

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

WELLS FARGO BANK

VS DANIEL & JEANETTE CRISPELL

NO. 72-2016 ED NO. 225-2016 JD

DATE/TIME OF SALE: AUGUST 3, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 3014.13

POUNDAGE - 2% OF BID \$ 60.28

TRANSFER TAX - 2% OF FAIR MKT \$ -

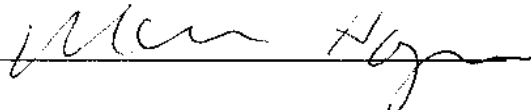
MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3074.41

PURCHASER(S): MARIE HANCOCK

ADDRESS: Phelan Hallinan

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

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 3074.41

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ 1724.41

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
WELLS FARGO BANK, N.A.

vs.

**Defendant**  
DANIEL CRISPELL  
JEANETTE E CRISPELL

**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, August 3, 2016

**Writ of Execution No. :** 2016CV225

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 2000 NORTH MARKET STREET, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$168.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,085.64
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	\$510.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$17.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$350.00

**Total Sheriff Costs** **\$2,607.14**

## Municipal Costs

Sewer	\$339.99
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**Total Municipal Costs** **\$339.99**

## Distribution Costs

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

**Grand Total:** **\$3,014.13**

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

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 208272	Invoice Date: 10/13/2016 10:24:23 AM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF'S OFFICE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201608083	BERWICK BORO
	Grantor - CRISPELL, DANIEL J		10/13/16 10:24:29 AM	
	Grantee - WELLS FARGO BANK			
	Consideration - \$3,074.41			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	<b>TOTAL CHARGES</b>	<u>\$67.00</u>		
	<b>PAYMENTS</b>			
	CHECK: 7532 - SHERIFF'S OFFICE	\$67.00		
	<b>TOTAL PAYMENTS</b>	<u>\$67.00</u>		
	<b>AMOUNT DUE</b>	\$67.00		
	<b>PAYMENT ON INVOICE</b>	(\$67.00)		
	<b>BALANCE DUE ON INVOICE</b>	\$0.00		



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

September 2, 2016

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

Re: DANIEL J. CRISPELL  
JEANETTE E. CRISPELL  
2000 NORTH MARKET STREET  
BERWICK, PA 18603-1325  
2016-CV-225

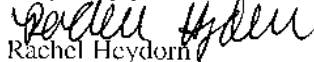
Dear Sir or Madam:

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," please prepare the Sheriff's Deed to **WELLS FARGO BANK, N.A.**, 3476 STATEVIEW BOULEVARD, FORT MILL, SC 29715.

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

Thank you in advance for your cooperation in this matter.

Very truly yours,

  
Rachel Heydorn

For Phelan Hallinan Diamond & Jones, LLP

cc: WELLS FARGO BANK, N.A.

PH # 793214

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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name <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 <b>9/2/16</b>	
Grantor(s)/Lessor(s) <b>Timothy Chamberlain</b>	Telephone Number: <b>(570) 389-5622</b>
Grantee(s)/Lessee(s) <b>WELLS FARGO BANK, N.A.</b>	Telephone Number: <b>(704) 329-3200</b>
Mailing Address <b>PO Box 380, W. Main Street</b>	Mailing Address <b>3476 STATEVIEW BOULEVARD</b>
City <b>Bloomsburg</b>	State <b>PA</b>
ZIP Code <b>17815</b>	City <b>FORT MILL</b>
	State <b>SC</b>
	ZIP Code <b>29715</b>

### C. REAL ESTATE LOCATION

Street Address <b>2000 NORTH MARKET STREET, BERWICK, PA 18603-1325</b>	City, Township, Borough <b>BERWICK BOROUGH</b>
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County <b>COLUMBIA</b>	School District <b>BERWICK</b>	Tax Parcel Number <b>04B-01-016-00.000</b>
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### D. VALUATION DATA

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

1. Actual Cash Consideration <b>\$ 3,014.13 (winning bid)</b>	2. Other Consideration <b>+ -0-</b>	3. Total Consideration <b>= \$ 3,014.13</b>
4. County Assessed Value <b>\$ 31,764.00</b>	5. Common Level Ratio Factor <b>X 3.69</b>	6. Computed Value <b>= \$117,209.16</b>

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

1a. Amount of Exemption Claimed <b>= \$117,209.16</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.)

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 <b>Rachel Heydorn</b> <i>Rachel Heydorn</i>	Date <b>7/2/16</b>
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

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

TD Bank, NA  
3-180/360

001622617

DATE  
8/10/2016

AMOUNT  
\*\*\*\*\$1,724.41

PAY ONE THOUSAND SEVEN HUNDRED TWENTY-FOUR AND 41 / 100 Dollars

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

EEG [793214] 2000 NORTH MARKET STREET (2016-CV-225)

  
AUTHORIZED SIGNATURE

⑈001622617⑈ ⑆036001808⑆ 361508666⑈

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>510.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>168.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>17.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>906.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1085.64</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL ***** \$ <u>1335.64</u>	

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

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

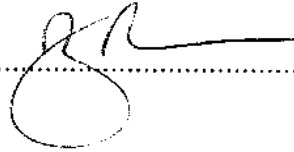
MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>339.99</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>339.99</u>	

SURCHARGE FEE (DSTE)	\$ <u>350.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

