

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
CHERYL A KASS

Case Number
2015CV347

PROPERTY ADDRESS

RR 3 BOX 2 MARKET & COLLEY, 600 MARKET STREET, BENTON, PA 17814

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
05/16/2016	Advance Fee	Advance Fee	001604936	\$0.00	\$1,350.00
05/16/2016	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/16/2016	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/16/2016	Crying Sale			\$10.00	\$0.00
05/16/2016	Docketing			\$15.00	\$0.00
05/16/2016	Levy			\$15.00	\$0.00
05/16/2016	Mailing Costs			\$60.00	\$0.00
05/16/2016	Posting Handbill			\$15.00	\$0.00
05/16/2016	Press Enterprise Inc.			\$1,020.48	\$0.00
05/16/2016	Sheriff Automation Fund			\$50.00	\$0.00
05/16/2016	Web Posting			\$100.00	\$0.00
07/12/2016	Service			\$195.00	\$0.00
07/12/2016	Service Mileage			\$40.00	\$0.00
07/12/2016	Copies			\$6.50	\$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			\$140.00	\$0.00
10/31/2016	Poundage			\$31.57	\$0.00

\$1,751.05 \$1,350.00

TOTAL BALANCE:	\$(401.05)
-----------------------	-------------------

Sheriff of Columbia County

DATE 12/22/2016

CHECK # 001645063

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
930104 DXB [930104] RR 3 BOX 2 MARKET & COLLEY (2015-CV-347)	12/21/2016	401.05	0.00	001606276	401.05
TOTAL		401.05	0.00		401.05

Sheriff of Columbia County

DATE 12/22/2016

CHECK # 001645063

VENDOR SCOLU

PH#	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
930104 DXB [930104] RR 3 BOX 2 MARKET & COLLEY (2015-CV-347)	12/21/2016	401.05	0.00	001606276	401.05
TOTAL		401.05	0.00		401.05

SAFEGUARD

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED BORDERS

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

TD Bank, NA
3-180/360

001645063

DATE
12/22/2016AMOUNT
****\$401.05

PAY FOUR HUNDRED ONE AND 05 / 100 Dollars

TO THE
ORDER
OF

Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

DXB [930104] RR 3 BOX 2 MARKET & COLLEY (2015-CV-347)

Francis S. Hallinan
AUTHORIZED SIGNATURE

001645063 036001808 361508666

PO Box 380
Bloomsburg, PA 17815

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

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

Fax

To: Valerie Steinman

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: October 31, 2016

Re: Cheryl Kass

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 \$401.05.

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: Valerie Steinman **From:** Sheriff Timothy T. Chamberlain
Fax: **Pages:** 2
Phone: **Date:** October 31, 2016
Re: Cheryl Kass **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 \$401.05.

TX RESULT REPORT

NAME :
TEL :
DATE :OCT.31.2016 09:32

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
1218	TX	001	2155670072	OCT.31	09:32	002	00h00min38s	ECM	OK

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

Representing Lenders in
Pennsylvania

Foreclosure Manager

October 31, 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.
CHERYL A. KASS
RR 3 BOX 2 MARKET & COLLEY AKA 660 MARKET STREET BENTON, PA
17804
No.: 2015-CV-347

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for November 9, 2016 due to the following: The parties entered into a loan modification agreement.

\$1,578.72 was received in consideration of the stay.

You are hereby directed to immediately 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,
Valerie Steinman for
Phelan Hallinan Diamond & Jones, LLP

Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Foreclosure Manager

Representing Lenders in
Pennsylvania

August 2, 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.
CHERYL A. KASS
RR 3 BOX 2 MARKET & COLLEY AKA 660 MARKET STREET BENTON, PA
17804
No.: 2015-CV-347

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for August 3, 2016 due to the following: Loss Mitigation.

