Fax Server 8/1/2016 10:17:05 AM PAGE 1/001 Fax Server

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

Fax: 215-568-7616

Representing Lenders in Pennsylvania

Foreclosure Manager

August 1, 2016

Office of the Sheriff Columbia County Courthouse 35 W. Main Street Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. v.

DEAN H. BOGERT and MARY ANN BOGERT

3312 THIRD STREET BLOOMSBURG, PA 17815-3316

No.: 2016-CV-159

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for August 3, 2016 due to the following: The defendant(s) brought the underlying mortgage loan current and the Plaintiff is discontinuing the foreclosure action.

\$9,371.11 was received in consideration of the stay.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.

Thank you for your cooperation in this matter.

Very Truly Yours, Patrick Cosenza for Phelan Hallinan Diamond & Jones, LLP

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK N.A. vs. DEAN BOGERT (et al.)

Case Number 2016CV159

PROPERTY ADDRESS

3312 THIRD STREET, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	МЕМО	СНК #	DEBIT	CREDIT
05/06/2016	Advance Fee	Advance Fee	001600530	\$0.00	\$1,350.00
05/06/2016	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/06/2016	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/06/2016	Crying Sale			\$10.00	\$0.00
05/06/2016	Docketing			\$15.00	\$0.00
05/06/2016	Levy			\$15.00	\$0.00
05/06/2016	Mailing Costs			\$90.00	\$0.00
05/06/2016	Posting Handbill			\$15.00	\$0.00
05/06/2016	Poundage			\$187.42	\$0.00
05/06/2016	Press Enterprise Inc.			\$1,183.38	\$0.00
05/06/2016	Sheriff Automation Fund			\$50.00	\$0,00
05/06/2016	Web Posting			\$100.00	\$0.00
07/12/2016	Service			\$285.00	\$0.00
07/12/2016	Service Mileage			\$10.00	\$0.00
07/12/2016	Copies			\$9.50	\$0.00
07/12/2016	Notary Fee			\$15.00	\$0.00
07/12/2016	Tax Claim Search			\$5,00	\$0.00
07/12/2016	Surcharge			\$200.00	\$0.00
				\$2,222.80	\$1,350.00

TOTAL BALANCE: \$(872.80)

Printed: 8/1/2016 3:29:08PM

DATE 8/3/2016

AMOUNT ****\$872.80

PAY EIGHT HUNDRED SEVENTY-TWO AND 80 / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

EEG [979809] 3312 THIRD STREET (2016-CV-159)

PO Box 380 Bloomsburg, PA 17815

Phone 570-389-5622 Fax 570-389-5625





• Com	mont	s: .			
□ Urge	ent	☐ For Review	Dease Comment	□ Please Reply	□ Please Recýcie
Re:	Bog	ert foreclosure	ec:	_	
Phone:	:	· · · · · · · · · · · · · · · · · · ·	Date:	August 1, 2016	·
Fax:			Pages	2	
To:	Patr	ick Cosenza	From:	Sheriff Timothy T.	Chamberlain

I received your stay, attached is a cost sheet showing a balance due of \$872.80

TX RESULT REPORT

NAME :

TEL : DATE :AUG.01.2016 14:34

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
0316	TX	001		AUG.01	14:33	002	00h00min39s	ECM	ок
			2155670072						

PO Box 380 Bloomsburg, PA 17815

Phone 570-389-5622 Fax 570-389-5625





To:	Patr	rick Cosenza	From:	Sheriff Timothy T.	Chamberlain
Fax:			Pages:	2	
Phone	e: 		Date:	August 1, 2016	
Re:	Bog	ert foreclosure	CC:		
□ Urg	jent	☐ For Review	🗋 Please Comment	☐ Please Reply	☐ Please Recycle
• Con	nment	ts:		· · · · · · · · · · · · · · · · · · ·	

I received your stay, attached is a cost sheet showing a balance due of \$872.80

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff

WELLS FARGO BANK N.A.

vs.

Defendant

DEAN BOGERT
MARY ANN BOGERT
CAPITAL ONE BANK
SCOTT TOWNSHIP AUTHORITY

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.: 2016CV159

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 3312 THIRD STREET, 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			\$90.00
Posting Handbill		·	\$15.00
Press Enterprise Inc.	•		\$1,183.38
Prothonotary, Acknowledge Deed	•		\$10.00
Sheriff Automation Fund			\$50.00
Sheriff's Deed			\$35.00
Solicitor Services			\$100.00
Transfer Tax Form			\$25.00
Web Posting			\$100.00
Service		• •	\$285.00
Service Mileage			\$10.00
Distribution Form			\$25.00
Copies			\$9.50
Notary Fee			\$15.00
Tax Claim Search			\$5.00
Surcharge			\$200.00
		Total Sheriff Costs	\$2,230.38
Municipal Costs		Total Glicini Gosts	42,200.00
Sewer			\$196.62
		Total Municipal Costs	\$196.62
Distribution Costs			
Recording Fees			\$67.00
		Total Distribution Cos	sts \$67.00

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

Grand Total:	\$2,494.00
	:

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street Bloomsburg, PA 17815

Phone $\sim 570-784-6639 \sim Fax \sim 570-784-6553$

July 185, 2016

Columbia County Sheriff's Office Attn: Tim Chamberlin PO Box # 380 35 West Main Street Bloomsburg, PA 17815

> Reference Docket # 2016CV159 3312 Third Street, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for the home owners – Dean & Maryann Bogert, for the property located at 3312 Third Street, Bloomsburg, PA 17815, Columbia County in the amount of \$196.62. The total amount due takes it up to the date of the Sale on August 3, 2016

If this sale has been cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,

Sharon Keller

Administrative Assistant

cc P. Jeffrey Hill, Esquire Scott Township Authority Board Members File

Scott Township FAX: 5707846553 Jul 18 2016 16:14

350 Tenny Street Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~~ Fax ~ 570-784-6553

July 185, 2016

Columbia County Sheriff's Office Attn: Tim Chamberlin PO Box # 380 35 West Main Street Bloomsburg, PA 17815

> Reference Docket # 2016CV159 3312 Third Street, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

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If this sale has been cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,

Sharon Keller

Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

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 day of July 2016
(Notary Public) COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL ALBERT LEE JENSEN, Notary Public Scott Township, Columbia County My Commission Expires April 21, 2020
And now,

SHERIFF'S SALE COST SHEET

	vs. 150 gert
NO. ED NO.	JD DATE/TIME OF SALE
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ ^{313.00}
LEVY (PER PARCEL	\$15,00
MAILING COSTS	8°70,00
ADVERTISING SALE BILLS & C	
ADVERTISING SALE (NEWSPA)	
MILEAGE	\$ /0.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 9, 50
NOTARY	\$ 15,00
TOTAL ****	************** \$ 582,00
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$_ <i>11</i> \$3.38_
SOLICITOR'S SERVICES	\$100.00
TOTAL ****	************* <u>1433.38</u>
PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ 67.60
TOTAL ****	************* § 77,00
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 2	
	20 \$
DELINQUENT 2	²⁰ \$ 5,00
TOTAL ****	************* \$ <u>5.</u>
MUNICIPAL FEES DUE:	
SEWER 2	20 \$
WATER 2	20
TOTAL ****	20 \$ 20 \$ *************************
SURCHARGE FEE (DSTE)	\$ 260,60
MISC.	\$
TOTAL ***	\$ <u> </u>
TOTAL COS	STS (OPENING BID) \$ 0 6 1/230

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Date: 07/12/2016

Cert. NO: 25091

BOGERT DEAN H & MARY ANN 3312 THIRD STREET BLOOMSBURG PA 17815

District: SCOTT TWP ...
Deed: 0470 -0704
Location: 3312 THIRD ST
Parcel Id:31 -4C1-046-02,000

Assessment: 19,990 Balances as of 07/12/2016

YEAR TAX TYPE TAXES DUE

TAX AMOUNT PENALTY DISCOUNT

PAID

BALANCE

COLUMBIA COUNTY SHERIFF

`:

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

CHRISTINE SCHOFFLER Legal Assistant, 1286 Representing Lenders in Pennsylvania

No.: 2016-CV-159

No.: 2016-ED-74

Office of the Prothonotary Columbia County Courthouse 35 W. Main St.

