

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

Foreclosure Manager

Representing Lenders in
Pennsylvania

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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	MEMO	CHK #	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)	

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

TD Bank, NA
3-180/360

001621315

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)


AUTHORIZED SIGNATURE

⑈001621315⑈ ⑆036001808⑆ 361508666⑈

PO Box 380
Bloomsburg, PA 17815
Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOTHY T. CHAMBERLAIN, SHERIFF

Fax

To: Patrick Cosenza **From:** Sheriff Timothy T. Chamberlain
Fax: **Pages:** 2
Phone: **Date:** August 1, 2016
Re: Bogert foreclosure **CC:**

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• **Comments:**

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	2155670072	AUG.01	14:33	002	00h00min39s	ECM	OK

PO Box 380
Bloomsburg, PA 17815

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOTHY T. CHAMBERLAIN, SHERIFF

Fax

To: Patrick Cosenza

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: August 1, 2016

Re: Bogert foreclosure

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

Sewer	\$196.62
-------	----------

Total Municipal Costs **\$196.62**

Distribution Costs

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

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

Location of the real estate: 3312 THIRD STREET, BLOOMSBURG, PA 17815

Grand Total:

\$2,494.00

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

SCOTT TOWNSHIP AUTHORITY

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

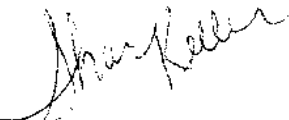
3312 Third Street, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

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: 570-784-6553 Jul 18 2016 16:14
SCOTT TOWNSHIP AUTHORITY

P001/001

350 Tenny Street
Bloomsburg, PA 17815

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

July 18, 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,

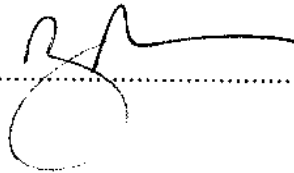


Sharon Keller
Administrative Assistant

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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

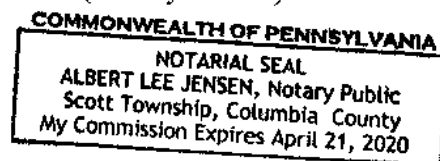
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 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 day of July 2016

Albert Lee Jensen

(Notary Public)



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

.....

SHERIFF'S SALE COST SHEET

NO. _____ ED NO. _____ VS. Bogert
 JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>285.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>90.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</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>9.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>582.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1183.38</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1433.38</u>

PROTHIONOTARY (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	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>200.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	
\$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2797.38

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: 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	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

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

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

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

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

Attorney for Plaintiff

**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	:	
NORWEST MORTGAGE, INC.	:	COURT OF COMMON PLEAS
Plaintiff,	:	
	:	CIVIL DIVISION
v.	:	
	:	
DEAN H. BOGERT	:	No.: <u>2016-CV-159</u>
MARY ANN BOGERT	:	No.: <u>2016-ED-74</u>
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".

Date: _____

7/1/16

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

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

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

One Penn Center Plaza
Philadelphia, PA 19103

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	\$0.47	
2	****	Lynn Funding LLC C/O Michael F. Rachford, Esq. 120 N. KEYSER AVE SCRANTON, PA 18504	\$0.47	
3	****	The Scott Township Authority 350 TENNY STREET BLOOMSBURG, PA 17815		
4	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
5	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
6	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222		
7	****	U.S. Department of Justice Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754		
RE: DEAN H. BOGERT (COLUMBIA) PH # 979809/1021			Page 2 of 2	Went Team
Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		
Total Number of Pieces Received by Sender				

Form 3877 Facsimile

Name and
Address
Of Sender

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

AZK/SZR - 08/03/2016 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 3312 THIRD STREET BLOOMSBURG, PA 17815-3316	\$0.47	
2	****	Asset Acceptance LLC C/O Michael F. Ratchford, Esq. 120 N. KEYSER AVE SCRANTON, PA 18504	\$0.47	
3	****	Atlantic Credit & Finance Inc. C/O Frederic I. Weinberg, Esq. 1001 E. HECTOR STREET, STE 220 CONSHOHOCKEN, PA 19428	\$0.47	
4	****	Capital One Bank 5100 PEACHTREE INDUSTRIAL BLVD. NORCROSS, GA 30071		
5	****	Capital One Bank 4851 COX ROAD GLEN ALLEN, VA 23060		
6	****	Capital One Bank C/O Arthur Lashin, Esq. 123 S. BROAD STREET, STE 1660 PHILADELPHIA, PA 19109		
7	****	Capital One Bank C/O Arthur Lashin, Esq. 400 MARKET STREET, 6TH FLOOR PHILADELPHIA, PA 19106		
8	****	Citibank (South Dakota) N.A. 701 EAST 60TH STREET SIOUX FALLS, SD 57117		
9	****	Citibank (South Dakota) N.A. C/O Trenton A. Farmer, Esq. 1060 ANDREW DRIVE, STE 170 WEST CHESTER, PA 19380		
10	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128		

