

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK NA
vs.
RYAN SITLER (et al.)

Case Number
2017CV105

PROPERTY ADDRESS
759 CHERRY STREET, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
09/11/2017	Advance Fee	Advance Fee	27671	\$0.00	\$1,350.00
09/11/2017	Advertising Sale (Newspaper)			\$15.00	\$0.00
09/11/2017	Advertising Sale Bills & Copies			\$17.50	\$0.00
09/11/2017	Crying Sale			\$10.00	\$0.00
09/11/2017	Docketing			\$15.00	\$0.00
09/11/2017	Levy			\$15.00	\$0.00
09/11/2017	Mailing Costs			\$36.00	\$0.00
09/11/2017	Posting Handbill			\$15.00	\$0.00
09/11/2017	Press Enterprise Inc.			\$971.61	\$0.00
09/11/2017	Sheriff Automation Fund			\$50.00	\$0.00
09/11/2017	Web Posting			\$100.00	\$0.00
11/06/2017	Continued or Cancelled Sale	Postponed to: 1/31/2018		\$10.00	\$0.00
01/23/2018	Continued or Cancelled Sale	Postponed to: 2/28/2018		\$10.00	\$0.00
02/21/2018	Service			\$195.00	\$0.00
02/21/2018	Service Mileage			\$6.00	\$0.00
02/21/2018	Copies			\$6.50	\$0.00
02/21/2018	Notary Fee			\$15.00	\$0.00
02/21/2018	Tax Claim Search			\$5.00	\$0.00
02/21/2018	Surcharge			\$140.00	\$0.00

\$1,632.61 \$1,350.00

TOTAL BALANCE: \$(282.61)

COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffofcolumbiacounty.com

fax

TO: James

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: February 8, 2019

RE: Sitler execution

CC:

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

MILSTEAD & ASSOCIATES, LLC

1 E. Stow Road
Marlton, NJ 08053

(856) 482-1400
Fax: (856) 482-9190
jscafile@milsteadlaw.com

FACSIMILE TRANSMITTAL SHEET

TO: REAL ESTATE DEPT.	FROM: JAMES SCAFIDE
COMPANY: COLUMBIA COUNTY SHERIFF	DATE: FEBRUARY 21, 2018
FAX NUMBER: 570-389-5625	TOTAL NO. PAGES INCLUDING COVER: 1
PHONE NUMBER: 570-389-5624	SENDER'S REFERENCE NUMBER: 220641-1
RE: RYAN K. SITLER AND SUSAN M. SITLER	YOUR REFERENCE NUMBER: 2017-CV-105

A follow-up copy will not be sent by mail.

Please accept this fax as authorization to **STAY** the sale which is currently scheduled for February 28, 2018. No funds have been exchanged in consideration of the stay.

Thank you

James Scafile

482-9190
856-~~482~~-9190
Attn. James

**IF THERE IS A PROBLEM WITH THIS TRANSMISSION
PLEASE CALL (856) 482-1400**

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE.

TX Result Report

P 1

02/21/2018 11:49
Serial No. A6VF011029028
TC:00011301

Addressee	Start Time	Time	Prints	Result	Note
918564829190	02-21 11:47	00:01:35	002/002	OK	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused
Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full
NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX
FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffofcolumbiacounty.com

fax

TO: James Scafide FROM: Sheriff Timothy Chamberlain
FAX: PAGES: 2
PHONE: DATE: February 21, 2018
RE: Sitler CC:
☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$282.61.

COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffofcolumbiacounty.com

fax

TO: James Scafide

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: February 21, 2018

RE: Sitler

CC:

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

I received your stay, attached is a cost sheet showing a balance due of \$282.61.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO BANK NA

vs.

Defendant
RYAN SITLER
SUSAN M SITLER

Attorney for the Plaintiff:
MILSTEAD & ASSOCIATES LLC
1 EAST STOW ROAD
MARLTON, NJ 08053

Sheriff's Sale Date: Wednesday, February 28, 2018

Writ of Execution No. : 2017CV105

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 759 CHERRY 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		\$36.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$971.61
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
Continued or Cancelled Sale	Postponed to: 1/31/2018	\$10.00
Continued or Cancelled Sale	Postponed to: 2/28/2018	\$10.00
Service		\$195.00
Service Mileage		\$6.00
Distribution Form		\$25.00
Copies		\$6.50
Notary Fee		\$15.00
Tax Claim Search		\$5.00
Surcharge		\$140.00
Total Sheriff Costs		\$1,827.61

Municipal Costs

Sewer	\$3,450.61
Total Municipal Costs	\$3,450.61

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

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: 759 CHERRY STREET, BLOOMSBURG, PA 17815

Grand Total:

\$5,349.97

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

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

WELLS FARGO BANK NA VS RYAN AND SUSAN SITLER

NO. 115-2017 ED

NO. 105-2017 JD

DATE/TIME OF SALE: FEBRUARY 28, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE COST SHEET

17 105

VS. _____

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</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>431.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>971.61</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1221.61</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>3450.61</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>3450.61</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. <u>pld. 2x</u>	\$ <u>20.00</u>	
TOTAL *****		\$ <u>20.00</u>

TOTAL COSTS (OPENING BID) \$ 5349.97

Municipal Authority of the Town of Bloomsburg

Town Hall, 301 E. Second Street, Bloomsburg, PA 17815

Phone: 570.784.5422

Fax: 570.784.1518

February 9, 2018

Tim Chamberlain, Sheriff
Columbia County
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

RE: Sitler, Susan M. & Ryan
759 Cherry Street
Bloomsburg, PA 17815
DOCKET NO. 2017-CV-105

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property that was scheduled for a Sheriff sale on 1/31/18, has been continued to 2/28/18. The Authority would like to inform your office that the updated claim against this property for unpaid sewer is now **\$3,450.61**.

If you require any further information, please contact me at 570-784-5422, 2 or amyseamans@bloomsburgpa.org.

Sincerely,



Amy Seamans
Billing and Collections Coordinator

Milstead & Associates, LLC
Roger Fay, Esquire, ID No. 315987
Bernadette Irace, Esquire, ID No. 313008
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File No. 220641-1

WELLS FARGO BANK, N.A.,

Plaintiff,

vs.

