

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 221579	Invoice Date: 05/22/2018 3:59:34 PM	RECEIPT	Reg/Drw ID: 0101
Customer:	Last Change:	Receipt By: MAIL	By: HAS
SHERIFF'S OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201803808	BRIARCREEK
	Grantor - BIDDINGS, HARRY -JR		05/22/18 3:59:44 PM	TOWNSHIP
	Grantee - FEDERAL HOME LOAN MORTGAGE CORP			
	Consideration - \$2,489.89			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	<b>TOTAL CHARGES</b>	<b>\$71.75</b>		
	<b>PAYMENTS</b>			
	CHECK: 8197 - SHERIFF'S OFFICE	\$71.75		
	<b>TOTAL PAYMENTS</b>	<b>\$71.75</b>		
	<b>AMOUNT DUE</b>	<b>\$71.75</b>		
	PAYMENT ON INVOICE	(\$71.75)		
	<b>BALANCE DUE ON INVOICE</b>	<b>\$0.00</b>		

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

WELLS FARGO BANK NA

VS HARRY BIDDINGS

NO. 130-2017 ED

NO. 769-2017 JD

DATE/TIME OF SALE: JANUARY 31, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST)

\$ 12000.60 (1999.89)

POUNDAGE - 2% OF BID

\$ 240.00

TRANSFER TAX - 2% OF FAIR MKT

\$ \_\_\_\_\_

MISC. COSTS

\$ 259.00

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 2489.89

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

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

PURCHASER(S) SIGNATURE(S):

Sam R  
JAMIE BINKER

TOTAL DUE:

\$ 2489.89

LESS DEPOSIT:

\$ 1350.00

DOWN PAYMENT:

\$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS

\$ 1139.89

CK#  
1718508

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



Plaintiff  
WELLS FARGO BANK N.A

vs.

Defendant  
HARRY BIDDINGS, JR

**Attorney for the Plaintiff:**

PHELAN HALLINAN DIAMOND & JONES LLP  
ONE PENN CENTER AT SUBURAN STATION  
SUITE 1400 1617 JFK BLVD  
PHILADELPHIA, PA 19103-1814

**Sheriff's Sale Date:** Wednesday, January 31, 2018

**Writ of Execution No. :** 2017CV769

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

**Location of the real estate:** 522 BOULDER DRIVE, SHICKSHINNY, PA 18655

## 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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,085.64
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$150.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00
Other LUZERNE CO	\$76.00
<b>Total Sheriff Costs</b>	<b>\$1,928.14</b>

## Distribution Costs

Recording Fees LUZERNE CO	\$71.75
<b>Total Distribution Costs</b>	<b>\$71.75</b>

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**Grand Total:** **\$1,999.89**

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



1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000  
Fax #: 215-567-0072  
deedinstructions@phelanhallinan.com

February 1, 2018

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

Re: HARRY BIDDINGS, JR  
522 BOULDER DRIVE  
SHICKSHINNY, PA 18655-2206  
2017-CV-769

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, 8200 Jones Branch Drive, Mailstop 202, McLean, VA 22102.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience. Thank you in advance for your cooperation in this matter.

Very truly yours,

  
On behalf of Phelan Hallinan Diamond & Jones, LLP

PH # 1004549

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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Phelan Hallinan Diamond & Jones, LLP	Telephone Number: 215-563-7000
Mailing Address 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza	City Philadelphia
	State PA
	ZIP Code 19103

### B. TRANSFER DATA

Date of Acceptance of Document 5/21/18	
Grantor(s)/Lessor(s) Timothy Chamberlain	Telephone Number: (570) 389-5622
	Grantee(s)/Lessee(s) FEDERAL HOME LOAN MORTGAGE CORPORATION
	Telephone Number: 1-800-373-3343
Mailing Address PO Box 380, W. Main Street	Mailing Address 8200 Jones Branch Drive, Mailstop 202
City Bloomsburg	City McLean
State PA	State VA
ZIP Code 17815	ZIP Code 22102

### C. REAL ESTATE LOCATION

Street Address 522 BOULDER DRIVE, SHICKSHINNY, PA 18655-2206	City, Township, Borough BRIAR CREEK TOWNSHIP
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County COLUMBIA	School District BERWICK AREA S.D	Tax Parcel Number 07 05B01300000
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### D. VALUATION DATA

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

1. Actual Cash Consideration \$ 12,000.00 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$ 12,000.00
4. County Assessed Value \$ 17,706.00	5. Common Level Ratio Factor X 3.91	6. Computed Value = \$69,230.46

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

1a. Amount of Exemption Claimed = \$69,230.46	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
--	---	---

### 2. Check Appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession \_\_\_\_\_ (Name of Decedent) Estate File Number \_\_\_\_\_

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_

If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment)

☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)

☒ \*Other (Please explain exemption claimed, if other than listed above.)