Bloomsburg, PA 17815

Re: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. VS. DEAN H. BOGERT, and MARY ANN BOGERT

No.: 2016-CV-159, No.: 2016-ED-74

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 08/03/2016 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:

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN 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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A., S/B/M TO WELLS	:	COLUMBIA	COUNTY
--	---	----------	--------

FARGO HOME MORTGAGE, INC., F/K/A

COURT OF COMMON PLEAS NORWEST MORTGAGE, INC.

Plaintiff.

CIVIL DIVISION

Attorney for Plaintiff

v.

No.: 2016-CV-159 DEAN H. BOGERT No.: 2016-ED-74 MARY ANN BOGERT

Defendant(s)

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".

Paul Cressman, Esq., M. No.318079 Attorney for Rlaintiff,

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.

	\$0.47		(A. A. A	\$0.47									ver appearance and commenced the best of the commence of the commence of the best of the commence of the comme				In A manual way manage management of	100 - 100 -							Control of the Contro	To you ment him	Substitution of the state of th	inche, il spire e Mail das Bancia racinolinisciami de Ta, per cipalian valgementa parados and garean social cincit, sept celate quincine animalitate. The
		re, TPL Casuaity Unit, Estate Kecovery r ogram		chael F. Rachford, Esq.			λip							יייי אינולקטן אינולקטן			AMM/MARTIN - 1.01 Linguis - 1.02 - 1.	ed wheer y	1 70.6		all and the second of the seco	-	a	Ì	VO	('OLL'MBIA) PH # 979809/1021 Page 2 of 3		Polymaxia, Per (Maine of Annie
Phetan Hallinan Chandoll & Johns 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphra, PA 19103	Name of Addicesser, Street, and	Department of Public Welfare, P.O. Box 8486	Willow Oak Building	Lyny Funding LLC C/O Michael F. Rachford, Esq.	120 N. KEYSER AVE	SCRANTON PA 18504	The Scott Township Authority	SO TENNY STREET	BLOOMSKURG, FA UNES	Dimestic Relations of	Colembia County	PORTRO COMO SE	BLOOMSBURG, PA 17815	Commonwealth of Pennsylvini	Department of Welfare	P.O. Box 2675	Harrisburg, PA 17105	Internal Revenue Service Advi-	1000 Liberty Avenue Room 70	Pinsburgh, PA 15222	15. Department of limited	C.S. AMRINY 101 J. III. MINISTER	228 Waterd Street, Stiffe 220	NO Roy 11754	Harrishure, PA 17 108-1754	RE DEANH, BOGERT (CO.		Total Number of Pieces Received at Past Office
Name and Address Of Sender	Line Article Number	**************************************		****	4		****			***		,		- **** ****	······································	antinata * **		*****	and the second		*****							rend Nations of Pender

Form 3877 Facsimile

piece subject to a final of \$20,000 eo accessone. The maximum indomnity payable on Express Mail mechanists is \$500. The maximum intennity payable is \$25,000 for ingreteed noil, sent with optional language. See Domeste Mail Manuel 1995, 5913 and 592, for imitations of coverage. The maximum irde noity payable for the accoust action of naming-stable decembers under Popiess Mail cocumput reconstruction inscrance is \$50,000 per 8 5 1 17 mg 900 2021 gri. Gri % % Postage \$0.47 \$0.47 ¢0.47 The full declaration of value is equical on all demossic and interpassonal registered mail Writ Team Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division Page 1 of 2 AZK/SZR - 08/03/2016 SALE Atlantic Credit & Finance Inc. C/O Frederic I. Weinberg, Esq. Citibank (South Dakota) N.A. C/O Trenton A. Farmer, Esq. RE; DEAN H. BOCERT (COLUMBIA) PH # 979809/1021 Asset Acceptance LLC C/O Michael F, Ratchford, Esq. Name of Addressee, Street, and Post Office Address Prestrictor Per (Name of Receiving floriphyce) Capital One Bank C/O Arthur Lashin, Esq. Capital One Bank C/O Arthur Lashin, Esq. 5100 PEACHTREE INDUSTRIAL BLVD, 400 MARKET STREET, 6TH FLOOR 1001 E. HECTOR STREET, STE 220 123 S. BROAD STREET, STE 1660 1060 ANDREW DRIVE, STE 170 BLOOMSBURG, PA 17815-3316 CONSHOTIOCKEN, PA 19428 Citibank (South Dakota) N.A. PHILADELPHIA, PA 19109 PHILADELPHIA, PA 19106 WEST CHESTER, PA 19380 GLEN ALLEN, VA 23060 701 EAST GOTH STREET SIOUX FALLS, SD 57117 6th Floor, Strawberry Sq. SCRANTON, PA 18504 NORCIOSS, GA 30071 TENANT/OCCUPANT Philadelphia, PA 19103 120 N. KEYSER AVE One Penn Center Plaza 3342 THIRD STREET Burishurg, PA 17128 Capital One Bank Capital One Bank 4851 COX ROAD Total Number of Pieces Received at Post Diffeer Dept 280601 Article Number **** **美米米** 安安安 *** 经关系 *** **** **** 新公子子 Percent issed by Sender Parti Neverson of Of Sender Line 2 ren. 77 1473 Q ž.,, æ **₽**

Phelan Hallinan Diamond & Jones, LLP

Name and

Address

1617 JFK Boulevard, Suite 1400

Form 3877 Facsimile

AFFIDAVIT OF SERVI	ICE
PLAINTIFF WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.	COLUMBIA COUNTY PH # 979809
DEFENDANT DEAN H. BOGERT MARY ANN BOGERT	SERVICE TEAM/ lnm COURT NO.: 2016-CV-159
SERVE MARY ANN BOGERT AT: 3312 THIRD STREET BLOOMSBURG, PA 17815-3316	TYPE OF ACTION XX Notice of Sheriff's Sale SALE DATE: August 3, 2016
Served and made known to MARY ANN BOGERT, Defendant on the o'clock P. M., at 33(2 The 120 Sr. BLOOMS 3VR6, PA., in the manner Defendant personally served. Adult family member with whom Defendant(s) reside(s). Relationship is	r described below: e or relationship. usiness. W Sex F Other that I personally handed a true and correct copy and in the captioned case on the date and at the subject to the penalties of 18 Pa. C.S. Sec. 4904 Company of the caption of 18 Pa. C.S. Sec. 4904
	_ Does Not Reside (Not Vacant) atatatsed Defendant Unknown
I understand that this statement is made subject to the penalties of falsification to authorities. BY:	of 18 Pa. C.S. Sec. 4904 relating to unsworn

PRINTED NAME: _____

AFFIDAVIT OF SERVICE PLAINTIFF COLUMBIA COUNTY WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. PH # 979809 DEFENDANT SERVICE TEAM/ tnm DEAN H. BOGERT COURT NO.: 2016-CV-159 MARY ANN BOGERT SERVE DEAN H. BOGERT AT: TYPE OF ACTION 3312 THIRD STREET XX Notice of Sheriff's Sale **BLOOMSBURG, PA 17815-3316** SALE DATE: August 3, 2016 Served and made known to DEAN H. BOGERT, Defendant on the 2" day of JUNE, 20 16, at 6:30. o'clock P. M., at 3312 TAIRD ST, BLOOMSBURG, P.A. in the manner described below: Defendant personally served. \checkmark Adult family member with whom Defendant(s) reside(s). Relationship is WIFE Adult in charge of Defendant's residence who refused to give name or relationship. ___ Manager/Clerk of place of lodging in which Defendant(s) reside(s). ___ Agent or person in charge of Defendant's office or usual place of business. an officer of said Defendant's company. Description: Age 50° Height 5'5" Weight 140 Race W Sex F Other Renald Moll , a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904

relating to unsworn falsification to authorities.