**Ryan K. Sitler
and
Susan M. Sitler,**

Defendants

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2017-CV-105

**Pa. R.C.P. 3129.3 (b)(2)(i)(B) Certificate of
Filing of Notice of Continued Sheriff Sale**

Certificate of Filing

**On this date, I caused to be 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.**

Dated: 1/31/18



Emily Marshall
Legal Assistant
Milstead & Associates, LLC

Municipal Authority of the Town of Bloomsburg

Town Hall, 301 E. Second Street, Bloomsburg, PA 17815
Phone: 570.784.5422
Fax: 570.784.1518

January 17, 2018

Tim Chamberlain, Sheriff
Columbia County
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

RE: Sitler, Susan M. & Ryan
759 Cherry Street
Bloomsburg, PA 17815
DOCKET NO. 2017-CV-105

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property that was scheduled for a Sheriff sale on 11/15/17, has been continued to 1/31/18. The Authority would like to inform your office that the updated claim against this property for unpaid sewer is now \$3,411.79.

If you require any further information, please contact me at 570-784-5422, 2 or amyseamans@bloomsburgpa.org.

Sincerely,



Amy Seamans
Billing and Collections Coordinator

Milstead & Associates, LLC
Roger Fay, Esquire, ID No. 315987
Bernadette Irace, Esquire, ID No. 313008
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File No. 220641-1

WELLS FARGO BANK, N.A.,

Plaintiff,

vs.

**Ryan K. Sitler
and
Susan M. Sitler,**

Defendants

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2017-CV-105

**Pa. R.C.P. 3129.3 (b)(2)(i)(B) Certificate of
Filing of Notice of Continued Sheriff Sale**

Certificate of Filing

**On this date, I caused to be 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.**

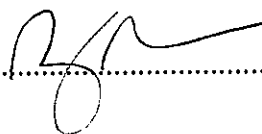


Emily Marshall
Legal Assistant
Milstead & Associates, LLC


Dated: 11/13/17

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 October 25 and November 1, 8, 2017 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 8th day of November 2017.....

.....
(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.

.....

Municipal Authority of the Town of Bloomsburg

Town Hall, 301 E. Second Street, Bloomsburg, PA 17815
Phone: 570.784.5422
Fax: 570.784.1518

November 10, 2017

Tim Chamberlain, Sheriff
Columbia County
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

RE: Sitler, Susan M. & Ryan
759 Cherry Street
Bloomsburg PA 17815
DOCKET NO. 2017-CV-105

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on 11/15/17. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of \$3,282.77.

If you require any further information, please contact me at 570-784-5422, 2 or amyseamans@bloomsburgpa.org.

Sincerely,



Amy Seamans
Billing and Collections Coordinator

Milstead & Associates, LLC

1 E. Stow Road
Marlton, NJ 08053

(856) 482-1400
fax: (856) 482-9190
jscafide@milsteadlaw.com

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
FORECLOSURE SALES	James Scafide
COMPANY:	DATE:
COLUMBIA COUNTY SHERIFF	January 22, 2018
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
570-389-5625	1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
570-389-5624	220641-1
RE:	YOUR REFERENCE NUMBER:
Ryan K. Sitler and Susan M. Sitler	2017-CV-105

A follow-up copy will not be sent by mail.

Please accept this fax as authorization to POSTPONE the sale which is currently scheduled for January 31, 2018 to February 28, 2018.

Thank You

James Scafide

**IF THERE IS A PROBLEM WITH THIS TRANSMISSION
PLEASE CALL (856) 482-1400**

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Milstead & Associates, LLC

1 E. Stow Road
Marlton, NJ 08053

(856) 482-1400
fax: (856) 482-9190
jscafide@milsteadlaw.com

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
FORECLOSURE SALES	James Scafide
COMPANY:	DATE:
COLUMBIA COUNTY SHERIFF	November 6, 2017
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
570-389-5625	1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
570-389-5624	220641-1
RE:	YOUR REFERENCE NUMBER:
Ryan K. Sitler and Susan M. Sitler	2017-CV-105

A follow-up copy will not be sent by mail.

Please accept this fax as authorization to POSTPONE the sale which is currently scheduled for November 15, 2017 to January 31, 2018.

Thank You

James Scafide

**IF THERE IS A PROBLEM WITH THIS TRANSMISSION
PLEASE CALL (856) 482-1400**

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MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead

Richard M. Milstead

Mark E. Herrera*

Joel H. Aronow*

Nelson Diaz*

Rhondi Lynn Schwartz

* Also admitted in PA

Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053

Phone (856) 482-1400 Fax (856) 482-9190

www.milsteadlaw.com

Andrew M. Lubin*

David H. Lipow*

Mary L. Harbert-Bell*

Matthew C. Waldt*

Bernadette Irace*

Roger Fay*

2501 Seaport Drive
Suite 210
Chester, PA 19013
(215) 717-0043 Fax (215) 717-0044

Our File No. 220641-1

Columbia County Prothonotary
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

Re: WELLS FARGO BANK, N.A. vs. Ryan K. Sitler and Susan M. Sitler
Docket No. 2017-CV-105 / Affidavit Pursuant to Pa.R.C.P. 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit pursuant to Pa.R.C.P. 3129.2, kindly file the original affidavit and return a time-stamped copy to our office in the self-addressed stamped envelope that is enclosed. As of the date of this letter, our office has also forwarded a copy of the affidavit to the sheriff's office.

Thank you for your attention to this matter.

Very truly yours,

James Scafide
Paralegal

Milstead & Associates, LLC
Roger Fay, Esquire, ID No. 315987
Bernadette Irace, Esquire, ID No. 313008
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File No. 220641-1

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

vs.

**Susan M. Sitler,
Defendants**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2017-CV-105

**AFFIDAVIT PURSUANT TO
Pa.R.C.P. 3129.2**

I, Roger Fay, Esquire, say:

1. On October 10, 2017, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant Susan M. Sitler. Copy of the return is attached hereto and made a part hereof as Exhibit "A".
2. On October 10, 2017, our office became aware that Ryan K. Sitler was deceased. As Property owned as tenants by their entirety, Ryan has been dismissed from this action. Copy of the return is attached hereto and made a part hereof as Exhibit "B".
3. On September 29, 2017, a notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "B".