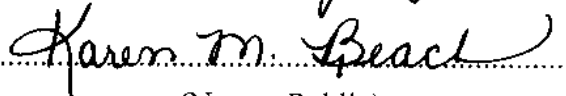
TOTAL COSTS (OPENING BID) \$ 3014.13

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

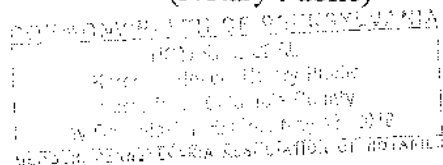
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice July 13, 20, 27, 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 27<sup>th</sup> day of July, 2016



(Notary Public)



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



# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

Classifieds: (570) 784-6151  
Toll Free: 888-231-9767 ext 1299  
Fax: (570) 784-6152

Proof of Ad 06/01/16

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380  
BLOOMSBURG, PA 17815**

Ad ID: 1075335  
Description: **Crispell Sheriff Sale 72 & 225 of 2016**  
Run Dates: 07/13/16 to 07/27/16  
Class: 2  
Agate Lines: 198  
Blind Box:

**Total Ad Cost \$1,085.64**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	07/13/16	07/27/16	3	\$1,085.64

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV225

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, AUGUST 03, 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 piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Market Street at the corner of Vine Street; thence along Market Street in a westerly direction ninety (90) feet to the corner of Lot No. 176; thence along said lot in a northerly direction one hundred twenty (120) feet to a fifteen (15) foot alley; thence along said alley in an easterly direction ninety (90) feet to Vine Street; thence along Vine Street in a southerly direction one hundred twenty (120) feet to the point and place of BEGINNING. Being the same premises which Daniel J. Crispell and Jeanette E. Crispell, H/W by deed dated 3/21/00 and recorded 2/27/01 in the Office of the Recorder of Deeds in and for the County of Columbia, Commonwealth of Pennsylvania, as instrument number 200101579 granted and conveyed unto Daniel J. Crispell.

Being Parcel Number: 04B-01-16

TITLE TO SAID PREMISES IS VESTED IN Daniel J. Crispell and Jeanette E. Crispell, h/w, by Deed from Daniel J. Crispell, dated 03/21/2000, recorded 02/27/2001 in Instrument Number 200101579.

Tax Parcel: 04B-01-016-00.000

Premises Being: 2000 North Market Street, Berwick, PA 18603-1325

**PROPERTY ADDRESS: 2000 NORTH MARKET STREET, BERWICK, PA 18603**

UPI / TAX PARCEL NUMBER: 04B-01-016-00.000

Seized and taken into execution to be sold as the property of DANIEL CRISPELL, JEANETTE E CRISPELL in suit of WELLS FARGO BANK, N.A.

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

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

Attorney for the Plaintiff:  
PHELAN & HALLINAN LLP  
PHILADELPHIA, PA 215-663-7000

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

REAL ESTATE TAX CERTIFICATION

Date: 07/12/2016

Fee: \$5.00

Cert. NO: 25083

CRISPELL DANIEL J & JEANETTE E  
2000 NORTH MARKET STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20010 -1579  
Location: 2000 N MARKET ST L 17  
Parcel Id:04B-01 -016-00,000

Assessment: 32,965  
Balances as of 07/12/2016

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

COLUMBIA COUNTY SHERIFF

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK, N.A.  
vs.  
DANIEL CRISPELL (et al.)

Case Number  
2016CV225

## SHERIFF'S RETURN OF SERVICE

06/28/2016 10:45 AM - DEPUTY KEVIN DENT, 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 2000 NORTH MARKET STREET, BERWICK, PA 18603.

  
KEVIN DENT, DEPUTY

SO ANSWERS,

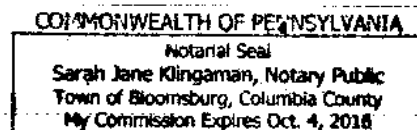
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 29, 2016

NOTARY

Affirmed and subscribed to before me this

29TH day of JUNE, 2016





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

(a) CountySuite Sheriff, Telexsoft, Inc.



**Case Number**  
2016CV225

**NO EXPIRATION**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK, N.A.  
vs.  
DANIEL CRISPELL (et al.)

Case Number  
2016CV225

## SHERIFF'S RETURN OF SERVICE

05/11/2016 11:15 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 DANIEL CRISPELL HER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JEANETTE E CRISPELL AT 2000 N MARKET STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

May 12, 2016

COMMONWEALTH OF PENNSYLVANIA

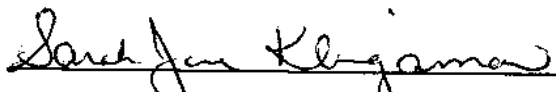
Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

12TH day of MAY, 2016



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK, N.A.  
vs.  
DANIEL CRISPELL (et al.)

Case Number  
2016CV225

## SHERIFF'S RETURN OF SERVICE

05/11/2016 11:15 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: DANIEL CRISPELL AT 2000 NORTH MARKET STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

May 12, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

12TH day of MAY, 2016



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK, N.A.  
vs.  
CRISPELL, DANIEL (et al.)

Case Number  
2016CV225

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 72

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Gloria Babersky

Relation: Authority Manager

Date: 5-11-16 Time: 11:46

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.