The Property is to be relisted for the November 9, 2016 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
David Tran for
Phelan Hallinan Diamond & Jones, LLP

COPY

WELLS FARGO BANK, N.A., S/B/M *IN THE COURT OF COMMON PLEAS
TO WELLS FARGO HOME MORTGAGE, *OF THE 26TH JUDICIAL DISTRICT
INC., F/K/A NORWEST MORTGAGE, * OF PENNSYLVANIA
INC., * COLUMBIA COUNTY BRANCH
PLAINTIFF, * CIVIL ACTION - LAW
VS. * NO. 2015-CV-3
CHERYL A. KASS, *
DEFENDANT. *

FILED
PROTHONOTARY
2016 JUN 17 P 3:36
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

APPEARANCES:

JOSEPH D. DESOYE, ESQUIRE, Attorney for the Plaintiff.
The Defendant appeared pro se.

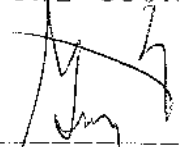
ORDER OF COURT

AND NOW, to wit, on this 15th day of June, 2016, after an opportunity for a hearing on Defendant's Motion for Extension of Time filed April 28, 2016, and upon stipulation of the Defendant and Plaintiff's Counsel on the record on this date, it is hereby ORDERED that a Sheriff sale shall not occur on or before November 1, 2016, and that any sale is hereby continued until on or after that date.

Further, it is recognized from the statements of the parties that the parties have entered into some form of a modification agreement modifying the Defendant's mortgage such that if the Defendant does comply with the terms of said

agreement for a period of three months, the Plaintiff will discontinue the present action. If the Defendant does comply with the terms of this referenced agreement, the Plaintiff shall discontinue the present action within that specified time period.

BY THE COURT,

A handwritten signature in black ink, appearing to be 'G. E. Norton', written over a horizontal line.

HONORABLE GARY E. NORTON, JUDGE

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO BANK, N.A.

vs.

Defendant
CHERYL A KASS

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, November 9, 2016

Writ of Execution No. : 2015CV347

Advance Sheriff Costs: \$1,350.00

Location of the real estate: RR 3 BOX 2 MARKET & COLLEY, BENTON, PA 17814

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$60.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,020.48
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00
Total Sheriff Costs	\$1,914.48

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00

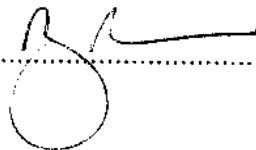
Grand Total: **\$1,981.48**

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

STATE OF PENNSYLV

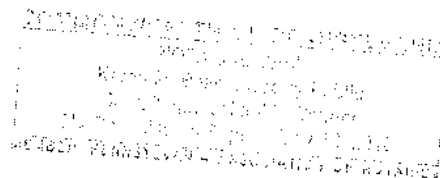
COUNTY OF COUMBERLAND } S

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 27th day of July, 2016.

Karen M. Beach
(Notary Public)



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

.....

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>60.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>40.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>489.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1020.48</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1270.48</u>

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

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

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

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

TOTAL COSTS (OPENING BID) \$ 1981.48

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: 25103

KASS MICHAEL V & CHERYL A
660 MARKET STREET
BENTON PA 17814

District: BENTON BORO
Deed: 0676 -0467
Location: 660 MARKET ST
Parcel Id:02 -04 -114-01,000

Assessment: 22,172
Balances as of 07/12/2016

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
CHERYL A KASS

Case Number
2015CV347

SHERIFF'S RETURN OF SERVICE

06/28/2016 12:58 PM - DEPUTY MARTIN BOUDMAN, 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 RR 3 BOX 2 MARKET & COLLEY, 600 MARKET STREET, BENTON, PA 17814.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 29, 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

29TH day of JUNE, 2016

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

(c) CountySuite Sheriff Telecost, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
KASS, CHERYL A

Case Number
2015CV347

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 08/03/2016 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	RR 3 BOX 2 MARKET & COLLEY 600 MARKET STREET BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	6-28-16
Time:	1258
Deputy:	8
Mileage:	

Attorney / Originator:

Name: PHELAN & HALLINAN LLP	Phone: 215-563-7000
------------------------------------	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2015CV347

RR 3 BOX 2 MARKET & COLLEY, 600 MARKET STREET, E NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
CHERYL A KASS

Case Number
2015CV347

SHERIFF'S RETURN OF SERVICE

05/16/2016 01:30 PM - DEPUTY KEVIN DENT, 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 DEPENDANT, TO WIT: CHERYL A KASS AT 660 MARKET STREET, BENTON, PA 17814.