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 10 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Dated: NOV. 2, 2017

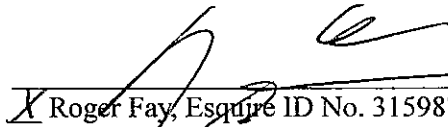

X Roger Fay, Esquire ID No. 315987
Bernadette Irace, Esquire ID No. 313008
Milstead & Associates, LLC

EXHIBIT “A”

Court of Common Pleas Columbia County

Venue: Columbia

WELLS FARGO BANK, N.A.,
Plaintiff

vs.

Ryan K. Sitler Susan M. Sitler
Defendant

AFFIDAVIT OF SERVICE

DOCKET NO.: 2017-CV-105

Person to be served:

Susan M. Sitler
759 Cherry St
Bloomsburg, PA 17815-2815

Attorney:

Millstead & Associates LLC
1 E. Stow Road
Marlton, NJ 08053

Papers Served:

Notice of Sheriff's Sale

Service Data:

Served Successfully: ☒ Not Served: ☐

Date: 10/10/2017 Time: 10:50 AM Attempts: 1

☒ Delivered copy to him/her personally.☐ Left a copy with a competent household member 14 years of age or older residing therein (indicate name and relationship at right)☐ Left a copy with a person authorized to accept service, e.g. managing agent, registered agent, etc. (indicate name and relationship at right)

Name of Person Served and relationship / title:

Actual Place of Service:

759 Cherry St
Bloomsburg, PA 17815-2815

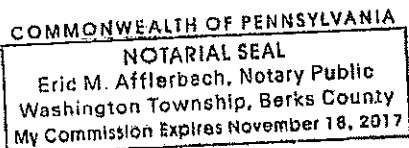
Description of Person Accepting Service:

Sex: Female | Age: 35 YEARS | Height: 5'3" | Weight: 200 LBS | Hair: BROWN | Race/Skin Color: WHITE Eyes: NO GLASSES

Comments or Remarks:

Server Data:

Subscribed and sworn to before me, by the affiant who is personally

known to me on this date of 10/11/17

I, JEFFREY CLOHESSY, was at the time of service a competent adult not having a direct interest in the litigation. I declare under penalty of perjury that the foregoing is true and correct.

JEFFREY CLOHESSY

Date: 10-11-17M&S Process Servers, LLC, PO Box 351, Moorestown, NJ 08057 (856) 291-0940
www.msprocess.net

REF: 220641 WO: P123795

Court of Common Pleas Columbia County

Venue: Columbia

WELLS FARGO BANK, N.A.,
Plaintiff

vs.

Ryan K. Sitler Susan M. Sitler
Defendant

AFFIDAVIT OF NON-SERVICE

DOCKET NO.: 2017-CV-105

Person to be served:

Ryan K. Sitler
759 Cherry St
Bloomsburg, PA 17815-2815

Attorney:

Milstead & Associates LLC
1 E. Stow Road
Marlton, NJ 08053

Service Data:

Served Successfully: ☐ Not Served: ☒

Date: 10/10/2017 Time: 10:50 AM Attempts: 1

Unserve Details:

Attempts:

Comments or Remarks:

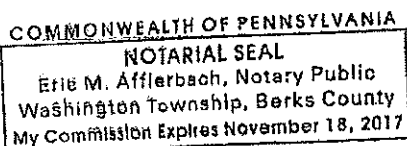
PER SUSAN SITLER, DEFENDANT RYAN SITLER IS DECEASED; NO MORE INFORMATION WAS PROVIDED.

Server Data:

Subscribed and sworn to before me, by the affiant who is personally

known to me on this date of

[Signature]



I, JEFFREY CLOHESSY, was at the time of service a competent adult not having a direct interest in the litigation. I declare under penalty that the foregoing is true and correct.

[Signature]
JEFFREY CLOHESSY

Date: 10-11-17

M&S Process Servers, LLC, PO Box 351, Moorestown, NJ 08057 (856) 291-0940
www.msprocess.net

REF: 220641 WO: P123794

EXHIBIT “B”

CHECK APPROPRIATE BLOCK FOR POSTMARK AND DATE OF RECEIPT

Registered Mail:

☐ With Postal Insurance
☐ Without Postal Insurance

U.S. POSTAGE » PITNEY BOWES

 ZIP 08053 \$ 003.26⁰
 02 4W
 0000344761SEP 29 2017



1157
68
575

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value
1		WELLS FARGO BANK, N.A. (Plaintiff herein) 3476 Stateview Boulevard Fort Mill, SC 29715					
2		Tenant/Occupant 759 Cherry Street Bloomsburg, PA 17815					
3		Department of Revenue Bureau of Individual Taxes Inheritance Tax Division PO Box 280601 Harrisburg, PA 17128-0601					
4		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105					
5		Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815					
6		Bloomsburg Area School District 728 East 5th Street Bloomsburg, PA 17815					
7		Town of Bloomsburg 301 E. Second Street Town Hall Bloomsburg, PA 17815					
8							
9							
Total Number of Pieces Listed by Sender		7	POSTMASTER, PER (Name of receiving employee)				

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL	includes special rates
--	------------------------

PS FORM 3877 220641-1/ SITLER Notice of Sale

SALE SCHEDULED 11/15/17

Milstead & Associates, LLC
Roger Fay, Esquire, ID No. 315987
Bernadette Irace, Esquire, ID No. 313008
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File No. 220641-1

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

vs.

**Susan M. Sitler,
Defendants**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2017-CV-105

**AFFIDAVIT PURSUANT TO
Pa.R.C.P. 3129.2**

I, Roger Fay, Esquire, say:

1. On October 10, 2017, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant Susan M. Sitler. Copy of the return is attached hereto and made a part hereof as Exhibit "A".
2. On October 10, 2017, our office became aware that Ryan K. Sitler was deceased. As Property owned as tenants by their entirety, Ryan has been dismissed from this action. Copy of the return is attached hereto and made a part hereof as Exhibit "B".
3. On September 29, 2017, a notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "B".