Total Number of
Pieces Filed by Sender

Total Number of Pieces
Received at Post Office

Postmaster, For Name of
Receiver (Employee)

RE: DEAN H. BOGERT (COLUMBIA) PH # 979809/1021

Page 1 of 2

Write Team

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$200,000 per declaration. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional insurance. See Domestic Mail Manual R950.5913 and 5921 for limitations of coverage.

Form 3877 Facsimile

AFFIDAVIT OF SERVICE

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/lmm

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

Served and made known to MARY ANN BOGERT, Defendant on the 2nd day of JUNE, 20 16, at 6:30,
o'clock P. M., at 3312 Third St, Bloomsburg, PA, in the manner described below:

☒ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

☐ 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.

☐ Other: _____.

Description: Age 50^s Height 5'5" Weight 140 Race W Sex F Other _____

I, Ronald 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.

DATE: 6/2/16

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock ____ M., I, _____, a competent adult hereby
state that Defendant NOT FOUND because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on _____ at _____; _____ at _____; _____ at _____

☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: _____

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: _____

AFFIDAVIT OF SERVICE

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/ lmm
COURT NO.: 2016-CV-159

SERVE DEAN H. BOGERT AT:
3312 THIRD STREET
BLOOMSBURG, PA 17815-3316

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: August 3, 2016

SERVED

Served and made known to DEAN H. BOGERT, Defendant on the 2ND day of JUNE, 20 16, at 6:30, o'clock P. M., at 3312 THIRD ST, BLOOMSBURG, PA, in the manner described below:

- ☐ Defendant personally served.
☒ 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.
☐ Other: _____

Description: Age 50 Height 5'5" Weight 140 Race W Sex F Other _____

I, Ronald 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.

DATE: 6/2/16

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock ____ M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

- ☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)
☐ No Answer on _____ at _____; _____ at _____; _____ at _____
☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown
☐ Cluster Mail Box ☐ Can't Gain Access

Comments: _____

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: _____

5/10

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 29, 2016

NOTARY

Affirmed and subscribed to before me this

29TH

day of

JUNE

2016

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

Sarah Jane Klingaman

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

(c) CountySuite Sheriff Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV159

SERVICE COVER SHEET

Service Details:

Category: 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:

Name: (POSTING)

Primary Address: 3312 THIRD STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

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

Adult In Charge:

Relation:

Date:

6/28/16

Time:

9:44

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2016CV159

3312 THIRD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

05/11/2016 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
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
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

Sarah Jane Klingaman

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

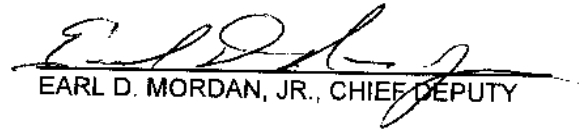


WELLS FARGO BANK N.A.
vs.
DEAN BOGERT (et al.)

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.


EARL D. MORDAN, JR., CHIEF DEPUTY

SO ANSWERS,

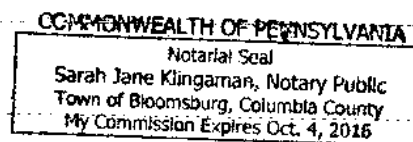

TIMOTHY T. CHAMBERLAIN, SHERIFF

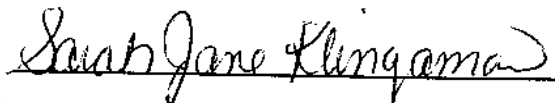
May 25, 2016

Affirmed and subscribed to before me this

NOTARY

25TH day of MAY, 2016





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

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:	1075341
Description:	Bogert Sheriff Sale 159 of
2016	
Run Dates:	07/13/16 to 07/27/16
Class:	2
Agate Lines:	216
Blind Box:	

Total Ad Cost	\$1,183.38
Amount Paid	\$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	07/13/16	07/27/16	3	\$1,183.38

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, 164.48 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 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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV159

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 74

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: 3312 3RD STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Dean Bogert

Relation:

def.