BY: _____

PRINTED NAME:

PRINTED NAME: Ronald Moli

TITLE: Process Server

NOT SERVED

50

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK N.A. VS. DEAN BOGERT (et al.)

Case Number 2016CV159

SHERIFF'S RETURN OF SERVICE

06/28/2016 09:44 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 3312 THIRD STREET, BLOOMSBURG, PA 17815.

MICHAEL BEYER, DEPL

SO ANSWERS.

June 29, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA Notariai Seai Sarah Jane Klingaman, Notary Public Town of Bioomsburg, Columbia County My Commission Expires Oct. 4, 2016

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

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	.RGO BANK N.A. DEAN (et al.)				Number 6CV159
	SERVICE C	OVER SH	EET .		
Service De	,				
	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 08/03/2016 AT 9:00 AM SHERIFF'S SALE BILL				
Serve To:		Final Servi	ice:		
Name:	(POSTING)	Served:	Personally Adu	ılt In Charge	Rosteld · Other
Primary Address:	3312 THIRD STREET BLOOMSBURG, PA 17815	Adult In Charge:			
Phone:	DOB:	Relation:			1
Alternate Address:		Date:	6/28/16	Time:	9:44
Phone:		Deputy:	4	Mileage:	
Attorney / (Originator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
Service Att	empts:				
Date:					
Time:					
Mileage:					
Deputy:			· i	ŷ.	9
Service Att	empt Notes:				
1.	***************************************		***************************************		CONTROL OF THE PROPERTY OF THE
2.					
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4.					
5.					
6.	• • • • • • • • • • • • • • • • • • • •				

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK N.A. vs. DEAN BOGERT (et al.)

Case Number 2016CV159

SHERIFF'S RETURN OF SERVICE

02:38 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DEAN BOGERT AT 901 PATTERSON DRIVE, RECYCLING CENTER, BLOOMSBURG, PA 17815.

MICHAEL BEYER, DEPUTY

SO ANSWERS,

Leading T. Chambalan

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
Affirmed and si	ubscribed to b	efore me this	NOTARY	Pri della in salari sociali di salari
				Xa . N . Wa
12TH	day of	MAY	,2016	Steen facklingames)

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK N.A. VS. DEAN BOGERT (et al.)

Case Number 2016CV159

SHERIFF'S RETURN OF SERVICE

05/25/2016 12:35 PM - CHIEF DEPUTY EARL D. MORDAN, JR., 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 DEAN BOGERT HER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MARY ANN BOGERT AT 3312 3RD STREET, BLOOMSBURG, PA 17815.

SO ANSWERS.

May 25, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

CCMMONWEALTH OF PEWNSYLVANIA Notarial Seal Sarah Jane Klingaman, Notary Public Town of Bioomsburg, Columbia County

Affirmed and subscribed to before me this

25TH day of MAY

2016

My Commission Expires Oct. 4, 2016

· PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA ere Classif, Class Strain, We viagon be-

NOTARY

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 SHER-

\$0.00

\$1,183.38

IFF

Address: **PO BOX 380**

BLOOMSBURG, PA 17815

Ad ID: 1075341 Total Ad Cost Description: Bogert Sheriff Sale 159 of Amount Paid

2016

Run Dates:

07/13/16 to 07/27/16

Class:

216

Agate Lines:

Blind Box:

Start

Publication Stop Inserts Cost 07/13/16/07/27/16 Press Enterprise \$1,183,38

SHERIFPS SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2016CV159

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

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 Sherilf's Office no later than thiny (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 filling, unless exceptions are filed with the Sheriff's Office prior thereto

ALL THAT CERTAIN piece, percel and tract of land situate in the Village of Almedia, Scott ALL THAT CERTAIN peec, period and fract of and situate in the village of Armedia, source Township, Columbia County, Pennsylvania, bounded and described as follows, towrit BEGINNING at a point in the center of a 33 foot right of way known as Township Route No. 461, commonly called Third Street, said point also being 195.50 feet West of the Westerly line of land now or formarty of Frad E. and Ethel Magill and from the Easterly most line of lands now or formarty of Doris S, Mynulc THENCE through lands now or formenty of Don's S. Mynuk and through an iron pin set on line 16.79 feet from the comer. South 7 degrees 29 minutes 36 seconds East, 198.74 feet to an iron pin set in the South 7 degrees 29 minutes 36 seconds East, 198./4 levet to an iron pin set in the Northerly line of lands now or formerly of Harland H. and Shirley R. Shoemakor, "HENDE along said Shoemaker lands, South 73 degrees 49 minutes 56 seconds Wast, 164.46, feet to an existing iron pin on the Easterly side of a 20 foot unopened alley, THENCE along the Easterly side of the said 20 foot unopened alley, North 23 degrees 17 minutes: 0.4 seconds West, 198.00 feet to an existing iron pipe in the center of a 33 foot right way known as Township Route No. 461, THENCE along said Township Route No. 461, North 73 degrees 49 minutes 56 seconds East, 218,96 feet to a point, the place of BEGINNING. REGINNING

CONTAINING 0.865 acres of tand in all and being Tract No. 1 on a plot of three tracts pre-pared by L. Wayne Laidacker P.L.S., done Jenuary 21, 1991, from which this description

TiTLE TO SAID PREMISES IS VESTED IN Dean H. Bogert and Mary Ann Bogert, h./w., by Deed Irom Edward P. Leiby and Nancy J. Leiby, h./w., dated 08/06/1999, recorded 08/09/1999 in Book 734, Page 444. Tax Parcet 3-14C 1046-2000 Premises Being: 3312 3rd Street, Bloomsburg, PA 17815-3316

PROPERTY ADDRESS: 3312 THIRD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31,4C1-046-02

OFF) THA PARLER, NOWINERS 3.1.4C 104002
Seized and taken into execution to be sold as the property of DEAN BOGERT, MARY
ANN BOGERT, CAPITAL ONE BANK, SCOTT TOWNSHIP AUTHORITY in suit of WELLS

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) per cent 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. IMPORTAIN NOTICE FOR 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 por the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resele of the property, or to reself 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 pro-ceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Shoriffs Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