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 10 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Dated: NOV. 2, 2017

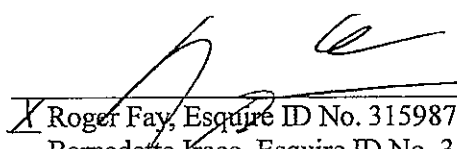

X Roger Fay, Esquire ID No. 315987
Bernadette Irace, Esquire ID No. 313008
Milstead & Associates, LLC

EXHIBIT “A”

Court of Common Pleas Columbia County

Venue: Columbia

WELLS FARGO BANK, N.A.,
Plaintiff

vs.

Ryan K. Sittler Susan M. Sittler
Defendant

AFFIDAVIT OF SERVICE

DOCKET NO.: 2017-CV-105

Person to be served:

Susan M. Sittler
758 Cherry St
Bloomsburg, PA 17815-2815

Attorney:

Millstead & Associates LLC
1 E. Stow Road
Marlton, NJ 08053

Papers Served:

Notice of Sheriff's Sale

Service Data:

Served Successfully: ☒ Not Served: ☐

Date: 10/10/2017 Time: 10:50 AM Attempts: 1

☒ Delivered copy to him/her personally.

☐ Left a copy with a competent household member 14 years of age or older residing therein (indicate name and relationship at right)

☐ Left a copy with a person authorized to accept service, e.g. managing agent, registered agent, etc. (indicate name and relationship at right)

Name of Person Served and relationship / title:

Actual Place of Service:

759 Cherry St
Bloomsburg, PA 17815-2815

Description of Person Accepting Service:

Sex: Female | Age: 35 YEARS | Height: 5'3" | Weight: 200 LBS | Hair: BROWN | Race/Skin Color: WHITE Eyes: NO GLASSES

Comments or Remarks:

Server Data:

Subscribed and sworn to before me, by the affiant who is personally

known to me on this date of

[Signature]

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eric M. Afflerbach, Notary Public
Washington Township, Berks County
My Commission Expires November 18, 2017

I, JEFFREY CLOHESSY, was at the time of service a competent adult not having a direct interest in the litigation. I declare under penalty of perjury that the foregoing is true and correct.

JEFFREY CLOHESSY

Date: 10-11-17

M&S Process Servers, LLC, PO Box 351, Moorestown, NJ 08057 (856) 291-0940

www.msprocess.net

REF: 220641 WO: P123795

Court of Common Pleas Columbia County

Venue: Columbia

WELLS FARGO BANK, N.A.,
Plaintiff

vs.

Ryan K. Sifler Susan M. Sifler
Defendant

AFFIDAVIT OF NON-SERVICE

DOCKET NO.: 2017-CV-105

Person to be served:

Ryan K. Sifler
759 Cherry St
Bloomsburg, PA 17815-2815

Attorney:

Milstead & Associates LLC
1 E. Stow Road
Marlton, NJ 08053

Service Data:

Served Successfully: ☐ Not Served: ☒

Date: 10/10/2017 Time: 10:50 AM Attempts: 1

Unserve Details:

Attempts:

Comments or Remarks:

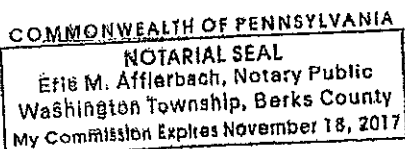
PER SUSAN SITLER, DEFENDANT RYAN SITLER IS DECEASED; NO MORE INFORMATION WAS PROVIDED.

Server Data:

Subscribed and sworn to before me, by the affiant who is personally

known to me on this date of

[Signature]



I, JEFFREY CLOHESSY, was at the time of service a competent adult not having a direct interest in the litigation. I declare under penalty that the foregoing is true and correct.

[Signature]
JEFFREY CLOHESSY

Date: 10-11-17

M&S Process Servers, LLC, PO Box 351, Moorestown, NJ 08057 (856) 291-0940

www.msprocess.net

REF: 220641 WO: P123794

EXHIBIT “B”

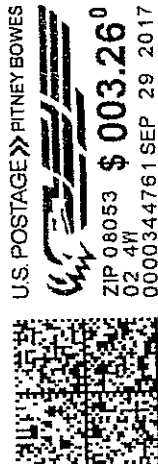
NAME AND ADDRESS OF SENDER INDICATE TYPE OF MAIL CHECK APPROPRIATE BLOCK FOR POSTMARK AND DATE OF RECEIPT

MILSTEAD & ASSOCIATES, LLC
1 East Stow Road
Marlton, NJ 08053

X Certificate Mailing
☐ Insured
☐ COD
☐ Certified Mail

Registered Mail:

☐ With Postal Insurance
☐ Without Postal Insurance



Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value
1		WELLS FARGO BANK, N.A. (Plaintiff herein) 3476 Stateview Boulevard Fort Mill, SC 29715					
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5		Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomington, PA 17815					
6		Bloomington Area School District 728 East 5th Street Bloomington, PA 17815					
7		Town of Bloomington 301 E. Second Street Town Hall Bloomington, PA 17815					
8							
9							
Total Number of Pieces Listed by Sender		7	POSTMASTER, PER (Name of receiving employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.		

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

PS FORM 3877 220641-1/1 SITLER Notice of Sale

SALE SCHEDULED 11/15/17

MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead

Richard M. Milstead

Mark E. Herrera*

Joel H. Aronow*

Nelson Diaz*

Rhondi Lynn Schwartz

*Also admitted in PA

Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053

Phone (856) 482-1400 Fax (856) 482-9190

www.milsteadlaw.com

Andrew M. Lubin*

David H. Lipow*

Mary L. Harbert-Bell*

Matthew C. Waldt*

Bernadette Irace*

Roger Fay*

2501 Scaport Drive
Suite 210
Chester, PA 19013
(215) 717-0043 Fax (215) 717-0044

Our File No. 220641-1

Columbia County Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

Re: WELLS FARGO BANK, N.A. vs. Ryan K. Sitler and Susan M. Sitler
Docket Number: 2017-CV-105
Affidavit Pursuant to Pa.R.C.P. 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit pursuant to Pa.R.C.P. 3129.2. As of the date of this letter, our office has forwarded the original affidavit to the Prothonotary's office to be filed of record.

