

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

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

**Total Sheriff Costs \$1,878.19**

## Municipal Costs

Current Taxes	\$278.61
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**Total Municipal Costs \$278.61**

## Distribution Costs

Recording Fees	\$67.00
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**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 & RONALD GREBEY

NO. 6-2016 ED

NO. 1042-2015

JD

DATE/TIME OF SALE: APRIL 6, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST)

\$ 20000,00 (2223,80)

POUNDAGE – 2% OF BID

\$ 400,00

TRANSFER TAX – 2% OF FAIR MKT

\$ —

MISC. COSTS

\$ 273,00

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 2873,80

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

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

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

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE:

\$ 2873,80

LESS DEPOSIT:

\$ 1350,00

DOWN PAYMENT:

\$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS

\$ 1523,80



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,

A handwritten signature in cursive script, appearing to read "Rachel Heydorn".

Rachel Heydorn

On behalf of Phelan Hallinan Diamond & Jones, LLP

cc: WELLS FARGO BANK, N.A.

PH # 965839

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

# REALTY TRANSFER TAX STATEMENT OF VALUE

**See Reverse for Instructions**

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

### A. CORRESPONDENT - All inquiries may be directed to the following person:

Name <b>Phelan Hallinan Diamond &amp; Jones, LLP</b>	Telephone Number: <b>215-563-7000</b>
Mailing Address <b>1617 JFK Boulevard, Suite 1400, One Penn Center Plaza</b>	City <b>Philadelphia</b>
	State <b>PA</b>
	ZIP Code <b>19103</b>

### B. TRANSFER DATA

Date of Acceptance of Document	Grantor(s)/Lessor(s) <b>Timothy Chamberlain</b>	Telephone Number: <b>(570) 389-5622</b>	Grantee(s)/Lessee(s) <b>FEDERAL NATIONAL MORTGAGE ASSOCIATION</b>	Telephone Number: <b>1-215-575-1400</b>
	Mailing Address <b>PO Box 380, W. Main Street</b>		Mailing Address <b>PO Box 650043</b>	
	City <b>Bloomsburg</b>	State <b>PA</b>	City <b>Dallas</b>	State <b>TX</b>
	ZIP Code <b>17815</b>		ZIP Code <b>75265</b>	

### C. REAL ESTATE LOCATION

Street Address <b>1435 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815-7452</b>	City, Township, Borough <b>BEAVER TOWNSHIP</b>
County <b>COLUMBIA</b>	School District <b>BLOOMSBURG</b>
	Tax Parcel Number <b>01-20-012-07.000</b>

### D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration <b>\$ 20,000.00 (winning bid)</b>	2. Other Consideration <b>+ -0-</b>	3. Total Consideration <b>= \$ 20,000.00</b>
4. County Assessed Value <b>\$ 21,446.00</b>	5. Common Level Ratio Factor <b>X 3.6</b>	6. Computed Value <b>= \$77,205.60</b>

### E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed <b>= \$77,205.60</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100%</b>	1c. Percentage of Grantor's Interest Conveyed <b>100%</b>
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### 2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession (Name of Decedent) \_\_\_\_\_ Estate File Number \_\_\_\_\_
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_
- If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☒ \*Other (Please explain exemption claimed, if other than listed above.)
- 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 *Rachel Heydorn*

Date

5/6/16

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

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

WELLS FARGO

VS RAMONA & RONALD GREBEY

NO. 6-2016 ED NO. 1042-2015 JD

DATE/TIME OF SALE: APRIL 6, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 20000.00 (2223.80)

POUNDAGE - 2% OF BID \$ 400.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2873.80

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

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

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

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2873.80

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 1523.80

APR 11 2016

**Wells Fargo Bank, N.A.**  
Plaintiff

v.

**Ronald L. Grebey**  
**Ramona M. Grebey**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2015-CV-1042**  
:  
: **2016-ED-6**  
: **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 Praecept for the Writ of Execution was filed, the following information concerning the real property located at **1435 Scotch Valley Drive, Bloomsburg, PA 17815-7452**.