PHELAN & HALLINAN LLP PHILADELPHIA PA 215-563-7000 TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	ARGO BANK N.A. DEAN (et al.)		Case Number 2016CV159
		E COVER SHEET	1
Service De		= 001=1.0E-1	
Category:	Real Estate Sale - Sale Notice	en e	Zone: 74
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 08/03/2016 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE		
Serve To:		Final Service:	
Name:	OCCUPANT	Charles Control Contro	Adult In Charge · Posted · Other
Primary Address:	3312 3RD STREET BLOOMSBURG, PA 17815		n Boger 7
Phone:	DOB:	Relation: Lef.	
Alternate Address:		Date: 5/25//	
Phone:		Deputy: # 2-	Mileage:
Attorney /	Orlginator:		
Name:	PHELAN & HALLINAN LLP	Phone : 215-563-70	100
Service At	tempts:		
Date:	5-11-16 5-16-16 57	17/16 5/24/16	
Time:	2:24 1:27	11/14	de d
Mileage:		minimum manananananan perufukkun aku firi iti mengapan d	7 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Deputy:	4	4 4	
Service At	tempt Notes:	mmorphism (management) by	
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3. NOT.	Trime		
4. Not	pine		
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs. BOGERT,	DEAN (et al.)	Case Number 2016CV159
Service De		COVER SHEET
2 (100 pt 200 pt	Real Estate Sale - Sale Notice	
Manner:	< Not Specified >	Zone: \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \
Notes:	SALE DATE & TIME: 08/03/2016 AT 9:00	warrant:
Motes.	PLAINTIFF NOTICE OF SHERIFF'S SALE	AM AND DEBTOR'S RIGHTS
Serve To:		Final Service: 2
Name:	MARY ANN BOGERT	Served: Personally Adult In Charge Posted Other
Primary Address:	3312 3RD STREET BLOOMSBURG, PA 17815	Served: Personally Adult In Charge · Posted Other Adult In Charge: Dean Boger + 56
Phone:	DOB:	Relation: Husband
Alternate Address:	3007 STATE ROUTE 487 ORANGEVILLE, PA 17859	Date: 5/25/16 Time: 12:35
Phone:	·	Deputy: 42 Mileage: 3312 3RD
Attorney / (Originator:	
Name:	PHELAN & HALLINAN LLP	Phone: 215-563-7000
Service Att	empts:	and the second s
Date:	р- стилический постоя и состоя и состо Стилический и состоя	17/16 5.24.11
Time:	2:24 1:27	1/1.1 <i>i</i>
Mileage:		
Deputy:	4 4	BLOOMSBURG, PA 17815
Service Att	empt Notes:	P A
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2. Pep h	usband MARY went to Pance	ske PA - Care for Lon Mother.
3. Seofe	W/ husband o his Place a	
4. Mot 7	home	<u> </u>
5. NA 7	hme	NO EXPIRATION
6.		

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



ASSET ACCEPTILLC 120 NORTH KEYSER AVE

SCRANTON PA 18504

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage,

Inc., t/4s/a Norwest Mortgage, Inc.

: COURT OF COMMON PLEAS

: CIVIL DIVISION

Plaintiff:

NO.: 2016-CV-159

VS.

.

Dean H. Bogert Mary Ann Bogert COLUMBIA County

.

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Dean H. Bogert Mary Ann Bogert 3312 Third Street Bloomsburg, PA 17815-3316

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 3312 Third Street, Bloomsburg, PA 17815-3316 is scheduled to be sold at the Sheriff's Sale on And 3rd 2016 at 9 (8) and in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$35,848.55 obtained by Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc. (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:

- I. 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: <u>215-563-7000 x1230</u>.
- 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.

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



US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET 5TH FLOOR ROBERT N.C. NIX FEDERAL BUILDING PHILADELPHIA PA 19107 Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, : COURT OF COMMON PLEAS

Inc., thata Norwest Mortgage, Inc.

CIVIL DIVISION

Plaintiff :

NO.: 2016-CV-159

vs.

. (10.: <u>2010-01-12</u>

:

Dean H. Bogert Mary Ann Bogert COLUMBIA County

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Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK N.A. Case Number 2016CV159 BOGERT, DEAN (et al.) SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: < Not Specified > Manner: Expires: Warrant: SALE DATE & TIME: 08/03/2016 AT 9:00 AM Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Patterson DR. Blomsburg HA -Recycling Center Serve To: Final Service: Name: **DEAN BOGERT** Served: Personally Adult In Charge Posted Other Primary 3312 3RD STREET Adult In Address: Charge: **BLOOMSBURG, PA 17815** Relation: Phone: DOB: Alternate 3007 STATE ROUTE 487 Date: Time: Address: ORANGEVILLE, PA 17859 Deputy: Mileage: Phone: Attorney / Originator: Name: PHELAN & HALLINAN LLP 215-563-7000 Phone: Service Attempts: Date: 5-11-16 Time: Mileage: Deputy: Service Attempt Notes: 2. 3. 4. 5. 6.

BOGERT, DEAN

2016CV159

3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice	VS.	RGO BANK N.A. DEAN (et al.)				Number 6CV159
Category: Real Estate Sale - Sale Notice 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: Final Service: Personally Adult in Charge Posted Other Primary 350 TENNY STREET Adult in Charge: Posted Other Adult in Charge: Posted Other Primary Address: BLOOMSBURG, PA 17815 Charge: Shuron Keller Phone: DOB: Relation: Adult in Charge: Mileage: Atternate Address: Date: 5- - - - - - - -		SERVICE	COVER SHI	EET		
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: Pinal Service: Name: SCOTT TOWNSHIP AUTHORITY Served: Personally: Adult in Charge: Posted: Other Primary 350 TENNY STREET Adult in Charge: Posted: Other Address: BLOOMSBURG, PA 17816 Charge: Date: 5-11-14 Time: 11.15 Phone: Dob: Relation: Date: 5-11-14 Time: 11.15 Alternate Address: Deputy: 4 Mileage: Mileage: Deputy: 4 Mileage: Deputy: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Service De	tails:	No. of the control of			
Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: SCOTT TOWNSHIP AUTHORITY Served: Personally Adult In Charge: Posted: Other Primary 350 TENNY STREET Adult In Charge: Posted: Other Address: BLOOMSBURG, PA 17815 Charge: DOB: Relation: Dodinion Nellet Address: Date: 5- - Time: ./5 Phone: Deputy: 4 Mileage: Deputy: 4 Mileage: Deputy: 4 Mileage: Deputy: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1 2. 3. 4.	Category:	Real Estate Sale - Sale Notice	ennenn in de ennen e de e e e e e e		Zone:	74
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: SCOTT TOWNSHIP AUTHORITY Served: Personally Adult In Charge Posted Other Primary 350 TENNY STREET Adult In Charge: Should help. Phone: DOB: Relation: Dodmin Alternate Address: Date: 5- - Time: 1. 5 Phone: Deputy: 4 Mileage: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Deputy: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Manner:	< Not Specified >	Expires:		Warrant:	The Substitution
Name: SCOTT TOWNSHIP AUTHORITY Primary Address: BLOOMSBURG, PA 17815 Phone: DOB: Relation: Barrier Address: Date: 5- - 4 Time: 1- 5 Phone: Deputy: 4 Mileage: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Notes:			RIGHTS		
Primary 350 TENNY STREET Adult in Charge: Sharon heller. Phone: DOB: Relation: badmin Alternate Address: Deputy: If Mileage: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Deputy: If Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	activities and the second second	SCOTT TOWNSHIP AUTHORITY	The second of th	e principal control of the property of the control	olt In Charma	
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Address: Phone: Deputy: A Mileage: Attorney/Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Phone:	DOB:	Relation:	Banin		ennenne samme
Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.			Date:	5-11-14	Time:	11:15
Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Phone:	The state of the s	Deputy:	4	Mileage:	
Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Attorney / (Originator:				
Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.			Phone:	215-563-7000		
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Deputy: Service Attempt Notes: 1. 2. 3. 4.	Time:					
Service Attempt Notes: 1. 2. 3. 4.	Mileage:			- COP OF OCCUPANTAL		
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2. 3. 4.	Service Att	empt Notes:		The second secon	V	
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SCOTT TOWNSHIP AUTHO

