorneys for Plaintift

Wells Fargo Bank, N.A.

Plaintiff

: CIVIL DIVISION

v.

: NO.: <u>2015-CV-1042</u>

Ronald L. Grebey Ramona M. Grebey

Defendant(s)

2016-ED-6

COURT OF COMMON PLEAS

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 m	ortgag	e is an I	₹HA M	ortgage
()	the pr	emises	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.

Bv:

Phelan Hallinan Diamond & Jones, LLP

Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

Wells Fargo Bank, N.A.

COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-1042

Ronald L. Grebey Ramona M. Grebey 2016-ED-6

COLUMBIA County

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Ronald L. Grebey Ramona M. Grebev 1128 Freas Ave, Apt #A Berwick, PA 18603-1710

st This firm is a debt collector attempting to collect a debt and any information obtained WILL BE USED FOR THAT PURPOSE, IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY. THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.**

Your house (real estate) at 1435 Scotch Valley Drive, Bloomsburg, PA 17815-7452 is scheduled to be sold at the Sheriff's Sale on Open to 2016 at 9:00 cm in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$76,591.48 obtained by Wells Fargo Bank, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling <u>215-563-7000</u>.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
- 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 the 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. 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 the filing of the proposed schedule.
- 7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR 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.

North Penn Legal Services 168 East 5th Street Bloomsburg, PA 17815

Telephone (570) 784-8760

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2015-CV-1042

Wells Fargo Bank, N.A.

 \mathbf{V}

Ronald L. Grebey Ramona M. Grebey

owner(s) of property situate in the **BEAVER TOWNSHIP**, COLUMBIA County, Pennsylvania, being

<u>1435 Scotch Valley Drive, Bloomsburg, PA 17815-7452</u> <u>Parcel No. 01-20-012-07.000</u>

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$76,591.48

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel or lot of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a pole in line of land of William Hons, and running thence by line of said Hons, South 79 degrees 45 minutes West, 7.6 perches to an iron pin in line of other lands of Ralph H. Bankes;

THENCE by line of said Bankes, North 7 degrees 45 minutes West, 35.5 perches to an iron pin in line of land of Joseph Alansky;

THENCE by line of said Alansky, North 78 degrees East, 7.6 perches to an iron pin in line of land of William Hons;

THENCE by line of said Hons, South 7 degrees 45 minutes East, 35.6 perches to the pole, the place of BEGINNING.

<u>TITLE TO SAID PREMISES IS VESTED IN</u> Ronald L. Grebey and Ramona M. Grebey, his wife, by Deed from William J. Gottshall and Barbara A. Gottshall, his wife, dated 08/16/1979, recorded 08/21/1979 in Book 294, Page 139.

Tax Parcel: 01-20-012-07.000

Premises Being: 1435 Scotch Valley Drive, Bloomsburg, PA 17815-7452

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Tax Parcel: 01-20-012-07.000

Premises Being: 1435 Scotch Valley Drive, Bloomsburg, PA 17815-7452

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2015-CV-1042 2016 -ED-6

Wells Fargo Bank, N.A.

v.

Ronald L. Grebey Ramona M. Grebey

owner(s) of property situate in the **BEAVER TOWNSHIP**, COLUMBIA County, Pennsylvania, being

1435 Scotch Valley Drive, Bloomsburg, PA 17815-7452 Parcel No. 01-20-012-07.000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$76,591.48

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S RETURN

Wells Fargo Bank, N.A.	Plaintiff	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
vs.	1 IZIIIIII	OF COLOMBIA COUNTY
		No.: <u>2015-CV-1042</u>
Ronald L. Grebey Ramona M. Grebey		2016-ED-6
канопа м. Отевеу		ISSUED
	Defendants	155 5 22
NOW,	20I、	High Sheriff of Columbia County, Pennsylvania, do
		County, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plain	tiff.	
Defendants alleged address is		
		• · · · · · · · · · · · · · · · · · · ·
		Sheriff, Columbia County, Pennsylvania
		·
		By
	AFFIDAVIT (OF SERVICE
Now,	20, at	O'Clock m., served the within
upon		at
		by handing to
		a true and correct copy of the original Notice of
Sale and made known to		
Sale and made known to		the contents thereof.
Sworn and Subscribed before me	;	So Answers,
this	T- 700	
day of	20	
Notary Public		Sheriff
		, See return endorsed hereon by Sheriff of
		County, Pennsylvania, and made a part of this
roturn		County, I chirsyrvania, and made a part of this
return		C . A
		So Answers,
		Sheriff
		Deputy Sheriff