BERWICK SEWER AUTHORITY

2016CV225

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

**Tax Notice** 2016 County & Municipality

BERWICK BORO

**MAKE CHECKS PAYABLE TO:**Connie C Gingher  
1615 Lincoln Avenue  
Berwick PA 18603**HOURS:** MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY &amp; FRIDAYS

CLOSED HOLIDAYS

**PHONE:** 570-752-7442

FOR: COLUMBIA County

DATE  
03/01/2016BILL NO.  
3195

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	32,965	10.491	338.92	345.84	380.42
SINKING		1	32.31	32.97	36.27
FIRE		1.25	40.39	41.21	43.27
LIGHT		1.75	56.54	57.69	60.57
BORO RE		11.1	358.59	365.91	384.21
The discount & penalty have been calculated for your convenience			826.75	843.62	904.74
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**CRISPELL DANIEL J & JEANETTE E  
2000 NORTH MARKET STREET  
BERWICK PA 18603

CNTY TWP  
Discount 2 % 2 %  
10 % 5 %  
PARCEL: 04B-01 -016-00,000  
2000 N MARKET ST  
.2479 Acres Land 4,320  
Buildings 28,645  
Total Assessment 32,965

826.75  
#9014633006This tax returned  
to courthouse on:  
January 1, 2017

FILE COPY

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

**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

4/30/16





May 17, 2016

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

**WELLS FARGO BANK N.A**

**VS.**

**DANIEL J. CRISPELL  
JEANETTE E. CRISPELL**

**NO: 2016-CV-225**

**NO: 2016-ED-72**

Dear Timothy:

The amount due on the sewer account #108802 for the property located at 2000 N. Market Street, Berwick Pa through September 30, 2016 is \$339.99.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

**1108 Freas Avenue • Berwick, Pennsylvania 18603**

**Phone: (570) 752-8477 • Fax: (570) 752-8479**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK, N.A.  
vs.  
CRISPELL, DANIEL (et al.)

Case Number  
2016CV225

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 72

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: JEANETTE E CRISPELL

Primary Address: 2000 N MARKET STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Daniel Crispell

Relation: Husband

Date: 5-11-16

Time: 11:15

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

CRISPELL, JEANETTE E

2016CV225

2000 N MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK, N.A.  
vs.  
CRISPELL, DANIEL (et al.)

Case Number  
2016CV225

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 72

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: DANIEL CRISPELL

Primary Address: 2000 NORTH MARKET STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 5-11-16

Time: 11:15

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.

CRISPELL, DANIEL

2016CV225

2000 NORTH MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK, N.A.  
vs.  
CRISPELL, DANIEL (et al.)

Case Number  
2016CV225

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 72

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue  
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 5-11-16

Time: 10:25

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2016CV225

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK, N.A.  
vs.  
CRISPELL, DANIEL (et al.)

Case Number  
2016CV225

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

72

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 2000 N MARKET STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

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

2016CV225

2000 N MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR SPRINGLEAF  
MOR  
vs.  
HUNTER SR, KENNETH (et al.)

Case Number  
2016CV240

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 70

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road  
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 5-11-16

Time: 11:30

Deputy: 3

Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

ROTHERY, JOAN M.

2016CV240

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR SPRINGLEAF  
MOR  
vs.  
HUNTER SR, KENNETH (et al)

Case Number  
2016CV240

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 70

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 113 FOUNDRYVILLE ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Kenneth Hunter Sr.

Relation: Owner of Property

Date: 5-11-16 Time: 10:35

Deputy: 3 Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

OCCUPANT

2016CV240

113 FOUNDRYVILLE ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK, N.A.  
vs.  
CRISPELL, DANIEL (et al.)

Case Number  
2016CV225

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 72

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia County

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 Riclenderfer

Relation:

Clerk

Date:

5-9-16

Time:

4:05

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 2016CV225 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 BANK, N.A.  
vs.  
CRISPELL, DANIEL (et al.)

Case Number  
2016CV225

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 72

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 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: Deb M. Here

Relation: Clerk

Date: 5-9-16

Time: 4:00

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

2016CV225

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV225

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, AUGUST 03, 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 piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Market Street at the corner of Vine Street; thence along Market Street in a westerly direction ninety (90) feet to the corner of Lot No. 176; thence along said lot in a northerly direction one hundred twenty (120) feet to a fifteen (15) foot alley; thence along said alley in an easterly direction ninety (90) feet to Vine Street; thence along Vine Street in a southerly direction one hundred twenty (120) feet to the point and place of BEGINNING.

Being the same premises which Daniel J. Crispell and Jeanette E. Crispell, H/W by deed dated 3/21/00 and recorded 2/27/01 in the Office of the Recorder of Deeds in and for the County of Columbia, Commonwealth of Pennsylvania, as instrument number 200101579 granted and conveyed unto Daniel J. Crispell.

Being Parcel Number: 04B-01-16

TITLE TO SAID PREMISES IS VESTED IN Daniel J. Crispell and Jeanette E. Crispell, h/w, by Deed from Daniel J. Crispell, dated 03/21/2000, recorded 02/27/2001 in Instrument Number 200101579.

Tax Parcel: 04B-01-016-00.000

Premises Being: 2000 North Market Street, Berwick, PA 18603-1325

PROPERTY ADDRESS: 2000 NORTH MARKET STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-01-016-00.000

Seized and taken into execution to be sold as the property of DANIEL CRISPELL, JEANETTE E CRISPELL in suit of WELLS FARGO BANK, N.A..