2016CV159

350 TENNY STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	RGO BANK N.A. DEAN (et al.)				Number 6CV159
	SERVICE CO	OVER SHI			
Service De		JYLIX OI II	- -		
Category:	Real Estate Sale - Sale Notice	garaga arang kanang kanang Panggarang kanang k		Zone:	14
Manner:	< Not Specified >	Expires:		Warrant:	The second secon
Notes:	SALE DATE & TIME: 08/03/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS		er e e e e e e e e e e e e e e e e e e
Serve To:		Final Servi	ice:		
Name:	H. James Hock	Served:	Rersonally Ac	lult In Charge	Posted · Other
Primary Address:	2626 Old Berwick Road Bloomsburg, PA 17815	Adult In Charge:		nes Ha	eK
Phone:	570-784-7823 DOB :	Relation:	TAX	office	
Alternate Address:		Date:	5-11-16	Time:	11.14
Phone:		Deputy:	4	Mileage:	
Attorney /	Originator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
Service Atı	empis:				
Date:					}
Time:			**************************************		enterente de la contrata del contrata del contrata de la contrata del contrata de la contrata del contrata de la contrata del contrata de la contrata de la contrata del contrata del contrata del contrata de la contrata del contrata d
Mileage:		# 1			**************************************
Deputy:	William Willia				
Service Ati	empt Notes:				
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HOCK, H. JAME

016CV159

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

Later Control of the Control

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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK N.A. Case Number 2016CV159 BOGERT, DEAN (et at.) SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Warrant: Expires: Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Personally · Adult & Charge · Posted · Other Name: Domestic Relations Office of Columbia Cou Served: Primary 11 WEST MAIN STREET Adult In Karen Richendeefee Charge: Address: 2ND FLOOR Bloomsburg, PA 17815 Relation: Phone: DOB: Alternate Date: Time: Address: Deputy: Mileage: Phone: Attorney / Originator: PHELAN & HALLINAN LLP Name: Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5. 6.

DOMESTIC RELATIONS OF

016CV159

ST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

X

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA	ARGO BANK N.A.					Number
BOGERT,	DEAN (et al.)				2010	6CV159
		SERVICI	E COVER SHE	EET		
Service De	tails:				***	
Category:	Real Estate Sale - Sa	ale Notice		A CONTRACTOR OF THE CONTRACTOR	Zone:	74
Manner:	< Not Specified >		Expires:		Warrant:	i
Notes:	SALE DATE & TIME: PLAINTIFF NOTICE (RIGHTS		
Serve To:			Final Servi	ce!		
Name:	Columbia County Ta	x Office	Served:	Personally · Adu	It In Charge	Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 178	315	Adult in Charge:	Jeb 1	nillere	:
Phone:	570-389-5649	DOB:	Relation:	C	lexk	
Alternate Address:	Section of the Control of the Contro	and the second of the second o	Date:	5-9-16	Time:	4:00
Phone:	:	the section of the se	Deputy:	4	Mileage:	V community of the comm
Attorney /	Originator:		N. W.			
Name:	PHELAN & HALLINAI	NLLP	Phone:	215-563-7000		
Service At	tempts:			W. S.	W.	
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Service At	tempt Notes:					
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COLUMBIA COUNTY TAX C

2016CV159

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV159

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, parcel and tract of land situate in the Village of Almedia, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of a 33 foot right-of-way known as Township Route No. 461, commonly called 'Third Street', said point also being 195.50 feet West of the Westerly line of land now or formerly of Fred E. and Ethel Magill and from the Easterly most line of lands now or formerly of Doris S. Mynuk, THENCE through lands now or formerly of Doris S. Mynuk and through an iron pin set on line 16.79 feet from the corner, South 7 degrees 29 minutes 36 seconds East, 198.74 feet to an iron pin set in the Northerly line of lands now or formerly of Harland H. and Shirley R. Shoemaker, THENCE along said Shoemaker lands, South 73 degrees 49 minutes 56 seconds West, 164.46 feet to an existing iron pin on the Easterly side of a 20 foot unopened alley; THENCE along the Easterly side of the said 20 foot unopened alley, North 23 degrees 17 minutes 04 seconds West, 198.00 feet to an existing iron pipe in the center

of a 33 foot right-of-way known as Township Route No. 461; THENCE along said Township Route No. 461, North 73 degrees 49 minutes 56 seconds East, 218.96 feet to a point, the place of BEGINNING.

CONTAINING 0.865 acres of land in all and being Tract No. 1 on a plot of three tracts prepared by

L. Wayne Laidacker P.L.S., done January 21, 1991, from which this description was prepared.

TITLE TO SAID PREMISES IS VESTED IN Dean H. Bogert and Mary Ann Bogert, h/w, by Deed from Edward P. Leiby and Nancy J. Leiby, h/w, dated 08/06/1999, recorded 08/09/1999 in Book 734, Page 444.

Tax Parcel: 31-4C 1-046-02-000

Premises Being: 3312 3rd Street, Bloomsburg, PA 17815-3316

PROPERTY ADDRESS: 3312 THIRD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31,4C1-046-02

Seized and taken into execution to be sold as the property of DEAN BOGERT, MARY ANN BOGERT, CAPITAL ONE BANK, SCOTT TOWNSHIP AUTHORITY 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 failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

WRIT OF EXECUTION ... (MORTGAGE FORECL OSURE)

Pa.R.C.P. 3180-3183 and	· · · · · · · · · · · · · · · · · · ·
Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.	
f/k/a Norwest Mortgage, Inc.	CIVIL DIVISION
vs.	NO.: <u>2016-CV-159</u>
Dean II. Bogert	2016-ED-74
Mary Ann Bogert	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 n following property (specifically described property below):	natter you are directed to levy upon and sell the
PREMISES: 3312 Third Street, Bloomsburg, PA 17815-3316 (See Legal Description attached)	
Amount Due Interest from 04/06/2016 to Date of Sale @ \$5.89 per diem	\$35,848.55 \$ and costs.
	(Clerk) Office of the Prothy Support, Common Pleas Court of Columbia County, Penna.
Dated HOW 15 ONLD (SEAL)	
PH # 979809	
	Proth & Clerk of Sev. Courts My Com. Ex. 1st Monday in 2020

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home

Mortgage, Inc., f/k/a Norwest Mortgage, Inc.

v.

CIVIL DIVISION Plaintiff

NO.: 2016-CV-159

2016 - ED-74

COLUMBIA COUNTY

COURT OF COMMON PLEAS

Dean H. Bogert Mary Ann Bogert

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc., 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 3312 Third Street, Bloomsburg, PA 17815-3316.

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

Name

Address (if address cannot be reasonably ascertained,

please so indicate)

Dean H. Bogert

3312 Third Street, Bloomsburg, PA 17815-3316

Mary Ann Bogert

3312 Third Street, Bloomsburg, PA 17815-3316

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

Name

Address (if address cannot be reasonably

ascertained, please so indicate)

3312 Third Street Dean II. Bogert

Bloomsburg, PA 17815-3316

3312 Third Street Mary Ann Bogert

Bloomsburg, PA 17815-3316

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

Name

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

Citibank (South Dakota) N.A.

701 East 60th Street Sioux Falls, SD 57117

Citibank (South Dakota) N.A. C/O Trenton A.

Farmer, Esq.

1060 Andrew Drive , Ste 170 West Chester, PA 19380

Atlantic Credit & Finance Inc. C/O Frederic L

Weinberg, Esq.

1001 E. Hector Street, Ste 220 Conshehocken, PA 19428

5100 Peachtree Industrial Blvd. Capital One Bank

Norcross, Ga 30071

Capital One Bank

4851 Cox Road

Glen Allen, VA 23060

Capital One Bank C/O Arthur Lashin, Esq.

123 S. Broad Street, Ste 1660 Philadelphia, PA 19109

Capital One Bank C/O Arthur Lashin, Esq.

400 Market Street, 6th Floor Philadelphia, PA 19106

Asset Acceptance LLC C/O Michael F.

Ratchford, Esq.