This is an exempt transaction based on P.S. Sect. 91 (b)(1)(v) and 12 U.S.C. Sect. 1723a (c)(2). This is a government Instrumentality.

Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party Melissa Connor	Date 5/21/18
---	-----------------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

# SHERIFF'S SALE COST SHEET

17-769  
1350

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>391.50</u>	

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

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>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	\$ _____
WATER	20	\$ _____
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. <u>Luz. Co.</u>	\$ <u>76.00</u>
TOTAL ***** \$ <u>76.00</u>	

TOTAL COSTS (OPENING BID) \$ 1999.89

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

REAL ESTATE TAX CERTIFICATION

Date: 01/19/2018

Fee: \$5.00

Cert. NO: 30669

BIDDINGS HARRY JR  
522 BOULDER DRIVE  
SHICKSHINNY PA 18655

District: BRIARCREEK TWP  
Deed: 0272 -0304  
Location: LOT 419 BOULDER DR  
Parcel Id:07 -05B-013-00,000

Assessment: 17,706  
Balances as of 01/19/2018

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

COLUMBIA COUNTY SHERIFF

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

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

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

CHRISTINE SCHOFFLER  
Legal Assistant, 1286

Representing Lenders in  
Pennsylvania

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

No.: 2017-CV-769  
No.: 2017-ED-130

Re: **WELLS FARGO BANK, N.A. VS. HARRY BIDDINGS, JR**  
No.: 2017-CV-769, No.: 2017-ED-130

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2**

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

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

**\*\*\*Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.\*\*\***

**\*\*Property is listed for the 01/31/2018 Sheriff Sale.\*\***

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

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By: CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP  
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.  
Plaintiff,

v.

HARRY BIDDINGS, JR  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
:  
: No.: 2017-CV-769  
: No.: 2017-ED-130

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA )  
PHILADELPHIA COUNTY ) SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

Date: DEC 29 2017

Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

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

Name and  
Address  
Of Sender

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

AZK/SZR - 01/31/2018 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 522 BOULDER DRIVE SHICKSHINNY, PA 18655-2206	\$0.47
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47
3	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.47
4	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.47
5	****	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	\$0.47
		RE: HARRY BIDDINGS, JR (COLUMBIA) PH # 1004549/1021	\$2.35

US POSTAGE BY FIRST CLASS PERMIT NO. 1000 PITTSBURGH, PA 15222  
\$0.001935  
NOV 27 2017

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R000 S913 and S921 for limitations of coverage.

Postmaster, Per (Name of  
Receiving Employee)

Total Number of Pieces  
Received at Post Office

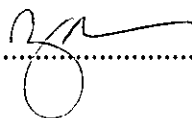
Total Number of  
Pieces Listed by Sender

Form 3877 Facsimile

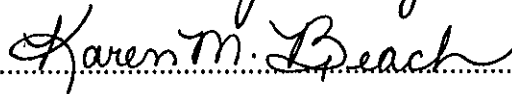
31  
CC

SYLVANIA  
COUNTY } 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 January 10, 17, 24, 2018 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 24<sup>th</sup> day of January 2018.



(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 OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
HARRY BIDDINGS, JR

Case Number  
2017CV769

## SHERIFF'S RETURN OF SERVICE

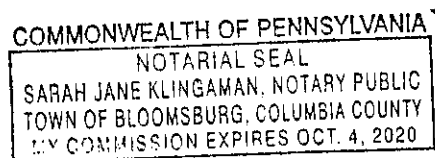
12/12/2017 02:33 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 522 BOULDER DRIVE, SHICKSHINNY, PA 18655.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