KEVIN DENT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 17, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

NOTARY

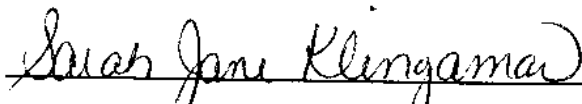
Affirmed and subscribed to before me this

17TH

day of

MAY

2016



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

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

Timonthy Chamberlain
Acting Sheriff
PO Box 380
W. Main Street
Bloomsburg, PA 17815

**Re: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.,
F/K/A NORWEST MORTGAGE, INC. v. CHERYL A. KASS et al.**
No.: 2015-CV-347

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

****Property is listed for the 11/09/2016 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP
By: Legal Assistant

CC: CHERYL A. KASS

PHELAN HALLINAN DIAMOND & JONES, LLP
PETER WAPNER, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@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 FARGO
HOME MORTGAGE, INC., F/K/A NORWEST
MORTGAGE, INC.**
Plaintiff

CIVIL DIVISION

No.: 2015-CV-347


v.

CHERYL A. KASS
Defendant(s)

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: JUL 29 2016



PETER WAPNER, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
PETER WAPNER, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@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 FARGO
HOME MORTGAGE, INC., F/K/A NORWEST
MORTGAGE, INC.**
Plaintiff

CIVIL DIVISION

No.: 2015-CV-347

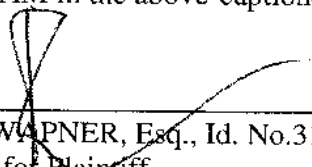
v.

CHERYL A. KASS
Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 08/03/2016 at 09:00 AM in the above-captioned matter has been continued until 11/09/2016 at 09:00 AM.

Date: JUL 29 2016



PETER WAPNER, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
PETER WAPNER, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@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 FARGO
HOME MORTGAGE, INC., F/K/A NORWEST
MORTGAGE, INC.**
Plaintiff

CIVIL DIVISION

No.: 2015-CV-347

v.

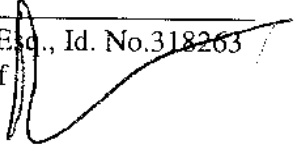
CHERYL A. KASS
Defendant(s)

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

CHERYL A. KASS
RR 3 BOX 2 MARKET & COLLEY, AKA 660
MARKET STREET
BENTON, PA 17804

Date: JUL 29 2016


PETER WAPNER, Esq., Id. No. 318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
PETER WAPNER, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@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 FARGO :
HOME MORTGAGE, INC., F/K/A NORWEST : **CIVIL DIVISION**
MORTGAGE, INC. :
Plaintiff : **No.: 2015-CV-347**


v.

CHERYL A. KASS
Defendant(s)

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: JUL 29 2016


PETER WAPNER, Esq., Id. No.318263
Attorney for Plaintiff

*Attorney for Plaintiff
Please Return*

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
KASS, CHERYL A

Case Number
2015CV347

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 77

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: CHERYL A KASS

Primary Address: 660 MARKET STREET
BETNON, PA 17814

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation: 5/10/14

Date: 5/16/14

Time: 1330

Deputy: 5

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.

KASS, CHERYL A

2015CV347

660 MARKET STREET, BETNON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
KASS, CHERYL A

Case Number
2015CV347

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 77

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: 660 MARKET STREET
BETNON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: CHERYL KASS

Relation:

Date: 5/16/16

Time: 1330

Deputy: 5

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

OCCUPANT

2015CV347

660 MARKET STREET, BETNON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
KASS, CHERYL A

Case Number
2015CV347

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 77

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: BENTON MUNICIPAL WATER & SEWER AL

Primary Address: 150 COLLEY STREET

BENTON, PA 17814

Phone: 590 EVERETT ST
BENTON, PA DOB:

Alternate Address: 3RD STREET
BENTON, PA 17814

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: PATTI LEBONTE

Relation: CODE OFFICER

Date: 5/16/16 Time: 1348

Deputy: 5 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.

BENTON MUNICIPAL WATER & SEWER

2015CV347

150 COLLEY STREET, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
KASS, CHERYL A

Case Number
2015CV347

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 77

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: Carolyn S. Remley

Primary Address: PO Box 270
Benton, PA 17814

Phone: 570-925-2432 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 5/16/16

Time: 1342

Deputy: 5

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. _____

REMLEY, CAROLYN S.