Date:

5/25/16

Time:

Deputy:

#2

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:	5-11-16	5-16-16	5/17/16	5/24/16		
Time:	2:24	1:27		10:14		
Mileage:						
Deputy:	4	4	4	4		

Service Attempt Notes:

1. L/C
2. Nobody home.
3. Not home
4. Not home
- 5.
- 6.

OCCUPANT

2016CV159

3312 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV159

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 74

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: MARY ANN BOGERT

Primary Address: 3312 3RD STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 3007 STATE ROUTE 487
ORANGEVILLE, PA 17859

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Dean Bogert

Relation: Husband

Date: 5/25/16 Time: 12:35

Deputy: #2 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:	5-11-16	5-16-16	5/17/16	5-24-16		
Time:	2:24	1:27		10:14		
Mileage:						
Deputy:	4	4	4	4		

Service Attempt Notes:

- 4/c
- Per husband Mary went to Pottsville PA - Care for her mother.
- Spoke w/ husband & his place of work
- Not home
- Not home
-

BOGERT, MARY ANN

2016CV159

3312 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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



71901140006000079393

ASSET ACCEPT LLC
120 NORTH KEYSER AVE

SCRANTON PA 18504

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc.	:	COURT OF COMMON PLEAS
	:	
	:	CIVIL DIVISION
Plaintiff	:	
	:	NO.: <u>2016-CV-159</u>
	:	
	:	
vs.	:	
	:	
Dean H. Bogert	:	COLUMBIA County
Mary Ann Bogert	:	
	:	
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 Aug 3rd 2016 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$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**:

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

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

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

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

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



71901140006000079317

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

Plaintiff

vs.

Dean H. Bogert
Mary Ann Bogert

Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2016-CV-159
:
:
: COLUMBIA County
:

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.****

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NOTICE OF OWNER'S RIGHTS

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1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2016CV159

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 74

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

Served @ 901 Patterson Dr. Bloomsburg PA - Bloomsburg Recycling Center

Serve To:

Name: DEAN BOGERT

Primary Address: 3312 3RD STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 3007 STATE ROUTE 487
ORANGEVILLE, PA 17859

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Dean Bogert

Relation: DEF

Date: 5-11-16 Time: 2:38

Deputy: 4 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:	5-11-16					
Time:	2:24					
Mileage:						
Deputy:	4					

Service Attempt Notes:

1. 4/C

2.

3.

4.

5.

6.

BOGERT, DEAN

2016CV159

3312 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV159

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 74

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: SCOTT TOWNSHIP AUTHORITY

Primary Address: 350 TENNY STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Sharon Keller

Relation: Admin

Date: 5-11-16

Time: 11:15

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

SCOTT TOWNSHIP AUTHORITY

2016CV159

350 TENNY STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV159

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 74

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: H. James Hock

Primary Address: 2626 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-7823

DOB:

Alternate Address:

Phone:

Final Service:

Served: ☒ Personally ☐ Adult In Charge ☐ Posted ☐ Other

Adult In Charge: H. James Hock

Relation: Tax office

Date: 5-11-16

Time: 11:14

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.

HOCK, H. JAMES

2016CV159

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV159

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 74

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 Co.

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Richenderfer

Relation: Clerk

Date: 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 2016CV159 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.
BOGERT, DEAN (et al.)

Case Number
2016CV159

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 74

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: 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 Miller

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:

-
-
-
-
-
-

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

vs.

Dean H. Bogert
Mary Ann Bogert
Commonwealth of Pennsylvania:

County of Columbia

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2016-CV-159

2016-ED-74

COLUMBIA COUNTY

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: 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.

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

Dated Nov 16, 2016
(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.
Plaintiff

v.