PROCESS RECEIPT and AFFIDAVIT OF	RETURN			pe or print legibly, insuri- not detach any copies.	ng
		Expiratio			
Plaintiff		•	No.: 2015-CV-1042		
Wells Fargo Bank, N.A.			2616-1	- D-la	
Defendant			Type or Writ of Com		_
Ronald L. Grebey			EXECUTION/N	OTICE OF SALE	
Ramona M. Grebey					
AT NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC. ADDRESS (Street or RFD, Apartment No., City, Bord, Twp., Sta		SCRIPTION OF	PROPERTY TO BE LEV	TED. ATTACHED OR SALE.	_
1435 Scotch Valley Drive					
Bloomsburg, PA 17815-7452					_
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL AS	SIST IN EXPEDITE	NG SERVICE	•		
HERACE BASE THE DEPARTMENT OF THE CHESTERS	CHANDON	NECLT.			
PLEASE POST THE PREMISES WITH THE SHERIFF' NOW, 20_, 1, Sheriff of COLUMBIA Co			hariff of		—-
County, to execute the within and make return thereof according to law.	ounty, 174 do neverly	· .			
	Sherill o	i COLUMBIA	County, Penna,		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAI property under within writ may leave same without a watchman, in cust attachment without liability on the part of such deputy or sheriff to any patherist's sale thereof.	ody of whomever is t	a u md in posses	sion, after notifying pe	rson of levy or	
10.1					
01	Tall 1 vices	20.1.1		1	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy B	Defendant	Telephone (215)56:		Date 1/16/16	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy B Philadelphia, PA 19103-1814	_ Defendant oulevard, Suite 1400	(215)563	3-7000	1/11/16	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy B	_ Defendant oulevard, Suite 1400	(215)563	3-7000		
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SHERIFF SERVICE			ase type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RE		xpiration date	. Do not detach any copies.
Plaintiff		No.: 2015-CV-	
Wells Fargo Bank, N.A.			
Defendant		Type or Write	o-ED-6 FComplaint
Ronald L. Grebey			N/NOTICE OF SALE
Ramona M. Grebey		1111133113	
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S RONALD L. GREBEY	SERVICE OR DESCR	IPTION OF PROPERTY TO B	E LEVIED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boso, Twp., State and 1435 Scotch Valley Drive	(Zip Code)		
Bloomsburg, PA 17815-7452			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	TIN EXPEDITING	SERVICE.	
NOW. 20 I. Sheriff of COLUMBIA County	. DA de beneber de		
NOW,, 20, I, Sheriff of COLUMBIA County County, to execute the within and make return thereof according to law.	y, PA (to neteny de	outize the Sheriti of	
·	91 . TEL 6.03	STEMBER & B	
	Sheriti of Co	OLUMBIA County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof.	of whomever is foun	d in possession, after notify	ing person of levy or
Signature of Attorney or other Originator requesting service on buhalf of XX Plai	intilf	Telephone Number	Date
	fendant	(215)563-7000	1/11/16
SPACE BELOW FOR USE OF SHERIF	FONLY — D	O NOT WRITE B	ELOW THIS LINE
PLAINTIFF		Court Number	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
RETURNED:			
AFFIRMED and subscribed to before me this day	SO ANSWERS		Date
	Signature of Dep.	Sheriff	
of 20	!		
	Signature of Sheri	f ť	Date
····-	Sheriff of		