Thank you for your attention to this matter.

Very truly yours,

James Scafide
Paralegal

****THE PROPERTY IS LISTED FOR THE November 15, 2017 SHERIFF'S SALE.**

Milstead & Associates, LLC
Roger Fay, Esquire, ID No. 315987
Bernadette Irace, Esquire, ID No. 313008
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File No. 220641-1

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

vs.

**Susan M. Sitler,
Defendants**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2017-CV-105

**AFFIDAVIT PURSUANT TO
Pa.R.C.P. 3129.2**

I, Roger Fay, Esquire, say:

1. On October 10, 2017, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant Susan M. Sitler. Copy of the return is attached hereto and made a part hereof as Exhibit "A".
2. On October 10, 2017, our office became aware that Ryan K. Sitler was deceased. As Property owned as tenants by their entirety, Ryan has been dismissed from this action. Copy of the return is attached hereto and made a part hereof as Exhibit "B".
3. On September 29, 2017, a notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "B".

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 10 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Dated: NOV. 2, 2017

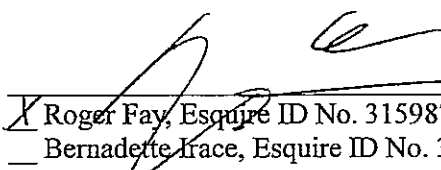

X Roger Fay, Esquire ID No. 315987
Bernadette Irace, Esquire ID No. 313008
Milstead & Associates, LLC

EXHIBIT “A”

Court of Common Pleas Columbia County

Venue: Columbia

WELLS FARGO BANK, N.A.,
Plaintiff

vs.

Ryan K. Sittler Susan M. Sittler
Defendant

AFFIDAVIT OF SERVICE

DOCKET NO.: 2017-CV-105

Person to be served:

Susan M. Sittler
759 Cherry St
Bloomsburg, PA 17815-2815

Attorney:

Milstead & Associates LLC
1 E. Stow Road
Marlton, NJ 08053

Papers Served:

Notice of Sheriff's Sale

Service Data:

Served Successfully: ☒ Not Served: ☐

Date: 10/10/2017 Time: 10:50 AM Attempts: 1

☒ Delivered copy to him/her personally.☐ Left a copy with a competent household member 14
years of age or older residing therein (indicate name and
relationship at right)☐ Left a copy with a person authorized to accept service,
e.g. managing agent, registered agent, etc. (indicate
name and relationship at right)

Name of Person Served and relationship / title:

Actual Place of Service:

759 Cherry St
Bloomsburg, PA 17815-2815

Description of Person Accepting Service:

Sex: Female | Age: 35 YEARS | Height: 5'3" | Weight: 200 LBS | Hair: BROWN | Race/Skin Color: WHITE Eyes: NO GLASSES

Comments or Remarks:

Server Data:

Subscribed and sworn to before me, by the affiant who is personally

known to me on this date of

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eric M. Afflerbach, Notary Public
Washington Township, Berks County
My Commission Expires November 18, 2017

I, JEFFREY CLOHESSY, was at the time of service
a competent adult not having a direct interest in the
litigation. I declare under penalty of perjury that the
foregoing is true and correct.

JEFFREY CLOHESSY

Date: 10-11-17

M&S Process Servers, LLC, PO Box 351, Moorestown, NJ 08057 (856) 291-0940

www.msprocess.net

REF: 220641 WO: P123795

Court of Common Pleas Columbia County

Venue: Columbia

WELLS FARGO BANK, N.A.,
Plaintiff

vs.

Ryan K. Sitler Susan M. Sitler
Defendant

AFFIDAVIT OF NON-SERVICE

DOCKET NO.: 2017-CV-105

Person to be served:

Ryan K. Sitler
759 Cherry St
Bloomsburg, PA 17815-2815

Attorney:

Milstead & Associates LLC
1 E. Stow Road
Marlton, NJ 08053

Service Data:

Served Successfully: ☐ Not Served: ☒

Date: 10/10/2017 Time: 10:50 AM Attempts: 1

Unserve Details:

Attempts:

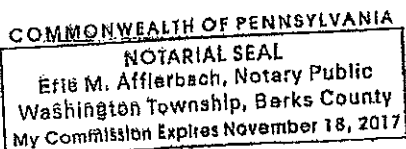
Comments or Remarks:

PER SUSAN SITLER, DEFENDANT RYAN SITLER IS DECEASED; NO MORE INFORMATION WAS PROVIDED.

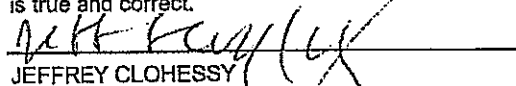
Server Data:

Subscribed and sworn to before me, by the affiant who is personally

known to me on this date of



I, JEFFREY CLOHESSY, was at the time of service a competent adult not having a direct interest in the litigation. I declare under penalty that the foregoing is true and correct.


JEFFREY CLOHESSY

Date: 10-11-17

M&S Process Servers, LLC, PO Box 351, Moorestown, NJ 08057 (856) 291-0940

www.msprocess.net

REF: 220641 WO: P123794

EXHIBIT “B”

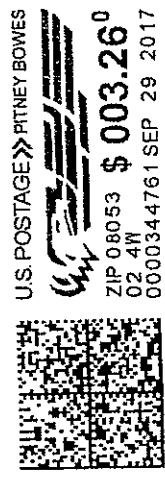
NAME AND ADDRESS OF SENDER
MILSTEAD & ASSOCIATES, LLC
1 East Stow Road
Marlton, NJ 08053

INDICATE TYPE OF MAIL

X Certificate Mailing
☐ Insured
☐ COD
☐ Certified Mail

CHECK APPROPRIATE BLOCK FOR POSTMARK AND DATE OF RECEIPT

Registered Mail:
☐ With Postal Insurance
☐ Without Postal Insurance



ZIP 08053 \$ 003.26
02 4W
0000344761 SEP 29 2017

SFP
29
2/17

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value
1		WELLS FARGO BANK, N.A. (Plaintiff herein) 3476 Stateview Boulevard Fort Mill, SC 29715					
2		Tenant/Occupant 759 Cherry Street Bloomersburg, PA 17815					
3		Department of Revenue Bureau of Individual Taxes Inheritance Tax Division PO Box 280601 Harrisburg, PA 17128-0601					
4		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105					
5		Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomersburg, PA 17815					
6		Bloomersburg Area School District 728 East 5th Street Bloomersburg, PA 17815					
7		Town of Bloomersburg 301 E. Second Street Town Hall Bloomersburg, PA 17815					
8							
9							
Total Number of Places Listed by Sender		7					
POSTMASTER, PER (Name of receiving employee)			The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.				