2015CV347

PO BOX 270, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
KASS, CHERYL A

Case Number
2015CV347

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

77

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 Col

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:

Miranda Church

Relation:

Clerk

Date:

5-17-16

Time:

12:17

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 2015CV347 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
KASS, CHERYL A

Case Number
2015CV347

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 77

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: KREISHER & GREGOROWICZ

Primary Address: 401 MARKET STREET
BLOOMSBURG, PA 17815

Phone: 570-784-5211 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Jill Karcher

Relation: Admin Asst

Date: 5-17-16 Time: 11:17

Deputy: 4 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

KREISHER & GREGOROWI

2015CV347

401 MARKET 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.
KASS, CHERYL A

Case Number
2015CV347

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

77

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: Sherry Evans

Relation: Clerk

Date: 5-17-16

Time: 12:15

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2015CV347

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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



CITIFINANCIAL SERVICES INC
P.O. BOX 17170

BALTIMORE MD 21203

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



71901140006000079867

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV347

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 Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to-wit:
BEGINNING at a post on the southwest corner of the lot at the point where Colley Street intersects with Old West Creek Road;
THENCE along said Colley Street, southeastwardly, eight and ninety-five one hundredths rods; THENCE by other lands now or late of the Estate of R.L.F. Colley, deceased, North
thirty-two and three-fourths degrees East, seven and six-tenths rods to land now or late of Daniel
Hartman; THENCE northwestwardly along said land now or late of Daniel Hartman to the Old West Creek Road;
THENCE along said West Creek Road to the place of BEGINNING.
CONTAINING approximately one-half acre of land. Upon which are erected a dwelling house, garage and additional improvements.
TITLE TO SAID PREMISES IS VESTED IN Michael V. Kass and Cheryl A. Kass, h/w, by Deed from James L. Edkin, single, dated
07/31/1998, recorded 07/31/1998 in Book 696, Page 0009.
Tax Parcel: 02-04-144-01.000
Premises Being: RR 3 Box 2 Market & Colley, aka 660 Market Street, Benton, PA 17804
PROPERTY ADDRESS: RR 3 BOX 2 MARKET & COLLEY, 600 MARKET STREET, BENTON, PA 17814
UPI / TAX PARCEL NUMBER: 02-04-144-01.000

Seized and taken into execution to be sold as the property of CHERYL A KASS 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.

Cheryl A. Kass

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2015-CV-347

2016-ED-77

COLUMBIA COUNTY

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: RR 3 Box 2 Market & Colley, aka 660 Market Street, Benton, PA 17804
(See Legal Description attached)

Amount Due

\$64,759.16

Interest from 03/05/2016 to Date of Sale

\$_____ and costs.

@ \$10.65 per diem

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

Dated Nov 13, 2016
(SEAL)

PH # 930104

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

02-64-144 61,000

Benton Boro

REAL ESTATE OUTLINE

ED# 2016 E D 77

DATE RECEIVED 5-13-2016
DOCKET AND INDEX 2015 CV 347

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>001604936</u>

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

SALE DATE Aug 3rd TIME 9 00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc.	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
	:	
v.	:	NO.: <u>2015-CV-347</u>
	:	
Cheryl A. Kass	:	
Defendant(s)	:	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 **RR 3 Box 2 Market & Colley, aka 660 Market Street, Benton, PA 17804.**

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Cheryl A. Kass	RR 3 Box 2 Market & Colley, aka 660 Market Street, Benton, PA 17804

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Cheryl A. Kass	RR 3 Box 2 Market & Colley, aka 660 Market Street Benton, PA 17804

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)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
Citifinancial Services, Inc.	239 Northern Blvd, Clarks Summit Scranton, PA 18411
Citifinancial Services, Inc.	PO Box 17170 Baltimore, MD 21203

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 Benton Water and Sewer Authority C/O Michael P. Gregorowicz, Esq.	401 S. Market Street Bloomsburg, PA 17815
The Benton Water and Sewer Authority	3rd Street Benton, PA 17814