---

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

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

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

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

Wells Fargo Bank, N.A.

vs.

Daniel J. Crispell  
Jeanette E. Crispell

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2016-CV-225

2016-ED-72  
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: 2000 North Market Street, Berwick, PA 18603-1325  
(See Legal Description attached)

Amount Due

\$95,022.08

Interest from 04/12/2016 to Date of Sale

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

@ \$15.62 per diem

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

Dated May 15, 2016  
(SEAL)

PH # 793214

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

No.: 2016-CV-225

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.

vs.

Daniel J. Crispell

Jeanette E. Crispell

WRIT OF EXECUTION  
(Mortgage Foreclosure)

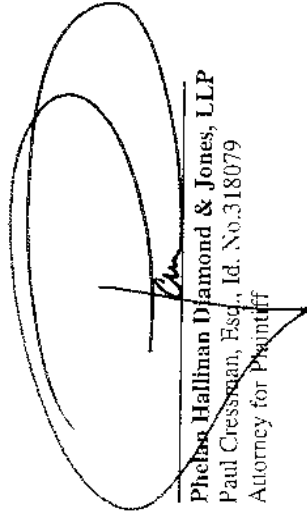
Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.

  
Phelan Hallinan Diamond & Jones, LLP  
Paul Cressman, Esq., Id. No. 318079  
Attorney for Plaintiff

Address where papers may be served:

Daniel J. Crispell  
2000 North Market Street  
Berwick, PA 18603-1325

Jeanette E. Crispell  
2000 North Market Street  
Berwick, PA 18603-1325

Complaint \$130.00 pd  
Judgment \$25.00 pd  
Writ \$25.00 pd  
Costs \$10.00

<b>Wells Fargo Bank, N.A.</b>	:	<b>COURT OF COMMON PLEAS</b>
Plaintiff	:	
<b>v.</b>	:	<b>CIVIL DIVISION</b>
	:	
<b>Daniel J. Crispell</b>	:	<b>NO.: <u>2016-CV-225</u></b>
<b>Jeanette E. Crispell</b>	:	<b>2016-ED-72</b>
Defendant(s)	:	<b>COLUMBIA COUNTY</b>

**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 Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **2000 North Market Street, Berwick, PA 18603-1325**.

- |    |   |   |
|----|---|---|
| 1. | Name and address of Owner(s) or reputed Owner(s):   |   |
|    | Name  | Address (if address cannot be reasonably ascertained, please so indicate) |
|    | <b>Daniel J. Crispell</b>   | <b>2000 North Market Street<br/>Berwick, PA 18603-1325</b>                |
|    | <b>Jeanette E. Crispell</b>   | <b>2000 North Market Street<br/>Berwick, PA 18603-1325</b>                |
| 2. | Name and address of Defendant(s) in the judgment:   |   |
|    | Name  | Address (if address cannot be reasonably ascertained, please so indicate) |
|    | <b>Daniel J. Crispell</b>   | <b>2000 North Market Street<br/>Berwick, PA 18603-1325</b>                |
|    | <b>Jeanette E. Crispell</b>   | <b>2000 North Market Street<br/>Berwick, PA 18603-1325</b>                |
| 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)    |
|    | <b>Citibank, N.A.</b>   | <b>3476 Stateview Boulevard<br/>Fort Mill, SC 29715</b>                   |
|    | <b>Citibank, N.A.<br/>C/O Derek C. Blasker, Esquire</b>   | <b>1060 Andrew Drive, Suite 170<br/>West Chester, PA 19380-5600</b> X     |
|    | <b>Fortis Capital, LLC<br/>C/O David J. Apothaker, Esquire</b>  | <b>520 Fellowship Road, C306<br/>Mount Laurel, NJ 08054</b> X             |
|    | <b>Fortis Capital, LLC.</b>   | <b>One Financial Plaza<br/>Suite 2005<br/>Ft. Lauderdale, FL 33394</b> X  |
|    | <b>Cach, LLC<br/>C/O Allan C. Smith, Esquire</b>  | <b>347 Stockham Avenue<br/>Morrisville, PA 19067-6614</b> X               |
|    | <b>Cach, LLC.</b>   | <b>4340 South Monaco 2nd Floor<br/>Denver, CO 80237</b> X                 |

Hsbc Bank Nevada, N.A.

1111 North Town Center Drive  
Las Vegas, NV 89144 ✓

Hsbc Bank Nevada, N.A.  
C/O James C. Warmbrodt, Esquire

Weltman, Weinberg & Reis, CO., L.P.A.  
436 Seventh Ave Ste 1400  
Pittsburgh, PA 15219 ✓

Fia Card Services, NA

P.O. Box 15720  
Wilmington, DE 19850-5720 ✓

Lynv Funding LLC

None Given

Frederic Ivan Weinberg, Esquire

1001 East Hector Street, Suite 220  
Conshohocken, PA 19428

Geisinger Medical Center  
C/O Robert L. Marks, Jr., Esquire

12 W. Market Street  
P.O. Box 179  
Danville, PA 17821-1842 ✓

Geisinger Medical Center

100 N. Academy Ave.  
Danville, PA 17822 ✓

Lynv Funding, LLC

15 South Main Street, Suite 500  
Greenville, SC 29601 ✓

Lynv Funding, LLC

511 Rhett Street  
Greenville, SC 29601 ✓

US Mortgage Resolution Fund I, L.P.