PS FORM 3877 220841-1/1 SITLEY Notice of Sale FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

SALE SCHEDULED 11/15/17

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

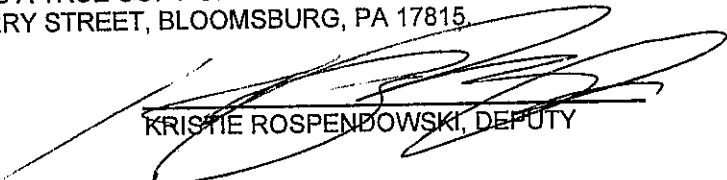


WELLS FARGO BANK NA
vs.
RYAN SITLER (et al.)

Case Number
2017CV105

SHERIFF'S RETURN OF SERVICE

10/10/2017 11:00 AM - DEPUTY KRISTIE ROSPENDOWSKI, 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 759 CHERRY STREET, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

October 11, 2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

11TH day of OCTOBER, 2017


Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 1 EAST STOW ROAD, MARLTON, NJ 08053

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK NA
vs.
SITLER, RYAN (et al.)

Case Number
2017CV105

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/15/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 759 CHERRY STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date:

10/10/17

Time:

1:00

Deputy:

4

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2017CV105

759 CHERRY STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 09/19/2017

Fee: \$5.00

Cert. NO: 29954

SITLER RYAN K & SUSAN M
759 CHERRY STREET
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 0461 -0215
Location: 759 CHERRY ST
Parcel Id:05E-12 -188-00,000

Assessment: 27,900
Balances as of 09/19/2017

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 NA
vs.
SITLER, RYAN (et al.)

Case Number
2017CV105

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 11/15/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name: RYAN SITLER

Primary Address: 759 CHERRY STREET
BLOOMSBURG, PA 17815

Phone: _____ **DOB:** _____

Alternate Address: _____

Phone: _____

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: SUSAN SITLER

Relation: WIFE

Date: 9/13/17 **Time:** 1857

Deputy: 4:5 **Mileage:** _____

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone: _____

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

SITLER, RYAN

2017CV105

759 CHERRY 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 NA
vs.
SITLER, RYAN (et al.)

Case Number
2017CV105

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 11/15/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SUSAN M SITLER

Primary Address: 759 CHERRY STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

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

Adult In Charge:

Relation: DEF

Date: 9/13/17

Time: 1851

Deputy: 435

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

SITLER, SUSAN M

2017CV105

759 CHERRY 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 NA
vs.
SITLER, RYAN (et al.)

Case Number
2017CV105

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/15/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: TOWN OF BLOOMSBURG

Final Service:

Served: Personally Adult In Charge · Posted · Other

Primary Address: 301 EAST MAIN STREET
BLOOMSBURG, PA 17815

Adult In Charge: Bobbi Eriston

Phone: **DOB:**

Relation: Administrative Assistant

Alternate Address:

Date: 9/12/17 **Time:** 14:20

Phone:

Deputy: #2 **Mileage:**

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

TOWN OF BLOOMSBURG

2017CV105

301 EAST MAIN 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 NA
vs.
SITLER, RYAN (et al.)

Case Number
2017CV105

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/15/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Mary F. Ward

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

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Mary Ward

Relation:

Date: 9/12/17 **Time:** 14:16

Deputy: #2 **Mileage:**

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

WARD, MARY F.

2017CV105

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK NA
vs.
SITLER, RYAN (et al.)

Case Number
2017CV105

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/15/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BLOOMSBURG AREA SCHOOL DISTRICT-

Primary Address: 728 E. 5TH STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Brenda Breisch

Relation: Receptionist

Date: 9/12/17 **Time:** 14:26

Deputy: #2 **Mileage:**

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BLOOMSBURG AREA SCH

2017CV105

728 E. 5TH 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 NA
vs.
SITLER, RYAN (et al.)

Case Number
2017CV105

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 11/15/2017 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: Michelle Santor

Relation: clerk

Date: 9/12/17 **Time:** 14:05

Deputy: #2 **Mileage:**

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2017CV105 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 NA
vs.
SITLER, RYAN (et al.)

Case Number
2017CV105

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 11/15/2017 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: Debbie Miller

Relation: Clerk

Date: 9/12/17 **Time:** 14:02

Deputy: #2 **Mileage:**

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV105

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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 09/11/17

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone: **(570) 389-5622**

Ad ID: 1115818
Description: **SITLER SHERIFF SALE**
Run Dates: **10/25/17 to 11/08/17**
Class: **2**
Agate Lines: **177**
Blind Box:

Total Ad Cost \$971.61
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	10/25/17	11/08/17	3	\$971.61

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV105

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, NOVEMBER 15, 2017
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 tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:
BEGINNING at Cherry Street, east side, bounded on the North by Lot No. 8, upon the east side by an alley, upon the West by said Cherry Street, and upon the South by Lot No. 5, being 80 feet in front of said Cherry Street and about 120 feet, more or less in depth to the said alley upon the rear; BEING known and designated as Lots Nos. 6 and 7 according to the draft made by James C. Brown May 28, 1920. Title to said Premises vested in Ryan K. Sitler and Susan M. Sitler by Deed from Maurice J. McDonald and Cheryl A. McDonald dated December 6, 1993 and recorded on December 16, 1993 in the Columbia County Recorder of Deeds in Book 555, Page 1042.
Being known as: 759 Cherry Street, Bloomsburg, PA 17815
PIN: 05E12 18800 Parcel: 05E12 18800000

PROPERTY ADDRESS: 759 CHERRY STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-12-188

Seized and taken into execution to be sold as the property of **RYAN SITLER, SUSAN M SITLER** in suit of **WELLS FARGO BANK NA**.