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

**RR 3 Box 2 Market & Colley
aka 660 Market Street
Benton, PA 17804**

**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:

5/12/16

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

LEGAL DESCRIPTION

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

BEGINNING at a post on the southwest corner of the lot at the point where Colley Street intersects with Old West Creek Road;

THENCE along said Colley Street, southeastwardly, eight and ninety-five one hundredths rods;

THENCE by other lands now or late of the Estate of R.L.F. Colley, deceased, North thirty-two and three-fourths degrees East, seven and six-tenths rods to land now or late of Daniel Hartman;

THENCE northwestwardly along said land now or late of Daniel Hartman to the Old West Creek Road;

THENCE along said West Creek Road to the place of BEGINNING.

CONTAINING approximately one-half acre of land. Upon which are erected a dwelling house, garage and additional improvements.

TITLE TO SAID PREMISES IS VESTED IN Michael V. Kass and Cheryl A. Kass, h/w, by Deed from James L. Edkin, single, dated 07/31/1998, recorded 07/31/1998 in Book 696, Page 0009.

Tax Parcel: 02-04-144-01.000

Premises Being: RR 3 Box 2 Market & Colley, aka 660 Market Street, Benton, PA 17804

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

v.

Cheryl A. Kass
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2015-CV-347**
:
: **COLUMBIA County**
:

CERTIFICATION

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

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- (X) 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.**

vs.

Cheryl A. Kass

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2015-CV-347
: 2016-ED-77


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 Cheryl A. Kass is over 18 years of age and resides at RR 3 Box 2 Market & Colley, aka 660 Market Street, Benton, PA 17804.

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

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

No.: 2015-CV-347

Plaintiff

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

Defendant

Cheryl A. Kass

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.

CHERYL A. KASS

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

RR 3 Box 2 Market & Colley

aka 660 Market Street

Benton, PA 17804

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of ~~XX~~ Plaintiff

Defendant

Telephone Number

(215)563-7000

Date

5/12/15

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

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

LEGAL DESCRIPTION

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

BEGINNING at a post on the southwest corner of the lot at the point where Colley Street intersects with Old West Creek Road;

THENCE along said Colley Street, southeastwardly, eight and ninety-five one hundredths rods;

THENCE by other lands now or late of the Estate of R.L.F. Colley, deceased, North thirty-two and three-fourths degrees East, seven and six-tenths rods to land now or late of Daniel Hartman;

THENCE northwestwardly along said land now or late of Daniel Hartman to the Old West Creek Road;

THENCE along said West Creek Road to the place of BEGINNING.

CONTAINING approximately one-half acre of land. Upon which are erected a dwelling house, garage and additional improvements.

TITLE TO SAID PREMISES IS VESTED IN Michael V. Kass and Cheryl A. Kass, h/w, by Deed from James L. Edkin, single, dated 07/31/1998, recorded 07/31/1998 in Book 696, Page 0009.

Tax Parcel: 02-04-144-01.000

Premises Being: RR 3 Box 2 Market & Colley, aka 660 Market Street, Benton, PA 17804

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.: 2015-CV-347

Defendant

Cheryl A. Kass

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, Born, Twp, State and Zip Code)

RR 3 Box 2 Market & Colley

aka 660 Market Street

Benton, PA 17804

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 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 XX Plaintiff

____ Defendant

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

5/12/16

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

Document Receipt

Trans #	7996	Carrier / service:	USPS Server	First-Class Mail®	5/16/2016 12:00:00 AM
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Ship to:

CITIFINANCIAL SERVICES INC

P.O. BOX 17170

BALTIMORE MD 21203

Tracking #: 71901140006000079904

Doc Ref #: 2016ED77

Postage 5.1300

Document Receipt

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US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

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DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

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DEPARTMENT 281230

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DEPARTMENT 281230

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

TD Bank, NA
3-180/360

001604936

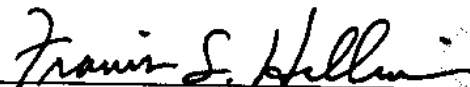
DATE
5/12/2016

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

MWR [930104] RR 3 BOX 2 MARKET & COLLEY (2015-CV-347)



AUTHORIZED SIGNATURE

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