120 N. Keyser Ave Scranton, PA 18504

Lyny Funding LLC C/O Michael F. Rachford,

Esa

120 N. Keyser Ave Scranton, PA 18504

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

The Scott Township Authority

350 Tenny Street Bloomsburg, PA 17815

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 3312 Third Street

Bloomsburg, PA 17815-3316

6th Floor, Strawberry Sq.

Commonwealth of Pennsylvania Bureau of

Individual Taxes Inheritance Tax Division Dept 280601

Harrisburg, PA 17128

Department of Public Welfare, TPL Casualty

Unit, Estate Recovery Program

P.O. Box 8486

Willow Oak Building Harrisburg, PA 17105

Domestic Relations of Columbia County Courthouse

Columbia County P.O. Box 380

Bloomsburg, PA 17815

Commonwealth of Pennsylvania P.O. Box 2675

Department of Welfare Harrisburg, PA 17105

Internal Revenue Service Advisory 1000 Liberty Avenue Room 704

Pittsburgh, PA 15222

U.S. Department of Justice

U.S. Attorney for The Middle District of PA

Federal Building

228 Walnut Street, Suite 220

PO Box 11754

Harrisburg, PA 17108-1754

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Phelan Hallinan Diamond & Jones, LLF

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

No.: 2016-CV-159

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc.

Dean II. Bogert Mary Ann Bogert WRIT OF EXECUTION (Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

C.

Sat.

"Address where papers may be served: Dean H. Bogert 3312 'Uvid Street Bloomsburg, PA 17815-3316

Phelan Hallinan Diamond & Jones, LLP

Adam H. Davis, Esq., Id. No.203034 Attorney for Plaintiff Mary Ann Bogert 3312 Third Street Bloomsbarg, PA 17815-3316

REAL ESTATE OUTLINE

ED# 2016 60 15

DATE RECEIVED	
DOCKET AND INDEX	C CV 159
· ••	
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	X
COPY OF DESCRIPTION	X
WHEREABOUTS OF LKA	\overline{X}
NON-MILITARY AFFIDAVIT	$\overline{}$
NOTICES OF SHERIFF SALE	$\overline{\star}$
WAIVER OF WATCHMAN	$\frac{\dot{\lambda}}{\dot{\lambda}}$
AFFIDAVIT OF LIENS LIST	X
CHECK FOR \$1,350.00 OR	<u>X</u> CK # 001600530
**IF ANY OF ABOVE IS MISSIN	
SALE DATE	Aug 3 2016 TIME 9.05
POSTING DATE	
ADV. DATES FOR NEWSPAPER	1 ST WEEK
	2 ND WEEK
	3 RD WEEK
	· 17

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Village of Almedia, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of a 33 foot right-of-way known as Township Route No. 461, commonly called 'Third Street', said point also being 195.50 feet West of the Westerly line of land now or formerly of Fred E. and Ethel Magill and from the Easterly most line of lands now or formerly of Doris S. Mynuk; THENCE through lands now or formerly of Doris S. Mynuk and through an iron pin set on line 16.79 feet from the corner, South 7 degrees 29 minutes 36 seconds East, 198.74 feet to an iron pin set in the Northerly line of lands now or formerly of Harland H. and Shirley R. Shoemaker; THENCE along said Shoemaker lands, South 73 degrees 49 minutes 56 seconds West, 164.46 feet to an existing iron pin on the Easterly side of a 20 foot unopened alley; THENCE along the Easterly side of the said 20 foot unopened alley, North 23 degrees 17 minutes 04 seconds West, 198.00 feet to an existing iron pipe in the center of a 33 foot right-of-way known as Township Route No. 461; THENCE along said Township Route No. 461, North 73 degrees 49 minutes 56 seconds East, 218.96 feet to a point, the place of BEGINNING. CONTAINING 0.865 acres of land in all and being Tract No. 1 on a plot of three tracts prepared by L. Wayne Laidacker P.L.S., done January 21, 1991, from which this description was prepared.

TITLE TO SAID PREMISES IS VESTED IN Dean II. Bogert and Mary Ann Bogert, h/w, by Deed from Edward P. Leiby and Nancy J. Leiby, h/w, dated 08/06/1999, recorded 08/09/1999 in Book 734, Page 444.

Tax Parcel: 31,4C1-046-02

Premises Being: 3312 Third Street, Bloomsburg, PA 17815-3316

PHELAN HALLINAN DIAMOND & JONES, LLP Adam H. Davis, Esq., Id. No.203034

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza Philadelphia, PA 19103

Adam.Davis@PhelanHallinan.com

215-563-7000

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.,

f/k/a Norwest Mortgage, Inc.

Plaintiff

:

Attorneys for Plaintiff

CIVIL DIVISION

NO.: 2016-CV-159

COURT OF COMMON PLEAS

v.

Dean H. Bogert

Mary Ann Bogert : COLUMBIA County

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.

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

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., s/b/m to Wells Fargo Home Mortgage,

Inc., f/k/a Norwest Mortgage, Inc.

COLUMBIA County

COURT OF COMMON PLEAS

vs. : CIVIL DIVISION

Dean H. Bogert : NO.: 2016-CV-159

Mary Ann Bogert

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 Dean H. Bogert is over 18 years of age and resides at 3312 Third Street, Bloomsburg, PA 17815-3316.
- (c) that defendant Mary Ann Bogert is over 18 years of age and resides at 3312 Third Street, Bloomsburg, PA 17815-3316.

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

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 @Phelan Hallinan.com

215-563-7000

Attorneys for Plaintiff

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., : COURT OF COMMON PLEAS

f/k/a Norwest Mortgage, Inc.

Plaintiff : CIVIL DIVISION

v. : NO.: 2016-CV-159

. No. 2010-C V-139

Dean H. Bogert

Mary Ann Bogert : COLUMBIA County

Defendant(s)

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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:

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- () the premises is non-owner occupied
- () the premises is vacant
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PHELAN HALLINAN DIAMOND & JONES, LLP

Adam H. Davis, Esq., Id. No.203034 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Phifadelphia, PA 19103 Adam.Davis@PhelanHallinan.com 215-563-7000 Attorney for Plaintiff

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage,

Inc., f/k/a Norwest Mortgage, Inc.

COURT OF COMMON PLEAS

COLUMBIA County

:

vs. : CIVIL DIVISION

:

Dean H. Bogert : NO.: 2016-CV-159

Mary Ann Bogert :

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:

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- (b) that defendant Dean H. Bogert is over 18 years of age and resides at 3312 Third Street, Bloomsburg, PA 17815-3316.
- (c) that defendant Mary Ann Bogert is over 18 years of age and resides at 3312 Third Street, Bloomsburg, PA 17815-3316.

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

LEGAL DESCRIPTION

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BEGINNING at a point in the center of a 33 foot right-of-way known as Township Route No. 461, commonly called 'Third Street', said point also being 195.50 feet West of the Westerly line of land now or formerly of Fred E. and Ethel Magill and from the Easterly most line of lands now or formerly of Doris S. Mynuk; THENCE through lands now or formerly of Doris S. Mynuk and through an iron pin set on line 16.79 feet from the corner, South 7 degrees 29 minutes 36 seconds East, 198.74 feet to an iron pin set in the Northerly line of lands now or formerly of Harland H. and Shirley R. Shoemaker; THENCE along said Shoemaker lands, South 73 degrees 49 minutes 56 seconds West, 164.46 feet to an existing iron pin on the Easterly side of a 20 foot unopened alley; THENCE along the Easterly side of the said 20 foot unopened alley, North 23 degrees 17 minutes 04 seconds West, 198.00 feet to an existing iron pipe in the center of a 33 foot right-of-way known as Township Route No. 461; THENCE along said Township Route No. 461, North 73 degrees 49 minutes 56 seconds East, 218.96 feet to a point, the place of BEGINNING. CONTAINING 0.865 acres of land in all and being Tract No. 1 on a plot of three tracts prepared by L. Wayne Laidacker P.L.S., done January 21, 1991, from which this description was prepared.