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:
MILSTEAD & ASSOCIATES LLC
MARLTON, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV105

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WEDNESDAY, NOVEMBER 15, 2017
AT 9:00 O'CLOCK A.M.

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BEING known and designated as Lots Nos. 6 and 7 according to the draft made by James C. Brown May 28, 1920.

Title to said Premises vested in Ryan K. Sitler and Susan M. Sitler by Deed from Maurice J.

McDonald and Cheryl A. McDonald dated December 6, 1993 and recorded on December 16, 1993 in the Columbia County

Recorder of Deeds in Book 555, Page 1042.

Being known as: 759 Cherry Street, Bloomsburg, PA 17815

PIN: 05E12 18800 Parcel: 05E12 18800000

PROPERTY ADDRESS: 759 CHERRY STREET, BLOOMSBURG, PA 17815

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Attorney for the Plaintiff:
MILSTEAD & ASSOCIATES LLC
MARLTON, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 115-17

DATE RECEIVED 9-8-17
DOCKET AND INDEX 9-11-17

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>27671</u>

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

SALE DATE Nov. 15 TIME 0900
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

WELLS FARGO BANK, N.A., Plaintiff, Vs. Ryan K. Sitler Susan M. Sitler, Defendants	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA No.: 2017-CV-105 2017-ED-115 PRAECIPE FOR WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
--	--

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 AND Rule 3257

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and cost in the above matter you are directed to levy upon and sell the following described property:

759 Cherry Street, Bloomsburg, PA 17815
(see legal description attached)

NOTE: Description of property may be included in, or attached to the Writ.

AMOUNT DUE	\$ <u>33,788.68</u>
INTEREST	
From 01/19/2017 to Date	\$ _____
of Sale at \$5.55 per diem	
TOTAL DUE	\$ _____
	\$ _____

Dated: 9/7/2017

(SEAL)

Barbara N. Silvestri
(clerk) Office of Judicial Support, Common
Pleas Court of Columbia County, Penna.

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

No. 2017-CV-105

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

vs.

Ryan K. Sitler
Susan M. Sitler


WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Sat.



Roger Fay, Esquire
Attorney for Plaintiff

Address: 759 Cherry Street
Bloomsburg, PA 17815

Where papers may be served.

All that certain tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at Cherry Street, east side, bounded on the North by Lot No. 8, upon the east side by an alley, upon the West by said Cherry Street, and upon the South by Lot No. 5, being 80 feet in front of said Cherry Street and about 120 feet, more or less in depth to the said alley upon the rear;

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Being known as: 759 Cherry Street, Bloomsburg, PA 17815

PIN: 05E12 18800 Parcel: 05E12 18800000

Milstead & Associates, LLC
Roger Fay, Esquire, ID No. 315987
Bernadette Irace, Esquire, ID No. 313008
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File No. 220641-1

FILED
NOTARY

SEP - 7 A 11:53

COURTS OFFICE
OF COLUMBIA, PA

WELLS FARGO BANK, N.A.,

Plaintiff,

Vs.

**Ryan K. Sitler
Susan M. Sitler**

Defendants

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2017-CV-105

2017-ED-115

**AFFIDAVIT OF SERVICE
PURSUANT TO RULE 3129.1**

WELLS FARGO BANK, N.A., Plaintiff in the above entitled cause of action, sets forth as of the date the praecipe for writ of execution was filed the following information concerning real property located at 759 Cherry Street, Bloomsburg, PA 17815:

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

Ryan K. Sitler
759 Cherry Street
Bloomsburg, PA 17815

Susan M. Sitler
759 Cherry Street
Bloomsburg, PA 17815

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

Same as above

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

WELLS FARGO BANK, N.A.
(Plaintiff herein)
3476 Stateview Boulevard
Fort Mill, SC 29715

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

WELLS FARGO BANK, N.A.
(Plaintiff herein)
3476 Stateview Boulevard
Fort Mill, SC 29715

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

None Known

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:

None Known

7. Name and address of every person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Tenant/Occupant

759 Cherry Street

Bloomsburg, PA 17815

Department of Revenue

Bureau of Individual Taxes

Inheritance Tax Division

PO Box 280601

Harrisburg, PA 17128-0601

Department of Domestic Relations

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

Bloomsburg Area School District

728 East 5th Street

Bloomsburg, PA 17815

Commonwealth of Pennsylvania

Department of Welfare

P.O. Box 2675

Harrisburg, PA 17105

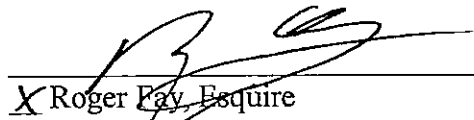
Town of Bloomsburg

301 E. Second Street

Town Hall

Bloomsburg, PA 17815

I verify that the statements made in the 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. Section 4904 relating to unsworn falsification to authorities.


X Roger Fay, Esquire
Bernadette Irace, Esquire
Attorney for Plaintiff

Date:

7-6-17

MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead

Richard M. Milstead

Mark E. Herrera*

Joel H. Aronow*

Nelson Diaz*

Rhondi Lynn Schwartz

*Also admitted in PA
†Only admitted in PA

Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053

Phone (856) 482-1400 Fax (856) 482-9190

www.milsteadlaw.com

Andrew M. Lubin*

David H. Lipow*

Mary L. Harbert-Bell*

Matthew C. Wald†*

Bernadette Irace*

Roger Fay*

Michael Daly †

2501 Seaport Drive
Suite 210
Chester, PA 19013
(215) 717-0043 Fax (215) 717-0044

Our File No. 220641-1

Columbia County Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

Re: WELLS FARGO BANK, N.A. vs. Ryan K. Sitler and Susan M. Sitler
List property for Sheriff's Sale/Service of Defendants

Dear Sir/Madam:

Please post the handbill on the mortgage premises listed below:

759 Cherry Street, Bloomsburg, PA 17815

Once posting has been completed please forward the returns to our office in the enclosed self-addressed stamped envelope.