Dean H. Bogert
Mary Ann Bogert
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2016-CV-159
:
: 2016 - ED - 74
: COLUMBIA COUNTY

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.**

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

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)

Dean H. Bogert

3312 Third Street
Bloomsburg, PA 17815-3316

Mary Ann Bogert

3312 Third Street
Bloomsburg, PA 17815-3316

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)

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
Conshohocken, PA 19428

Capital One Bank

5100 Peachtree Industrial Blvd.
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. 120 N. Keyser Ave
Ratchford, Esq. Scranton, PA 18504

Lynn Funding LLC C/O Michael F. Rachford, 120 N. Keyser Ave
Esq. 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
Bloomshurg, 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**

**Commonwealth of Pennsylvania Bureau of
Individual Taxes Inheritance Tax Division**

**6th Floor, Strawberry Sq.
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**

**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:

5/5/16

By:



Phelan Hallinan Diamond & Jones, LLP

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

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

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.
vs.

Dean H. Bogert
Mary Ann Bogert

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Cr.

Sal.



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

Address where papers may be served:

Dean H. Bogert
3312 Third Street
Bloomsburg, PA 17815-3316

Mary Ann Bogert
3312 Third Street
Bloomsburg, PA 17815-3316

REAL ESTATE OUTLINE

ED # 20160015

DATE RECEIVED 5/2/16

DOCKET AND INDEX 016 CV 159

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

X

COPY OF DESCRIPTION

X

WHEREABOUTS OF LKA

X

NON-MILITARY AFFIDAVIT

X

NOTICES OF SHERIFF SALE

X

WAIVER OF WATCHMAN

X

AFFIDAVIT OF LIENS LIST

X

CHECK FOR \$1,350.00 OR _____

X

CK# 001600530

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

SALE DATE

Aug 3 2016 TIME 9.00

POSTING DATE

ADV. DATES FOR NEWSPAPER

1ST WEEK

2ND WEEK

3RD WEEK

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 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: 31,4C1-046-02

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

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.: <u>2016-CV-159</u>
	:	
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.

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

PHELAN HALLINAN DIAMOND & JONES, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

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**
:
: **CIVIL DIVISION**
:
: **NO.: 2016-CV-159**
:

vs.

**Dean H. Bogert
Mary Ann Bogert**

VERIFICATION OF NON-MILITARY SERVICE

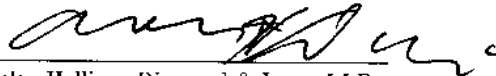
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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
Attorney for Plaintiff

PHILAN HALLINAN DIAMOND & JONES, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorneys for Plaintiff

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.,	:	COURT OF COMMON PLEAS
f/k/a Norwest Mortgage, Inc.	:	
Plaintiff	:	CIVIL DIVISION
	:	
v.	:	NO.: <u>2016-CV-159</u>
	:	
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.

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

PHELAN HALLINAN DIAMOND & JONES, I.L.P
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
:
: CIVIL DIVISION
:
: NO.: 2016-CV-159
:

vs.

Dean H. Bogert
Mary Ann Bogert

VERIFICATION OF NON-MILITARY SERVICE

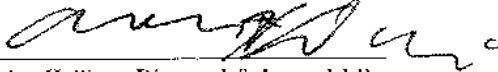
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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, I.L.P
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

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 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: 31,4C1-046-02

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

Plaintiff

vs.

Dean H. Bogert
Mary Ann Bogert

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2016-CV-159

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do
hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__, at _____ O'Clock _____ m., served the within
upon _____ at _____

_____ by handing to
_____ a true and correct copy of the original Notice of
Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

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

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date _____
--	---

Plaintiff Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc.	No.: <u>2016-CV-159</u>
Defendant Dean H. Bogert Mary Ann Bogert	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)

3312 Third Street

Bloomsburg, PA 17815-3316

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 <u>5/5/16</u>
---	-----------------------------------	-----------------------

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

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

RETURNED:

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

SHERIFF'S DEPARTMENT

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., s/b/m to Wells Fargo Home Mortgage, Inc., t/k/a Norwest Mortgage, Inc.	No.: <u>2016-CV-159</u>
---	-------------------------

Defendant Dean H. Bogert Mary Ann Bogert	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.