SHERIFF SERVICE	INSTRUC	CTIONS: Please ty	pe or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETUI			not detach any copies.
The state of	Expiration		
Plaintiff Wells Fargo Bank, N.A.		No.: 2015-CV-1042	_
		2016-E	D-6
Defendant Defendant		Type or Writ of Con	plaint
Ronald I., Grebey Ramona M. Grebey		EXECUTION/N	OTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERV	ICE OF DESCRIPTION OF	DDADEDTV TA DE LES	TEIN ATTACHED OF CALC
RONALD L. GREBEY	KIR OK DEMOKT TION OF	TROPISCIT TO BE DEV	TED, ATTACHED ON SALE.
AT ADDRESS (Street or RFD, Apartment Nn., City, Born, Twp., State and Zip C	Code)		
1435 Scotch Valley Drive	·		
Bloomsburg, PA 17815-7452			
-			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN F	EXPEDITING SERVICE		
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW,, 20, I, Sheriff of COLUMBIA County, PA	do hereby deputize the a	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 de	contra shoulff losseline	
property under within writ may leave same without a watchman, in custody of wh			
attachment without liability on the part of such deputy or sheriff to any plaintiff he	erein for any loss, destruc	tion or removal of any	such property before
sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Tulophone	Number	Date
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Defends	unt.		i
	ant		1111/15
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF O	ant Suite 1400 (215)56	3-7000	1111/15
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ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF O PLAINTIFF RETURNED: AFFIRMED and subscribed to before me this	ant Suite 1400 (215)56	3-7000 WRITE BELO	1111/15
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SHERIFF SERVICE			type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RET		 	o not detach any copies.
Plaintiff	Expira	tion date	
Wells Fargo Bank, N.A.		No.: 2015-CV-104	
Defendant		<u> </u>	ED-6
Ronald L. Grebey		Type or Writ of Co	mplaint NOTICE OF SALE
Ramona M. Grebey		EXECUTION	NOTICE OF SALE
SERVE / NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S	ERVICE OR DESCRIPTION	OF PROPERTY TO BE I	EVIED ATTACHED OR SALE
RONALD L. GREBEY	bit red on belonin rivi		or single
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and	Záp Code)	· · · · ·	
1435 Scotch Valley Drive			
Bloomsburg, PA 17815-7452			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING SERV		
STECIAL INSTRUCTIONS OR OTHER ENFORMATION THAT WILL ASSIST	IN EXPEDITING SERV.	ICE.	
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW,, 20, 1, Sheriff of COLUMBIA County County, to execute the within and make return thereof according to law.	, PA do hereby deputize t	he Sheriff of	
County, to execute the within and make feturi mereor according to law.			
	Sheriff of COLUM	BlA County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER	OF WATCHMAN — An	v deputy sheriff levying	upon or attaching any
property under within writ may leave same without a watchman, in custody o	f whomever is found in po	ssession, after notifying	person of levy or
attachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof.	iff herein for any loss, des	truction or removal of ar	y such property before
SHOTH 5 July INCIOUS			
Signature of Attorney or other Originator requesting service on behalf of XX Plai	. 100	ione Number	Date
		icale I (dilloca	Trace
Del Del	endant		1/15/16
ADDRESS: One Penn Center at Suborban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814	endant ard, Suite 1400 (215)	563-7000	1/11/16
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SHERIFF SERVICE			type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RET			o not detach any copies.
No. of the contract of the con	Expir	ation date	
Plantiff Wells Fargo Bank, N.A.		No.: <u>2015-CV-104</u>	_
		-0106	
Defendant Ronald L. Grebey		Type or Writ of Co	omplaint NOTICE OF SALE
Ramona M. Grebey		EXECUTION	NOTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVE ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Tal435 Scotch Valley Drive Bloomsburg, PA 17815-7452 SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW,, 20, I. Sheriff of COLUMBIA County, County, to execute the within and make return thereof according to law. NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintisheriff's sale thereof.	Eip Code) IN EXPEDITING SERV PA do hereby deputize Sheriff of COLUM OF WATCHMAN — A whomever is found in p	VICE. the Sheriff of MBJA County, Penna. ny deputy sheriff levying ossession, after notifying	upon or attaching any
Signature of Attorney or other Originator requesting service on hehalf of XX. Plain	tiff Tolor	phone Number	Date
signature of Automey of valiet Originator requesting service on behalf of AA Figure			
	endant		
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouleva Philadelphia, PA 19103-1814	endant	5)563-7000	1/11/16
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SHERIFF SERVICE		UCTIONS: Please type o	
PROCESS RECEIPT and AFFIDAVIT OF RETU	o	lity of all copies. Do not	detach any copies.
Ptaintiff	Expira	tion date No.: <u>2015-CV-1042</u>	
Wells Fargo Bank, N.A.		_	
		Type or Writ of Complaint) Q
Defendant Ronald L. Grebey		EXECUTION/NOTION	
Ramona M. Grebey			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SE RAMONA M. GREBEY	RVICE OR DESCRIPTION	OF PROPERTY TO BE LEVIED, A	ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Z 1435 Scotch Valley Drive	p Code)		
Bloomsburg, PA 17815-7452			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST I	N EXPEDITING SERV	CE.	
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW,, 20, I, Sheriff of COLUMBIA County, County, to execute the within and make return thereof according to law.	PA do hereby deputize t	he Sheriff of	
Commy, to execute the within and make return thereon according to law.		074 C	
	Sherili of COLUM	BIA County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER Of property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintiff sheriff's sale thereof.	whomever is found in po	ssession, after notifying person	of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Plaint		one Number Dat	re
AJJDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevar Philadelphia, PA 19103-1814		563-7000	11/16
SPACE BELOW FOR USE OF SHERIFF	ONLY — DO N	OT WRITE BELOW	THIS LINE
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	SO ANSWERS Signature of Dep. Sheriff	;	Date
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L	Sheriff of		

SHERIFF SERVICE			e type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RE		<u> </u>	Do not detach any copies.
Plaintiff	Exp	iration date	0.10
Wells Fargo Bank, N.A.		No.: <u>2015-CV-1</u>	
		3010	o-ED-G
Defendant Ronald L. Grebey		Type or Writ of	Complaint N/NOTICE OF SALE
Ramona M. Grebey		BACCOTTO	WHO TICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S RAMONA M. GREBEY ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 1435 Scotch Valley Drive		ION OF PROPERTY TO BE	LEVIED, ATTACHED OR SALE.
Bloomsburg, PA 17815-7452			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING SE	RVICE	<u> </u>
	E CELLE DE TIE (CODE		
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			-10. MANA /
	Sheriff of COL	JMBIA County, Penna.	
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Signature of Attorney or other Originator requesting service on behalf of XX Plai		I L NT L	ID-st-
		lephone Number	Date
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AMOUNT ****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

BAV [965839] 1435 SCOTCH VALLEY DRIVE (2015-CV-1042)

AUTHORIZED SIGNATURE

#OD1555249# #D36001808# 361508666#