2701 Renaissance Boulevard  
4th Floor  
King of Prussia, PA 19406 ✓

Cavalry Spv I, LLC., as Assignee of  
Hsbc Bank, Nevada, N.A.

500 Summit Lake Drive  
Suite 400  
Valhalla, NY 10595 ✓

Frederic Ivan Weinberg, Esquire

1001 East Hector Street, Suite 220  
Conshohocken, PA 19428 ✓

Frederic Ivan Weinberg, Esquire

375 E. Elm Street, Suite 210  
Conshohocken, PA 19428 ✓

Wells Fargo Bank, N.A.

1 Home Campus  
Des Moines, IA 50328 ✓

Wells Fargo Bank, N.A.  
C/O John A. Milhalik, Esquire

3 East Fifth Street  
Bloomsburg, PA 17815 ✓

4.

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

Name

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

US Mortgage Solution Fund 1, LP

2701 Renaissance Boulevard, 4th Floor  
King of Prussia, PA 19406 ✓

US Mortgage Solution Fund 1, LP  
C/O First American Title Insurance Company  
Attn: Sean Arden

620 Freedom Business Center Drive, 4th Floor  
King of Prussia, PA 19406 ✓

US Mortgage Solution Fund 1, LP  
C/O Helen Kayle GMAC Mortgage, LLC

2925 Country Drive  
P.O. Box 780  
ST Paul, MN 55117 ✓

**US Mortgage Solution Fund 1, LP  
C/O US Mortgage Resolution Fund**

**2701 Renaissance Boulevard, 4th Floor  
King of Prussia, PA 19496**

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** **2000 North Market Street  
Berwick, PA 18603-1325**
- 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: 5/4/16

By: 

**Phelan Hallinan Diamond & Jones, LLP**  
Paul Cressman, Esq., Id. No. 318079  
Attorney for Plaintiff  
**PHILAN HALLINAN DIAMOND & JONES, LLP**  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza, Philadelphia, PA 19103  
215-563-7000

# REAL ESTATE OUTLINE

ED # 2016 ED 72

DATE RECEIVED 5-5-2016  
DOCKET AND INDEX 2016 CV 225

## 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>001600531</u>

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

SALE DATE Aug 3 2016 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_



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

Attorneys for Plaintiff

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

: COURT OF COMMON PLEAS

:

: CIVIL DIVISION

:

: NO.: 2016-CV-225

:

: 2016-ED-72

:

: COLUMBIA County

:

v.

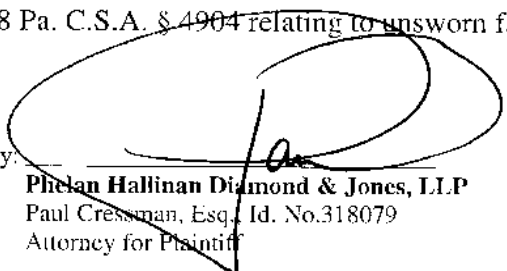
**Daniel J. Crispell**  
**Jeanette E. Crispell**  
Defendant(s)

**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:

- (X) 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  
Paul Cressman, Esq., Id. No.318079  
Attorney for Plaintiff

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

Wells Fargo Bank, N.A.

vs.

Daniel J. Crispell  
Jeanette E. Crispell

: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2016-CV-225  
:

2016-ED-72

**VERIFICATION OF NON-MILITARY SERVICE**

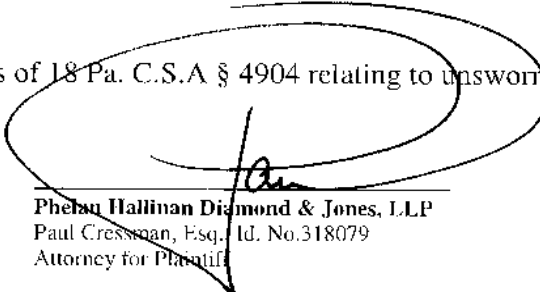
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 Daniel J. Crispell is over 18 years of age and resides at 2000 North Market Street, Berwick, PA 18603-1325.

(c) that defendant Jeanette E. Crispell is over 18 years of age and resides at 2000 North Market Street, Berwick, PA 18603-1325.

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

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Market Street at the corner of Vine Street; thence along Market Street in a westerly direction ninety (90) feet to the corner of Lot No. 176; thence along said lot in a northerly direction one hundred twenty (120) feet to a fifteen (15) foot alley; thence along said alley in an easterly direction ninety (90) feet to Vine Street; thence along Vine Street in a southerly direction one hundred twenty (120) feet to the point and place of BEGINNING.

Being the same premises which Daniel J. Crispell and Jeanette E. Crispell, H/W by deed dated 3/21/00 and recorded 2/27/01 in the Office of the Recorder of Deeds in and for the County of Columbia, Commonwealth of Pennsylvania, as instrument number 200101579 granted and conveyed unto Daniel J. Crispell.

Being Parcel Number: 04B-01-16

TITLE TO SAID PREMISES IS VESTED IN Daniel J. Crispell and Jeanette E. Crispell, h/w, by Deed from Daniel J. Crispell, dated 03/21/2000, recorded 02/27/2001 in Instrument Number 200101579.