1. 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 sale.  
Name \_\_\_\_\_ Address (if address cannot be  
reasonably ascertained, please indicate) \_\_\_\_\_  
  
None.
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:  
Name \_\_\_\_\_ Address (if address cannot be  
reasonably ascertained, please indicate) \_\_\_\_\_

**Tenant/Occupant**

**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.

Date: 1/11/16

By: 

**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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

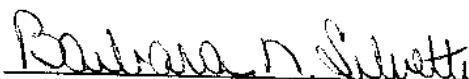
March 01, 2016

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

NOTARY

Affirmed and subscribed to before me this

1ST day of MARCH 2016



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



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

KIM ZIELINSKI  
Legal Assistant, 1328

Representing Lenders in  
Pennsylvania

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

No.: 2015-CV-1042  
No.: 2016-ED-6

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

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**

By:  
KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

PHILAN HALLINAN DIAMOND & JONES, LLP  
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.  
Plaintiff.

v.

RONALD L. GREBEY  
RAMONA M. GREBEY  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: No.: 2015-CV-1042  
: No.: 2016-ED-6

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA )  
PHILADELPHIA COUNTY ) SS:

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

Date: 3/9/16

  
Paul Cressman, Esq., Id. No. 318079  
Attorney for Plaintiff

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

Name and  
Address  
Of Sender



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

AZK/SZR-04/06/2016 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 1435 SCOTCH VALLEY DRIVE BLOOMSBURG, PA 17815-7452	
2	****	Bank of America, N.A. 1800 Tapo Canyon Road Mail Stop #SV-103 Simi Valley, CA 93063	
3	****	Bank of America, N.A. C/O BAC, M/C; CA6-914-01-43 1800 TAPO CANYON ROAD SIMI VALLEY, CA 93063	
4	****	Bank of America, N.A. C/O Powers Khiri & Associates, LLC 8 NESHAMINY INTERPLEX, STE 215 TREVINO, PA 19053	
5	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
6	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	
7	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	
8	****	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	
9		Diana De Avila 1800 Tapo Canyon Road Simi Valley, CA 93063	
10		CoreLogic 1 CoreLogic Drive Westlake, TX 76262	

JAN 27 2016  
 USPS  
 \$0.47  
 \$4.70

[illegible]

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 01, 2016


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

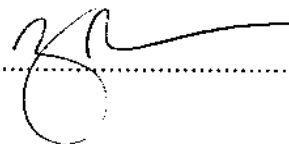


PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA



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 30<sup>th</sup> day of March, 2016...

Haren M. Beach

(Notary Public)



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

.....

# SHERIFF'S SALE COST SHEET

VS. Grebeny  
 NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>60.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>20.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>469.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1004.19</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1254.19</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>278.61</u>	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u><del>500</del> 283.61</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2223.80

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 02, 2016

Affirmed and subscribed to before me this

2ND day of MARCH

2016

NOTARY Proth & Clerk of Sev. Courts

My Comm. Ex. 1st Monday in 2020

Bailara D. Silvestri

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



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2015CV1042

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Posting - Sale Bill

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

**Name:** (POSTING)

**Primary Address:** 1435 SCOTCH VALLEY DRIVE  
BLOOMSBURG, PA 17815

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

**Alternate Address:**

**Phone:**

### Final Service:

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

**Adult In Charge:**

**Relation:**

**Date:**

3-1-16

**Time:**

5:40

**Deputy:**

4

**Mileage:**

### Attorney / Originator:

**Name:** PHELAN & HALLINAN LLP

**Phone:** 215-563-7000

### Service Attempts:

**Date:**

**Time:**

**Mileage:**

**Deputy:**

### Service Attempt Notes:

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

(POSTING)

2015CV1042

1435 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2015CV1042

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 6

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: RONALD GREBEY

Primary Address: 1128 FREAS AVE APT#A  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 1435 C SCOTCH VALLEY DRIVE  
BLOOMSBURG, PA 17815

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 1-22-16

Time: 11:20

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

GREBEY, RONALD

2015CV1042

1128 FREAS AVE APT#A, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2015CV1042

## SERVICE COVER SHEET

### Service Details:

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 RIGHTS

### Serve To:

Name: RAMONA M GREBEY

Primary Address: 1128 FREAS AVE APT#A  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 1435 C SCOTCH VALLEY DRIVE  
BLOOMSBURG, PA 17815

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GREBEY, RAMONA M

2015CV1042

1128 FREAS 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. Banks; THENCE by line of said Banks, 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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
PHELAN & HALLINAN LLP  
PHILADELPHIA, PA 215-563-7000

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

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

REAL ESTATE TAX CERTIFICATION

Date: 03/08/2016

Fee: \$5.00

Cert. NO: 23664

GREBEY RONALD L & RAMONA M  
1128 FREAS AVE FL 1  
BERWICK PA 18603

District: BEAVER TWP  
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 AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF

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

Per: \_\_\_\_\_

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

REAL ESTATE TAX CERTIFICATION

Date: 02/16/2016

Fee: \$5.00

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 AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: SHERIFF

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:

Bill #		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
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					

\$273.04

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 17815



71901140006000071625

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

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# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2015CV1042

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 6

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 1435 C SCOTCH VALLEY DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge:

Relation:

Date: 1/22/16

Time: 12:40

Deputy: 4

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

OCCUPANT

2015CV1042

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2015CV1042

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 6

Warrant:

### Serve To:

Name: Domestic Relations Office of Columbia Co

Primary Address: 11 WEST MAIN STREET

2ND FLOOR  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Karen Richenderfer

Relation: Clerk

Date: 1/14/16

Time: 3:30

Deputy: 4

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2015CV1042

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2015CV1042

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 6

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380

Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Liz Whitely

Relation: Clerk

Date: 1/14/16

Time: 3:25

Deputy: 4

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2015CV1042

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2015CV1042

## SERVICE COVER SHEET

### Service Details:

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 RIGHTS

### Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall  
Bloomsburg, PA 17816

Phone: 570-784-1581 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Mary Ward

Relation: Tax Collector

Date: 1-14-16

Time: 2:10

Deputy: 4

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

WARD, MARY F.

2015CV1042

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

Attorneys for Plaintiff

**Wells Fargo Bank, N.A.**  
Plaintiff

v.

**Ronald L. Grebey**  
**Ramona M. Grebey**  
Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2015-CV-1042  
: 2016-ED-6  
: COLUMBIA County  
:


**CERTIFICATION**

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

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

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

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

  
**Phelan Hallinan Diamond & Jones, LLP**  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)**

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

Wells Fargo Bank, N.A.

vs.

Ronald L. Grebey  
Ramona M. Grebey

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO.: 2015-CV-1042**

**2016-ED-6  
COLUMBIA COUNTY**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

**To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):**

PREMISES: 1435 Scotch Valley Drive, Bloomsburg, PA 17815-7452  
(See Legal Description attached)

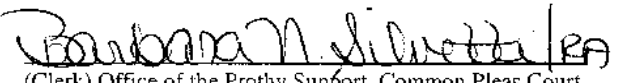
Amount Due

\$76,591.48

Interest from 12/03/2015 to Date of Sale

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

@ \$12.59 per diem

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

Dated

Jan 13, 2016  
(SEAL)

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

PH # 965839

# REAL ESTATE OUTLINE

ED # 2016 ED 6

DATE RECEIVED 1-13-2016  
DOCKET AND INDEX 2015 CV 1042

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>001555249</u>

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

SALE DATE April 6<sup>th</sup> TIME 9:00 am  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> 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  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorney for Plaintiff

**Wells Fargo Bank, N.A.**

vs.

**Ronald L. Grebey  
Ramona M. Grebey**

: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2015-CV-1042  
:  
: 2016-ED-6

**VERIFICATION OF NON-MILITARY SERVICE**

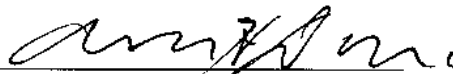
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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.

  
**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  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorneys for Plaintiff

**Wells Fargo Bank, N.A.**  
Plaintiff

v.

**Ronald L. Grebey**  
**Ramona M. Grebey**  
Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2015-CV-1042  
:  
: 2016-ED-6  
: COLUMBIA County  
:

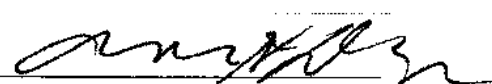
**CERTIFICATION**

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

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

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

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

  
**Phelan Hallinan Diamond & Jones, LLP**  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

Wells Fargo Bank, N.A.	:	COURT OF COMMON PLEAS
	:	
Plaintiff	:	CIVIL DIVISION
	:	
vs.	:	NO.: <u>2015-CV-1042</u>
	:	
Ronald L. Grebey	:	<u>2016-ED-6</u>
Ramona M. Grebey	:	COLUMBIA County
Defendant(s)	:	

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

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

**\*\*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 April 16 2016 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of **\$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 215-563-7000.
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.**

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

### **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.

TITLE TO SAID PREMISES IS VESTED IN Ronald L. Grebey and Ramona M. Grebey, his wife, by Decd 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

### **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.

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

**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

vs.