TITLE TO SAID PREMISES IS VESTED IN Dean II. Bogert and Mary Ann Bogert, h/w, by Deed from Edward P. Leiby and Nancy J. Leiby, h/w, dated 08/06/1999, recorded 08/09/1999 in Book 734, Page 444.

Tax Parcel: 31,4C1-046-02

Premises Being: 3312 Third Street, Bloomsburg, PA 17815-3316

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2016-CV-159

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc.

v.

Dean H. Bogert Mary Ann Bogert

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

3312 Third Street, Bloomsburg, PA 17815-3316 Parcel No. 31,4C1-046-02

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$35,848.55

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S RETURN

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., IN THE COURT OF COMMON PLEAS f/k/a Norwest Mortgage, Inc. OF COLUMBIA COUNTY Plaintiff VS. No.: 2016-CV-159 Dean H. Bogert Mary Ann Bogert ISSUED Defendants High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Shcriff 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 Deputy Sheriff AFFIDAVIT OF SERVICE Now, ______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. day of ______ 20 ____ BY: _____ Notary Public Sheriff County, Pennsylvania, and made a part of this return So Answers, Sheriff Deputy Sheriff

SHERIFF'S DEPARTMENT UNSTRUCTIONS: Please type or print legible

SHERIFF SERVICE		: Please type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETURN	· · · · · · · · · · · · · · · · · · ·	opies. Do not detach any copies.
Plainufi	Expiration date	16·CV-159
Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Mortgage, Inc.		10-C V-1.19
Defendant	Type or	Writ of Complaint
Dean H. Bogert	EXEC	UTION/NOTICE OF SALE
Mary Ann Bogert		
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR	DESCRIPTION OF PROPERT	Y TO BE LEVIED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 3312 Third Street		
Bloomsburg, PA 17815-3316		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPE	ITING SERVICE.	Control (ACC)
DI EACE DISCT THE DREMICES WITH THE SHEDHESS HANDRI	LARSALE	
NOW, 20_, I, Sheriff of COLUMBIA County, PA do her		
County, to execute the within and make return thereof according to law.	coy depoting the orient or .	
Shor	iff of COLUMBIA County,	Penna.
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATC property under within writ may leave same without a watchman, in custody of whomever attachment without liability on the part of such deputy or sheriff to any plaintiff herein for sheriff's sale thereof.	is found in possession, afte	r notifying person of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Telephone Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1	,	Date 5/5/16
_ Defendant	400 (215)563-7000	5/5/16
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1 Philadelphia, PA 19103-1814	400 (215)563-7000	S/S//& TE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1617 John F, Kennedy Boulevard, Suite 1 Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ONLY	400 (215)563-7000 — DO NOT WRI	S/S//& TE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1617 John F, Kennedy Boulevard, Suite 1 Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ONLY	400 (215)563-7000 — DO NOT WRI	S/S//& TE BELOW THIS LINE
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ADDRESS: One Penn Center at Suburban Station, 1617 John F, Kennedy Boulevard, Suite 1 Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ONLY	400 (215)563-7000 — DO NOT WRI	S/S//& TE BELOW THIS LINE
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ADDRESS: One Penn Center at Suburban Station. 1617 John F. Kennedy Boulevard, Suite 1 Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ONL) PLAINTIFF	400 (215)563-7000 — DO NOT WRI	S/S//& TE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station. 1617 John F. Kennedy Boulevard, Suite 1 Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ONL) PLAINTIFF RETURNED:	400 (215)563-7000 — DO NOT WRI Court N	FE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1617 John F, Kennedy Boulevard, Suite 1 Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ONL) PLAINTIFF RETURNED: AFFIRMED and subscribed to before me this	400 (215)563-7000 — DO NOT WRI Court N	S/S//& TE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1 Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ONLY PLAINTIFF RETURNED: AFFIRMED and subscribed to before me this	400 (215)563-7000 — DO NOT WRI Court N	FE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1617 John F, Kennedy Boulevard, Suite 1 Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ONL) PLAINTIFF RETURNED: AFFIRMED and subscribed to before me this	400 (215)563-7000 — DO NOT WRI Court N VERS of Dep. Sheriff	FE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1617 John F, Kennedy Boulevard, Suite 1 Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ONLY PLAINTIFF RETURNED: AFFIRMED and subscribed to before me this	400 (215)563-7000 — DO NOT WRI Court N VERS of Dep. Sheriff	FE BELOW THIS LINE uniber Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1 Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ONLY PLAINTIFF RETURNED: AFFIRMED and subscribed to before me this	VERS of Dep. Sheriff	FE BELOW THIS LINE uniber Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F, Kennedy Boulevard, Suite 1 Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ONLY PLAINTIFF RETURNED: AFFIRMED and subscribed to before me this	VERS of Dep. Sheriff	FE BELOW THIS LINE uniber Date

SHERIFF SERVICE	I	NSTRUC	TIONS: Picase t	ype or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RET	ΓURN L	eadability	of all copies. Do	not detach any copies.
	I	Expiratio	n date	
Plaintiff			No.: 2016-CV-159	
Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, In	nc., f/k/a Norw	est		
Mortgage, Inc.				
Defendant			Type or Writ of Cor	pplaint
Dean H. Bogert				OTICE OF SALE
Mary Ann Bogert				
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S DEAN H. BOGERT	SERVICE OR DESCI	RIPTION OF	PROPERTY TO BE LE	VIED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 3312 Third Street	Zip Code)			
Bloomsburg, PA 17815-3316				
	- 15: 1:3/19/19/19/19/15/			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING	3 SERVICE	•	
SERVE DEFENDANT WITH THE NOTICE OF SALE.				
NOW,, 20 , I, Sheriff of COLUMBIA County	y. PA do hereby do	eputize the 9	Sheriff of	
County, to execute the within and make return thereof according to law.				
	Sheriff of C	COLUMBIA	County, Penna.	
			•	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody of				
attachment without liability on the part of such deputy or sheriff to any plaint				
sheriff's sale thereof.		• • • • • • • • • • • • • • • • • • • •	· · · · · · · · · · · · · · · · · · ·	
Complete of Attended on other Originates remorting against an heliaff of VV Dis-		т.1	N	Liver
Signature of Attorney or other Originator requesting service on behalf of XX Plain Det		Telephone	Number	Date
	fendant	Telephone (215)56		5/5/16
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boutev	fendant /ard, Suite 1400	(215)56	3-7000	515/16
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boutev Philadelphia, PA 19103-1814	fendant /ard, Suite 1400	(215)56	3-7000	515/16
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boutev Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFI	fendant /ard, Suite 1400	(215)56	3-7000 Write bela	515/16
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PROCESS RECEIPT and AFFIDAVIT OF RETURN	Expiration c		tacti any copies.
Plaintiff		o.: 2016-CV-159	
Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Mortgage, Inc.		0 <u>2010-C Y-1y</u>	
Defendant		ype or Writ of Complaint	
Dean H. Bogert	E	XECUTION/NOTICE	OF SALE
Mary Ann Bogert			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DEAN H. BOGERT	DESCRIPTION OF PRO	OPERTY TO BE LEVIED, ATT	FACIED OR SALE.
AT ADDRESS (Street or RID, Apartment No., City, Boro, Twp., State and Zip Code) 3312 Third Street			
Bloomsburg, PA 17815-3316			_
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEL	ITING SERVICE.		
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW, 20 , I, Sheriff of COLUMBIA County, PA do he	reby deputize the Sher	iff of	
County, to execute the within and make return thereof according to law.			
Sher	iff of COLUMBIA Co	unty, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATO	HMAN - Any denute	v sheriff levvine noon or atr	achino suo
property under within writ may leave same without a watchman, in custody of whomever	is found in possession	 after notifying person of le 	evv ar
attachment without liability on the part of such deputy or sheriff to any plaintiff herein to sheriff's sale thereof.	r any loss, destruction	or temoval of any such prop	perty before
SHEITH S SEIE GIGGGO.			
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Telephone Nu	mber Date	
Defendant Defendant			5/5///
			NILL
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1 Philadelphia. PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ONLY	400 (215)563-7	000 0	
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SHERIFF SERVICE			S: Please type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RE	_		copies. Do not detach any copies.
Plaintiff	J.	Expiration date	
Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, I Mortgage, Inc.	nc., f/k/a Norw		016-CV-159
Defendant		Туре с	r Writ of Complaint
Dean II. Bogert		EXE	CUTION/NOTICE OF SALE
Mary Ann Bogert			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO MARY ANN BOGERT		RIPTION OF PROPER	TY TO BE LEVIED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 3312 Third Street	l Zip Code)		
Bloomsburg, PA 17815-3316			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	I IN EXPEDITING	SERVICE.	
SEDVE DEPENDANT WITH THE NOTICE OF SALE			
SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW	v. PA do bereby de	enutize the Sheriff of	
County, to execute the within and make return thereof according to law.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-1	
	Sheriff of C	OLUMBIA County	, Реппа.
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVES property under within writ may leave same without a watchman, in custody attachment without liability on the part of such deputy or sheriff to any plain sheriff's sale thereof.	of whomever is four	nd in possession, all	er notifying person of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Pla	intiff	Telephone Numbe	T Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouler Philadelphia, PA 19103-1814	fendant vard, Suite 1400	(215)563-7000	6/5/16
SPACE BELOW FOR USE OF SHERIF	FONLY — İ	OO NOT WRI	TE BELOW THIS LINE
PLAINTIFF		Court	Number
RETURNED:			
RETURNED: AFFIRMED and subscribed to before me this	SO ANSWERS	Sheriff	Date
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep	. Sheriff	Date
			Date Date
AFFIRMED and subscribed to before me this day	Signature of Dep		
AFFIRMED and subscribed to before me this day	Signature of Dep		