Tax Parcel: 04B-01-016-00.000

Premises Being: 2000 North Market Street, Berwick, PA 18603-1325

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2016-CV-225**

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

v.

**Daniel J. Crispell**

**Jeanette E. Crispell**

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

**2000 North Market Street, Berwick, PA 18603-1325**

**Parcel No. 04B-01-016-00.000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$95,022.08**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff Wells Fargo Bank, N.A.	No.: 2016-CV-225 <div style="text-align: center; font-size: 1.2em; font-weight: bold;">2016-ED-72</div>
Defendant Daniel J. Crispell Jeanette E. Crispell	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)

2000 North Market Street

Berwick, PA 18603-1325

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 <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="font-size: 1.5em; font-weight: bold;">5/4/16</div>
--	-----------------------------------	--

**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__	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">SO ANSWERS</td> <td style="width: 30%;">Date</td> </tr> <tr> <td>Signature of Dep. Sheriff</td> <td></td> </tr> <tr> <td>Signature of Sheriff</td> <td>Date</td> </tr> <tr> <td colspan="2">Sheriff of _____</td> </tr> </table>	SO ANSWERS	Date	Signature of Dep. Sheriff		Signature of Sheriff	Date	Sheriff of _____	
SO ANSWERS	Date								
Signature of Dep. Sheriff									
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. Expiration date _____
Plaintiff Wells Fargo Bank, N.A.		No.: <u>2016-CV-225</u> <div style="text-align: right; font-size: 1.2em; font-weight: bold;">2016-ED-72</div>
Defendant Daniel J. Crispell Jeanette E. Crispell		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>DANIEL J. CRISPELL</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>2000 North Market Street</u> <u>Berwick, PA 18603-1325</u>	

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

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

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

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

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ _____ Defendant ADDRESS: <u>One Penna. House at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400</u> <u>Philadelphia, PA 19103-1814</u>	Telephone Number <u>(215)563-7000</u>	Date <div style="font-size: 1.5em; font-weight: bold;">5/4/16</div>
<b>SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE</b>		
PLAINTIFF _____		Court Number _____

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff _____ _____ Signature of Sheriff _____ _____ Sheriff of _____	Date _____ _____ Date _____
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# 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.
Plaintiff Wells Fargo Bank, N.A.		Expiration date No.: <u>2016-CV-225</u> <div style="text-align: right; font-size: 1.2em;">2016-ED-72</div>
Defendant Daniel J. Crispell Jeanette E. Crispell		Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> <b>SERVE</b>    <b>AT</b> </div> <div style="border-left: 1px solid black; padding-left: 10px;">                         NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LLVIED, ATTACHED OR SALE.  <u>JEANETTE E. CRISPELL</u>                          ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  <u>2000 North Market Street</u>  <u>Berwick, PA 18603-1325</u> </div> </div>		

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

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

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

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

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: <u>One Penn Center &amp; Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400</u> <u>Philadelphia, PA 19103-1814</u>	Telephone Number <u>(215)563-7000</u>	Date <div style="font-size: 1.5em;">5/4/16</div>
<b>SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE</b>		
PLAINTIFF	Court Number	

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____, 20____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">SO ANSWERS Signature of Dep. Sheriff</td> <td style="width: 30%;">Date</td> </tr> <tr> <td>Signature of Sheriff</td> <td>Date</td> </tr> <tr> <td colspan="2">Sheriff of _____</td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
SO ANSWERS Signature of Dep. Sheriff	Date						
Signature of Sheriff	Date						
Sheriff of _____							

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



71901140006000079164

FIA CARD SERVICES NA  
P.O. BOX 15720

WILMINGTON DE 19850

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



71901140006000079072

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



71901140006000079065

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



71901140006000079201

LVNV FUNDING LLC  
15 SOUTH MAIN STREET  
SUITE 500  
GREENVILLE SC 29601

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



71901140006000079270

US MORTGAGE SOLUTION LP  
SEAN ARDEN  
620 FREEDOM BUS CENTER DRIVE  
KING OF PA 19406  
PRUSSIA

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



71901140006000079171

FREDERIC I. WEINBERG ESQ  
1001 EAST HECTOR STREET  
SUITE 220  
CONSHOHOCK PA 19428  
EN

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



71901140006000079249

FREDERIC IVAN WEINBERG ESQ  
1001 EAST HECTOR STREET  
SUITE 220  
CONSHOCKEN PA 19428

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



71901140006000079287

HELEN KAYLA GMAC  
US MORTGAGE SOLUTIONS FUND  
2925 COUNTRY DRIVE  
P.O. BOX 780  
ST PAUL MN 55117

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



71901140006000079225

US MORTGAGE RESOLUTION FUND LP.  
2701 RENAISSANCE BLVD  
4TH FLOOR  
KING OF PRUSSIA PA 19406

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



71901140006000079195

GEISINGER MEDICAL CENTER  
100 NORTH ACADEMY AVENUE

DANVILLE PA 17822

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# Geisinger

5/17/2016

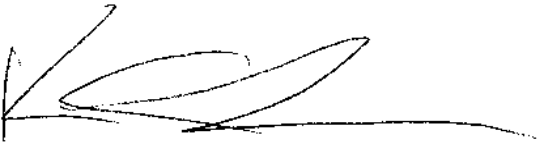
RE: Notice of Sheriff's Sale

To whom it may concern:

Please be advised that we received the included notice in our mail. The 2 individuals listed from what I can see not, and never have been Geisinger Employees

If you have any questions or need additional information, please me directly at 570-271-5555, extension 54464.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kyle Graybush', with a long horizontal line extending to the right.