Ronald L. Grebey

Ramona M. Grebey

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2015-CV-1042

2016-ED-6

ISSUED

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

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

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

### AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 20\_\_, at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within upon \_\_\_\_\_ at \_\_\_\_\_ by handing to \_\_\_\_\_ a true and correct copy of the original Notice of Sale and made known to \_\_\_\_\_ the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

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

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

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

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

return

So Answers,

\_\_\_\_\_  
Sheriff

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



# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
Wells Fargo Bank, N.A.

No.: 2015-CV-1042

Defendant  
Ronald L. Grebey  
Ramona M. Grebey

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**

**AT**

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

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

1435 Scotch Valley Drive

Bloomsburg, PA 17815-7452

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

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

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

(215)563-7000

Date

1/16/16

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

PLAINTIFF

Court Number

### RETURNED:

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

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

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. <b>Expiration date</b>
Plaintiff Wells Fargo Bank, N.A.	No.: 2015-CV-1042 <div style="font-size: 1.2em; font-family: cursive;">2016-ED-6</div>
Defendant Ronald L. Grebey Ramona M. Grebey	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>RONALD L. GREBEY</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>1435 Scotch Valley Drive</u> <u>Bloomsburg, PA 17815-7452</u>
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SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

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

\_\_\_\_\_  
 Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <input checked="" type="checkbox"/> Plaintiff  ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <div style="font-size: 1.2em; font-family: cursive;">1/16/16</div>
--	-----------------------------------	--

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

PLAINTIFF	Court Number
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**RETURNED:**

AFFIRMED and subscribed to before me this _____ day  of _____ 20__	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; padding: 5px;"> <b>SO ANSWERS</b>                      Signature of Dep. Sheriff                 </td> <td style="width: 20%; padding: 5px;">                     Date                 </td> </tr> <tr> <td style="padding: 5px;">                     Signature of Sheriff                 </td> <td style="padding: 5px;">                     Date                 </td> </tr> <tr> <td colspan="2" style="padding: 5px;">                     Sheriff of _____                 </td> </tr> </table>	<b>SO ANSWERS</b> Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
<b>SO ANSWERS</b> Signature of Dep. Sheriff	Date						
Signature of Sheriff	Date						
Sheriff of _____							

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. <b>Expiration date</b>
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<b>Plaintiff</b> Wells Fargo Bank, N.A.	No.: 2015-CV-1042 <div style="font-size: 1.2em; font-family: cursive;">2016-ED-6</div>
<b>Defendant</b> Ronald L. Grebey Ramona M. Grebey	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

<b>SERVE</b> <div style="text-align: center;">   <b>AT</b> </div>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>RONALD L. GREBEY</b> <hr/> ADDRESS (Street or RFD, Apartment No., City, Born. Twp., State and Zip Code) <b>1435 Scotch Valley Drive</b> <b>Bloomsburg, PA 17815-7452</b>
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SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

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

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff <div style="text-align: center;">                   Defendant             </div> ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <div style="font-size: 1.2em; font-family: cursive;">11/11/15</div>
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**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF	Court Number
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**RETURNED:**

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

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. <hr/> <b>Expiration date</b>
<b>Plaintiff</b> Wells Fargo Bank, N.A.	No.: 2015-CV-1042 <div style="text-align: center; font-size: 1.2em;">2016-ED-6</div>
<b>Defendant</b> Ronald L. Grebey Ramona M. Grebey	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>RONALD L. GREBEY</u> <hr/> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>1435 Scotch Valley Drive</u> <u>Bloomsburg, PA 17815-7452</u>
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SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

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

\_\_\_\_\_  
 Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff <div style="text-align: center;">_____                  Defendant</div> ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <div style="text-align: center; font-size: 1.2em;">1/18/16</div>
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**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF	Court Number
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**RETURNED:**

AFFIRMED and subscribed to before me this _____ day  of _____ 20__	SO ANSWERS Signature of Dep. Sheriff <hr/> Signature of Sheriff <hr/> Sheriff of _____	Date <hr/> Date
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# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
Wells Fargo Bank, N.A.

No.: 2015-CV-1042

Defendant  
Ronald L. Grebey  
Ramona M. Grebey

2016-ED-6

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**



**AT**

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

RAMONA M. GREBEY

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

1435 Scotch Valley Drive

Bloomsburg, PA 17815-7452

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number  
(215)563-7000

Date  
1/15/16

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day  
of \_\_\_\_\_ 20\_\_

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. <b>Expiration date</b>
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Plaintiff Wells Fargo Bank, N.A.	No.: 2015-CV-1042 <div style="text-align: center; font-size: 1.2em;">2016-ED-6</div>
Defendant Ronald L. Grebey Ramona M. Grebey	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

**SERVE** **AT** {

{	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE, <u>RAMONA M. GREBEY</u>
{	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>1435 Scotch Valley Drive</u>

Bloomsburg, PA 17815-7452

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

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

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 Sheriff of COLUMBIA County, Penna.