SHERIFF SERVICE			S: Please type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETU			copies. Do not detach any copies.
	E	xpiration date	
Plaintiff Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. Mortgage, Inc.	c., 17k/a Norwe		016-CV-159
Defendant Dean H. Bogert			or Writ of Complaint CUTION/NOTICE OF SALE
Mary Ann Bogert		EXE	COTION/NOTICE OF SALE
MARY ANN BOGERT	SKVICE OR DESCR	OPTION OF PROPER	TTY TO BE LEVIED, AT LACILLO OR SALL.
AT ADDRESS (Street or RED, Apartment No., City, Boro, Two). State and Z. 3312 Third Street	äμ Code)		
Bloomsburg, PA 17815-3316			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST I	IN EXPEDITING	SERVICE.	
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW,, 20, I, Sheriff of COLUMBIA County,	PA do hereby de	putize the Sheriff o	f
County, to execute the within and make return thereof according to law.			
•	Sheriff of C	OLUMBIA County	, Penna.
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER of property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintiff sheriff's sale thereof.	whomever is four	nd in possession, aft	ter notifying person of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Plaint	üff	Telephone Numbe	er Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Konnedy Boulevan	endant	Telephone Numbe (215)563-7000	010111
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevan Philadelphia, PA 19103-1814	andant ird, Suite 1400	(215)563-7000	5/5/16
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Konnedy Boulevan	andant ird, Suite 1400	(215)563-7000 OO NOT WR	5/5/16
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ADDRESS: One Penn Center at Suburban Station, 1617 John F. Keomedy Boulevan Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF PLAINTIFF RETURNED: AFFIRMED and subscribed to before me this	ONLY D	(215)563-7000 OO NOT WRI	TTE BELOW THIS LINE
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Trans # 7941 Carrier / service: USPS Server First-Class Mail® 5/6/2016 12:00:00 AM

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120 NORTH KEYSER AVE Tracking #: 71901140006000079393

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CAPITAL ONE BANK

ARTHUR LASHIN

400 MARKET STREET

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Postage PHILDELPHIA PA 19106

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Trans # 7943 Carrier / service: USPS Server First-Class Mail® 5/6/2016 12:00:00 AM

Ship to:

CAPITAL ONE ARTHUR LASHIN

123 S. BOARD STE 1660 Tracking #: 71901140006000079379

Doc Ref #: 2016ED74

Postage 5.1300

PHILDELPHIA PA 19109

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Trans # 7942 Carrier / service: USPS Server First-Class Mail® 5/6/2016 12:00:00 AM

Ship to:

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4851 COX ROAD Tracking #: 71901140006000079362

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4851 COX ROAD Tracking #: 71901140006000079362

Doc Ref #: 2016ED74 Postage 5.1300

Postage 5.130

GLEN ALLEN VA 23060

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Trans # 7940 Carrier / service: USPS Server First-Class Mail® 5/6/2016 12:00:00 AM

Ship to:

CITIBANK TRENTON FARMER

1060 ANDREW DRIVE Tracking #: 71901140006000079348

SUITE 170 Doc Ref#: 2016ED74
Postage 5.1300

WEST CHESTER PA 19380

Doc	iment	Receip	ŧ

Trans # 7940 Carrier / service: USPS Server First-Class Mail® 5/6/2016 12:00:00 AM

Ship to:

CITIBANK TRENTON FARMER

1060 ANDREW DRIVE Tracking # 71901140006000079348

SUITE 170 Doc Ref #: 2016ED74
Postage 5.1300

WEST CHESTER PA 19380

Documen	t Receipt

Trans# 7939 USPS Server Carrier / service: First-Class Mail® 5/6/2016 12:00:00 AM

Ship to:

CITIBANK N.A.

701 EAST 60TH STREET

Tracking #:

71901140006000079331

Doc Ref #:

2016ED74

Postage

5 1300

SIOUX FALLS SD 57117

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Docu	ment.	Receip	۱t

Trans # 7938 Carrier / service: USPS Server First-Class Mail® 5/6/2016 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP INTERNAL REVENUE

SERVICE

600 ARCH STREET ROOM 3259 Tracking #: 71901140006000079324

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PHILADELPHIA PA 19106

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71901140006000079317

Trans# 7937 Carrier / service: USPS Server First-Class Mail® 5/6/2016 12:00:00 AM

Ship to:

US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

900 MARKET STREET 5TH FLOOR Tracking #:

ROBERT N.C. NIX FEDERAL BUILDING Doc Ref#: 2016ED74

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PHILADELPHIA PA 19107

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Trans# 7936 Carrier / service: USPS Server First-Class Mail® 5/6/2016 12:00:00 AM

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

WELFARE

PO BOX 8016 71901140006000079300 Tracking #:

Doc Ref#: 2016ED74

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HARRISBURG PA 17105 Print Your Documents Page 1 of 1

Document Receipt

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Ship to:

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

WELFARE

PO BOX 8016 Tracking #: 71901140006000079300

Doc Ref #: 2016ED74

Postage 5.1300

HARRISBURG PA 17105

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Trans # 7935 Carrier / service: USPS Server First-Class Mail® 5/6/2016 12:00:00 AM

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DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000079294

Doc Ref #: 2016ED74

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HARRISBURG PA 17128

THE PERSONAL CONTROL SERVICES AND TOUGH OF PRESS HEAD. BUT WAR DESCRIPTION WITH REAL

001600530

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 [979809] 3312 THIRD STREET (2016-CV-159)

AUTHORIZED SIGNATURE