Please be advised service of defendants will be completed via private process server.

PLEASE PROVIDE OUR OFFICE WITH A SALE DEPOSIT RECEIPT FOR THE ADVANCE IN THE ATTACHED SELF ADDRESSED ENVELOPE MARKED DEPOSIT RECEIPT.

Thank you for your attention to this matter.

Very truly yours,

Annie Taing
Legal Assistant

Milstead & Associates, LLC
Roger Fay, Esquire, ID No. 315987
Bernadette Irace, Esquire, ID No. 313008
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File No. 220641-1

~~FILED
CLERK OF COURT
2017 SEP - 11 A 11: 53
CLERK OF COURTS OFFICE
OF COLUMBIA, PA~~

WELLS FARGO BANK, N.A.,

Plaintiff,

Vs.

**Ryan K. Sitler
Susan M. Sitler,**

Defendants

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2017-CV-105

2017-ED-115

CERTIFICATION

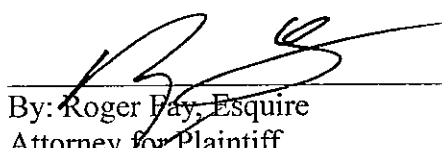
CERTIFICATION

Roger Fay, Esquire, hereby verifies that he is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- (X) An FHA Mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 Procedures have been fulfilled

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

Date: 9-6-17


By: Roger Fay, Esquire
Attorney for Plaintiff

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S) Ryan K. Sitler
Susan M. Sitler

PLAINTIFF/SELLER: WELLS FARGO BANK, N.A.

DEFENDANT(S): Ryan K. Sitler
Susan M. Sitler

PROPERTY: 759 Cherry Street
Bloomsburg, PA 17815
(Improvements erected thereon)


JUDGMENT AMOUNT: \$33,788.68

COLUMBIA COUNTY
No.: 2017-CV-105 2017-ED-115

The above captioned property is scheduled to be sold at Sheriff's Sale on _____ at **09:00 AM** in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within 10 days after the filing of the schedule.

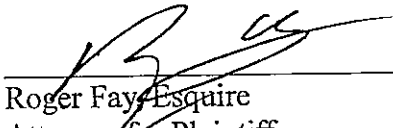
Sincerely,



Roger Fay, Esquire
MILSTEAD & ASSOCIATES, LLC
1 E. Stow Road
Marlton, NJ 08053

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within writ may leave same with a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Roger Fay, Esquire
Attorney for Plaintiff

MILSTEAD & ASSOCIATES, LLC
Roger Fay, Esquire, ID No.: 315987
Bernadette Irace, Esquire, ID No.: 313008
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff
File No. 220641-1

WELLS FARGO BANK, N.A.,

Plaintiff,

Vs.

**Ryan K. Sitler
Susan M. Sitler,**

Defendant(s).

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No. 2017-CV-105

2017-ED-115

AFFIDAVIT OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he 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:

1. Inquiry has been made with the Department of Defense, and it has been determined that Defendants are not in the Military or Naval Service of the United States or its Allies, and/or do not fall within the provisions of the Servicemembers Civil Relief Act of 2003, 50 U.S.C § 3901 et seq.

2. Defendant, Ryan K. Sitler, is over 18 years of age,

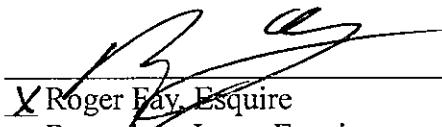
3. Defendant, Susan M. Sitler, is over 18 years of age,

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

MILSTEAD & ASSOCIATES, LLC

DATE: _____

9-6-17


X Roger Fay, Esquire
Bernadette Irace, Esquire
Attorney for Plaintiff



Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-9550
Birth Date:
Last Name: SITLER
First Name: RYAN
Middle Name: K.
Status As Of: Sep-06-2017
Certificate ID: 4MHO9F5JBGZF1C6

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955



Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-9550
Birth Date:
Last Name: SITLER
First Name: RYAN
Middle Name:
Status As Of: Sep-06-2017
Certificate ID: RUMNHXZT7VL59TY

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

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Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955



Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-8819
Birth Date:
Last Name: SITLER
First Name: SUSAN
Middle Name: M.
Status As Of: Sep-06-2017
Certificate ID: VD7SDBQD0JS4FGK

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

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Pursuant to Servicemembers Civil Relief Act**

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Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

SHORT DESCRIPTION

DOCKET NO: 2017-CV-105 2017-ED-115

ALL THAT CERTAIN lot or piece of ground situate in Bloomsburg Town, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO: PIN: 05E12 18800 Parcel: 05E12 188000000

PROPERTY ADDRESS 759 Cherry Street
Bloomsburg, PA 17815

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Ryan K. Sitler and Susan M. Sitler

ATTORNEY'S NAME: Roger Fay, Esquire

SHERIFF'S NAME: Columbia County Sheriff

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



US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

115

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600 ARCH STREET ROOM 3259

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PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

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Doc Ref #: 115ED2017

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PHILADELPHIA PA 19107-4214

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DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

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Doc Ref #: 115ED2017

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HARRISBURG PA 17105

Document Receipt

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DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000112731

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HARRISBURG PA 17128

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PO BOX 2675

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PO BOX 280601

Tracking #: 71901140006000112717

Doc Ref #: 115ED2017

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HARRISBURG PA 17128

27671

Milstead & Associates LLC
ATTORNEY BUSINESS ACCT
1 E. STOW ROAD
MARLTON, NJ 08053
856-482-1400



TD Bank
America's Most Convenient Bank®
55-136/312

September 01, 2017

PAY TO THE
ORDER OF

Columbia County Sheriff

\$ *****1,350.00

One Thousand Three Hundred Fifty and 00/100*****

DOLLARS

Columbia County Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

VOID AFTER 180 DAYS



MEMO

Case: 220641-1, Susan M. Sittler

ATTENTION: MARK AREA, TONER TO LIGHT OVERVIEW, PAPER CONTAINS TONER ADHESION PROPERTY, ATTENTION: MARK AREA, TONER TO LIGHT OVERVIEW, PAPER CONTAINS TONER ADHESION PROPERTY

027671 0312013601 4322522221