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Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ — Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <div style="text-align: center; font-size: 1.2em;">1/11/16</div>
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**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

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

**RETURNED:**

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

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. <b>Expiration date</b>
Plaintiff Wells Fargo Bank, N.A.	No.: 2015-CV-1042 <div style="font-size: 1.2em; font-weight: bold;">2016-ED-6</div>
Defendant Ronald L. Grebey Ramona M. Grebey	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>RAMONA M. GREBEY</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>1435 Scotch Valley Drive</u> <u>Bloomsburg, PA 17815-7452</u>
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SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

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

\_\_\_\_\_  
 Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff <div style="text-align: center;">_____                      Defendant</div> ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <div style="font-size: 1.2em;">1/16/16</div>
--	-----------------------------------	--

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

PLAINTIFF	Court Number
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**RETURNED:**

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

## Document Receipt

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Trans #	7172	Carrier / service:	USPS Server	First-Class Mail®	1/13/2016 12:00:00 AM
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Ship to:

CORE LOGIC

1 CORE LOGIC DRIVE

Tracking #: 71901140006000071663

Doc Ref #: 2016ED6

Postage 5 1300

WESTLAKE TX 76262



## Document Receipt

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Trans #	7171	Carrier / service:	USPS Server	First-Class Mail®	1/13/2016 12:00:00 AM
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Ship to:

POWERS KIRN &amp; ASSOC

8 NESHAMINY INTERPLEX STE 215

Tracking #: 71901140006000071656

Doc Ref #: 2016ED6

Postage 5 1300

TREVOSE PA 19053

## Document Receipt

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Trans #	7170	Carrier / service:	USPS Server	First-Class Mail®	1/13/2016 12:00:00 AM
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Ship to:

BANK OF AMERICA NA

1800 TAPO CANYON ROAD

SIMI VALLEY CA 93063

Tracking #: 71901140006000071649

Doc Ref #: 2016ED6

Postage 5.1300

## Document Receipt

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Trans #	7170	Carrier / service:	USPS Server	First-Class Mail®	1/13/2016 12:00:00 AM
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Ship to:

BANK OF AMERICA NA

1800 TAPO CANYON ROAD

SIMI VALLEY CA 93063

Tracking #: 71901140006000071649

Doc Ref #: 2016ED6

Postage 5.1300

## Document Receipt

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Trans #	7169	Carrier / service:	USPS Server	First-Class Mail®	1/13/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking # 71901140006000071632

Doc Ref #: 2016ED6

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	7168	Carrier / service:	USPS Server	First-Class Mail®	1/13/2016 12:00:00 AM
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## Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION900 MARKET STREET 5TH FLOOR  
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #:	71901140006000071625
Doc Ref #:	2016ED6
Postage	5.1300

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	7168	Carrier / service:	USPS Server	First-Class Mail®	1/13/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET 5TH FLOOR

ROBERT N.C. NIX FEDERAL BUILDING

PHILADELPHIA PA 19107

Tracking #: 71901140006000071625

Doc Ref #: 2016ED6

Postage 5 1300

## Document Receipt

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Trans #	7167	Carrier / service:	USPS Server	First-Class Mail®	1/13/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000071618

Doc Ref #: 2016ED6

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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Trans #	7166	Carrier / service:	USPS Server	First-Class Mail®	1/13/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000071601

Doc Ref #: 2016ED6

Postage 5.1300

HARRISBURG PA 17128



## Document Receipt

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Trans #	7172	Carrier / service:	USPS Server	First-Class Mail®	1/13/2016 12:00:00 AM
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Ship to:

CORE LOGIC

1 CORE LOGIC DRIVE

Tracking #: 71901140006000071663

Doc Ref #: 2016ED6

Postage 5.1300

WESTLAKE TX 76262

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

TD Bank, NA  
3-180/360

001555249

DATE  
9/28/2015

AMOUNT  
\*\*\*\*\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

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

  
AUTHORIZED SIGNATURE

⑈001555249⑈ ⑆036001808⑆ 361508666⑈