Kyle Graybush  
Supervisor, HR Services  
Geisinger Health System  
P: 570-271-6640  
[ktgraybush@geisinger.edu](mailto:ktgraybush@geisinger.edu)

# Delivery Document

1 - 2452A



LT:LT16051700047

Printed at: 05/17/2016 06:50:55 AM

## Requesting Location:

Company: 1 - GEISINGER HEALTH SYSTEM  
Location: 2452A - HUMAN RESOURCES ADMIN

## Address:

100 JUSTIN DR  
JD1 PL 2  
HUMAN RESOURCES ADMIN 2452A  
24-52  
DANVILLE PA 17821  
--

## From:

Company: 1 - GEISINGER HEALTH SYSTEM  
Location: DANRC - GMC RECEIVING DEPARTMENT  
Received By: arhornbergerlw  
Receipt Time: 05/17/2016 06:50:48 AM

## Deliver To:

Requisition Nbr.:  
Purchase Order: 24-52 Human Resource - --  
Requested By:  
Comments:  
Receipt Nbr: 313866

Vendor:  
Count: 1

PO Line	Src. Line	Carrier Tracking	Item	Lot/ Serial	Exp	Bin	BO Qty	Delivery Qty
--	--	71901140006000079195	--	--	--	--	0.0--	1.0--

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



71901140006000079126

ONE FINANCIAL PLAZA  
FORTIS CAPITAL LLC  
SUITE 2005

FT. FL 33394  
LAUDERDALE

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## Document Receipt

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Trans #	7920	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

CACH LLC

4340 SOUTH MONACO 2ND FLOOR

Tracking #: 71901140006000079140

Doc Ref #: 2016ED72

Postage 5.1300

DENVER CO 80237

## Document Receipt

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Trans #	7919	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

CACH LLC

ALLAN SMITH ESQ

347 STOCKHAM AVENUE

Tracking #: 71901140006000079133

Doc Ref #: 2016ED72

Postage 5.1300

MORRISVILLE PA 19067

## Document Receipt

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Trans #	7919	Carrier / service.	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

CACH LLC

ALLAN SMITH ESQ

347 STOCKHAM AVENUE

Tracking #: 71901140006000079133

Doc Ref #: 2016ED72

Postage 5.1300

MORRISVILLE PA 19067

72

## Document Receipt

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Trans #	7918	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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## Ship to:

FORTIS CAPITAL LLC  
SUITE 2005

ONE FINANCIAL PLAZA

Tracking #:	71901140006000079126
Doc Ref #:	2016ED72
Postage	5.1300

FT.  
LAUDERDALE FL 33394



## Document Receipt

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Trans #	7917	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

FORTIS CAPITAL LLC

DAVID APOTHAKE ESQ

520 FEWLOWSHIP ROAD

Tracking #: 71901140006000079119

C306

Doc Ref #: 2016ED72

Postage 5 1300

MOUNT LAUREL NJ 08054

72

## Document Receipt

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Trans #	7916	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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## Ship to:

CITIBANK N.A.

DEREK C. BLASKER

1060 ANDREW DRIVE

Tracking #: 71901140006000079102

SUITE 170

Doc Ref #: 2016ED72

WEST CHESTER PA 19380

Postage 5.1300

## Document Receipt

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Trans #	7915	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

CITIBANK

3476 STATEVIEW BLVD

Tracking #: 71901140006000079096

Doc Ref #: 2016ED72

Postage 5.1300

FORT MILL SC 29715

## Document Receipt

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Trans #	7914	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000079089

Doc Ref #: 2016ED72

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	7913	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 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 #:	71901140006000079072
Doc Ref #:	2016ED72
Postage	5.1300

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	7912	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 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 #: 71901140006000079065

Doc Ref #: 2016ED72

Postage 5.1300

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	7911	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000079058

Doc Ref #: 2016ED72

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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Trans #	7910	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000079041

Doc Ref #: 2016ED72

Postage 5.1300

HARRISBURG PA 17128



## Document Receipt

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Trans #	7934	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

US MORTGAGE SOLUTIONS FUND

HELEN KAYLA GMAC

2925 COUNTRY DRIVE

P.O. BOX 780

Tracking #: 71901140006000079287

Doc Ref #: 2016ED72

Postage 5.1300

ST PAUL MN 55117

## Document Receipt

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Trans #	7933	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

US MORTGAGE SOLUTION LP

SEAN ARDEN

620 FREEDOM BUS CENTER DRIVE

KING OF  
PRUSSIA PA 19406

Tracking #: 71901140006000079270

Doc Ref #: 2016ED72

Postage 5.1300

## Document Receipt

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Trans #	7931	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

FREDERIC IVAN WEINBERG

375 EAST ELM STREET

SUITE 210

CONSHOCKEN PA 19428

Tracking #: 71901140006000079266

Doc Ref #: 2016ED72

Postage 5.1300

## Document Receipt

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Trans #	7931	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

FREDERIC IVAN WEINBERG

375 EAST ELM STREET

SUITE 210

CONSHOCKEN PA 19428

Tracking #: 71901140006000079256

Doc Ref #: 2016ED72

Postage 5 1300

## Document Receipt

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Trans #	7930	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

FREDERIC IVAN WEINBERG ESQ

1001 EAST HECTOR STREET

SUITE 220

CONSHOCKEN PA 19428

Tracking #: 71901140006000079249

Doc Ref #: 2016ED72

Postage 5.1300

## Document Receipt

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Trans #	7929	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

CAVALRY SPV LLC

500 SUMMIT LAKE DRIVE  
SUITE 400

VALHALLA NY 10595

Tracking #:	71901140006000079232
Doc Ref #:	2016ED72
Postage	5.1300

## Document Receipt

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Trans #	7928	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

US MORTGAGE RESOLUTION FUND LP.