DEAN H. BOGERT

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

3312 Third Street

Bloomsburg, PA 17815-3316

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: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <u>5/5/16</u>
---	-----------------------------------	-----------------------

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

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

RETURNED:

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

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., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc.	No.: <u>2016-CV-159</u>
Defendant Dean H. Bogert Mary Ann Bogert	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE



AT

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

DEAN H. BOGERT

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

3312 Third Street

Bloomshurg, PA 17815-3316

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 whomsoever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <input checked="" type="checkbox"/> Plaintiff Defendant ADDRESS: <u>One Penn Center 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 <u>5/15/16</u>
---	---	------------------------

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 style="width: 100%;"> <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

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., s/h/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc.	No.: <u>2016-CV-159</u>
Defendant Dean H. Bogert Mary Ann Bogert	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.
MARY ANN BOGERT
 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 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: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <u>6/5/16</u>
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SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

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

RETURNED:

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

SHERIFF'S DEPARTMENT

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
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Plaintiff Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc.	No.: <u>2016-CV-159</u>
Defendant Dean H. Bogert Mary Ann Bogert	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 SAID. <u>MARY ANN BOGERT</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>3312 Third Street</u>
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Bloomsburg, PA 17815-3316

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Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <u>5/5/16</u>
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SPACE BELOW FOR USE OF SHERIFF ONLY -- DO NOT WRITE BELOW THIS LINE

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

RETURNED:

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

Trans #	7941	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

CAPITAL ONE BANK

5100 PEACHTREE IND BLVD

Tracking #: 71901140006000079356

Doc Ref #: 2016ED74

Postage 5.1300

NORCROSS GA 30071

Document Receipt

Trans #	7945	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

ASSET ACCEPT LLC

120 NORTH KEYSER AVE

Tracking #: 71901140006000079393

Doc Ref #: 2016ED74

Postage 5.1300

SCRANTON PA 18504

Document Receipt

Trans #	7944	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

CAPITAL ONE BANK
400 MARKET STREET
6TH FLOOR

ARTHUR LASHIN

Tracking #:	71901140006000079386
Doc Ref #:	2016ED74
Postage	5.1300

PHILDELPHIA PA 19106

Document Receipt

Trans #	7944	Carrier / service:	USPS Server	First-Class Mail®	5/6/2016 12:00:00 AM
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Ship to:

CAPITAL ONE BANK

ARTHUR LASHIN

400 MARKET STREET

6TH FLOOR

Tracking #: 71901140006000079386

Doc Ref #: 2016ED74

Postage 5.1300

PHILDELPHIA PA 19106

Document Receipt

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

ARTHUR LASHIN

123 S. BOARD STE 1660

Tracking #: 71901140006000079379

Doc Ref #: 2016ED74

Postage 5.1300

PHILDELPHIA PA 19109

Document Receipt

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Ship to:

CAPITAL ONE BANK

4851 COX ROAD

Tracking #: 71901140006000079362

Doc Ref #: 2016ED74

Postage 5.1300

GLEN ALLEN VA 23060

Document Receipt

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Ship to:

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4851 COX ROAD

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Doc Ref #: 2016ED74

Postage 5.1300

GLEN ALLEN VA 23060

Document Receipt

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Ship to:

CITIBANK

TRENTON FARMER

1060 ANDREW DRIVE

SUITE 170

Tracking #: 71901140006000079348

Doc Ref #: 2016ED74

Postage 5.1300

WEST CHESTER PA 19380

Document Receipt

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Ship to:

CITIBANK

TRENTON FARMER

1060 ANDREW DRIVE

SUITE 170

Tracking # 71901140006000079348

Doc Ref #: 2016ED74

Postage 5.1300

WEST CHESTER PA 19380

Document Receipt

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

CITIBANK N.A.

701 EAST 60TH STREET

Tracking #: 71901140006000079331

Doc Ref #: 2016ED74

Postage 5 1300

SIOUX FALLS SD 57117

Document Receipt

Trans #	7938	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 #: 71901140006000079324

Doc Ref #: 2016ED74

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	7937	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 #: 71901140006000079317

Doc Ref #: 2016ED74

Postage 5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	7936	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 #: 71901140006000079300

Doc Ref #: 2016ED74

Postage 5.1300

HARRISBURG PA 17105

74

Document Receipt

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

Tracking #: 71901140006000079300

Doc Ref #: 2016ED74

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000079294

Doc Ref #: 2016ED74

Postage 5.1300

HARRISBURG PA 17128

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

TD Bank, NA
3-180/360

001600530

DATE
4/20/2016

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

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


AUTHORIZED SIGNATURE

⑈001600530⑈ ⑆036001808⑆ 361508666⑈