2701 RENAISSANCE BLVD

4TH FLOOR

KING OF  
PRUSSIA PA 19406

Tracking #: 71901140006000079225

Doc Ref #: 2016ED72

Postage 5.1300

## Document Receipt

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Trans #	7927	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

LVNV FUNDING

511 RHETT STREET

Tracking #: 71901140006000079218

Doc Ref #: 2016ED72

Postage 5.1300

GREENVILLE SC 29601



## Document Receipt

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Trans #	7925	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

GEISINGER MEDICAL CENTER  
100 NORTH ACADEMY AVENUE

Tracking #:	71901140006000079195
Doc Ref #:	2016ED72
Postage	5.1300

DANVILLE PA 17822

## Document Receipt

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Trans #	7925	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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## Ship to:

GEISINGER MEDICAL CENTER  
100 NORTH ACADEMY AVENUE

Tracking #: 71901140006000079195  
Doc Ref #: 2016ED72  
Postage 5.1300

DANVILLE PA 17822

## Document Receipt

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Trans #	7926	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

LVNV FUNDING LLC

15 SOUTH MAIN STREET

SUITE 500

GREENVILLE SC 29601

Tracking #: 71901140006000079201

Doc Ref #: 2016ED72

Postage 5.1300

## Document Receipt

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Trans #	7924	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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## Ship to:

GEISINGER MEDICAL CENTER

ROBERT MARKS

12 WEST MARKET STREET

Tracking #: 71901140006000079188

P.O. BOX 179

Doc Ref #: 2016ED72

DANVILLE PA 17821

Postage 5.1300

## Document Receipt

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Trans #	7924	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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## Ship to:

GEISINGER MEDICAL CENTER

ROBERT MARKS

12 WEST MARKET STREET

Tracking #: 71901140006000079188

P.O. BOX 179

Doc Ref #: 2016ED72

DANVILLE PA 17821

Postage 5.1300

## Document Receipt

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Trans #	7923	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

FREDERIC I. WEINBERG ESQ

1001 EAST HECTOR STREET

SUITE 220

CONSHOHOCKE PA 19428  
N

Tracking #: 71901140006000079171

Doc Ref #: 2016ED72

Postage 5.1300

## Document Receipt

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Trans #	7922	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

FIA CARD SERVICES NA

P.O. BOX 15720

Tracking #: 71901140006000079164

Doc Ref #: 2016ED72

Postage 5.1300

WILMINGTON DE 19850

72

## Document Receipt

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Trans #	7922	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

FIA CARD SERVICES NA

P.O. BOX 15720

Tracking #: 71901140006000079164

Doc Ref #: 2016ED72

Postage 5.1300

WILMINGTON DE 19850

72



## Document Receipt

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Trans #	7921	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

WELTMAN WEINBERG &amp; REIS

436 SEVENTH AVENUE

STE 1400

PITTSBURGH PA 15219

Tracking #: 71901140006000079157

Doc Ref #: 2016ED72

Postage 5.1300

**Phelan Hallinan Diamond & Jones, LLP**

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

Phone - 215-563-7000

Fax - 215-563-3826

Jill Nicholas  
Ext. 1265

Representing Lenders in  
Pennsylvania

May 3, 2016

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

**RE: Wells Fargo Bank, N.A.**  
**v.**  
**Daniel J. Crispell**  
**Jeanette E. Crispell**

**No.: 2016-CV-225**

**Action in Mortgage Foreclosure**

**Premises: 2000 North Market Street, Berwick, PA 18603-1325**

Dear Sir/Madam:

I would appreciate you issuing a Writ of Execution on the captioned property, and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's Sale list for Aug 3<sup>rd</sup> 2016.

All of the necessary documents are enclosed, together with my check to your order in the amount of \$25.00, and the check to the order of the Sheriff in the amount of \$1,350.00 in payment of fees and costs.

Kindly, send me your receipt and a stamped copy of the Praccipe for the Writ of Execution, the Writ of Execution, and the Affidavit Pursuant to Rule 3129.1 in the stamped self-addressed envelope, which I have enclosed.

If there are any questions concerning the above matter please contact me immediately.

Yours truly,

BSD/RMS for  
Phelan Hallinan Diamond & Jones, LLP

FILED  
2016 MAY 5 PM 12 15  
CLERK OF COURT  
COLUMBIA COUNTY  
PA

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

TD Bank, NA  
3-180/360

001600531

DATE  
4/20/2016

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

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

BAV [793214] 2000 NORTH MARKET STREET (2016-CV-225)

  
AUTHORIZED SIGNATURE

⑈001600531⑈ ⑆036001808⑆ 361508666⑈