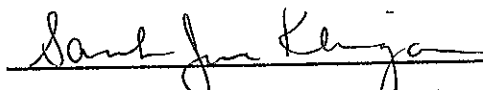
December 12, 2017



NOTARY

Affirmed and subscribed to before me this

12TH day of DECEMBER, 2017



HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski  
Sheriff



C. David Pedri  
County Manager

Joan Hoggarth  
Director of Judicial Services & Records

WELLS FARGO BANK NA  
vs.  
HARRY BIDDINGS, JR

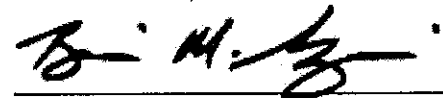
Case Number  
2017-CV-769

## SHERIFF'S RETURN OF SERVICE

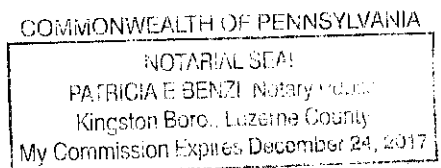
10/25/2017 11:23 AM - JOSEPH CHRISTINO, DEPUTY SHERIFF, FOR SHERIFF OF SAID COUNTY, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT ON OCTOBER 25, 2017 AT 11:23 AM, PREVAILING TIME, HE SERVED THE WITHIN NOTICE OF SHERIFF SALE & WRIT OF EXECUTION UPON HARRY BIDDINGS, JR, THE WITHIN NAMED, BY HANDING TO HARRY BIDDINGS, JR PERSONALLY, AT 374 STONE CHURCH RD, BERWICK, PA 18603 IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, A TRUE AND ATTESTED COPY AND MAKING KNOWN THE CONTENTS THEREOF.

  
JOSEPH CHRISTINO, DEPUTY

SO ANSWERS,

  
BRIAN M. SZUMSKI, SHERIFF

October 27, 2017



NOTARY

Affirmed and subscribed to before me this

27TH day of OCTOBER, 2017



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK N.A  
vs.  
BIDDINGS JR, HARRY

Case Number  
2017CV769

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 130

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/31/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

\$ 76.00 Sheriff 10/12/17  
\$ 5.00 Notary

### Serve To:

Name: HARRY BIDDINGS, JR

Primary Address: 374 STONE CHURCH ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Notes / Special Instructions:

Now, October 12, 2017 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

### Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

BIDDINGS JR, HARRY

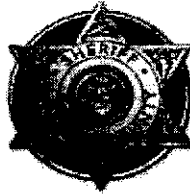
2017CV769

374 STONE CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski  
Sheriff



C. David Pedri  
County Manager

Joan Hoggarth  
Director of Judicial Services & Records

WELLS FARGO BANK NA  
vs.  
HARRY BIDDINGS, JR

Case Number  
2017-CV-769

## DEPOSIT RECEIPT

Printed: 10/18/2017 9:48:12AM

Receipt No: 28851

Date: 10/18/2017

Type: Civil Action - OC

Paid By: COLUMBIA COUNTY SHERIFF OFFICE

<u>Check No:</u>	<u>Check Date:</u>	<u>Description:</u>	<u>Deposit Amount:</u>
7962	10/12/2017	Advance Fee	\$76.00

Mail To: COLUMBIA COUNTY SHERIFF OFFICE  
PO BOX 380  
BLOOMSBURG, PA 17815

Origin: Foreign County Columbia

Received by: SW

Luzerne County Sheriff, Wilkes-Barre, Pennsylvania, 18711, (570) 825-1651, (570) 825-1849 (fax)

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
BIDDINGS JR, HARRY

Case Number  
2017CV769

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Posting - Sale Bill

**Manner:** < Not Specified >

**Notes:** SALE DATE & TIME: 01/31/2018 AT 9:00 AM  
SHERIFF'S SALE BILL

**Expires:**

**Zone:**

**Warrant:**

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 522 BOULDER DRIVE  
SHICKSHINNY, PA 18655

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally - Adult In Charge - Posted - Other

**Adult In Charge:**

**Relation:**

**Date:**

**Time:**

**Deputy:**

**Mileage:**

**Attorney / Originator:**

**Name:** PHELAN HALLINAN DIAMOND & JONES LLP

**Phone:** 215-563-7000

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

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

(POSTING)

2017CV769

522 BOULDER DRIVE, SHICKSHINNY, PA 18655

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK N.A  
vs.  
BIDDINGS JR, HARRY

Case Number  
2017CV769

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 01/31/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 130

Warrant:

### Serve To:

Name: OCCUPANT

Primary Address: 522 BOULDER DRIVE  
SHICKSHINNEY, PA 18635

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted Other

Adult In Charge:

Relation:

Date: 12-1-17

Time: 11:55

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. Vacant
- 2.
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2017CV769

522 BOULDER DRIVE, SHICKSHINNEY, PA 18635

NO EXPIRATION

PLAINTIFF  
WELLS FARGO BANK, N.A.

AFFIDAVIT OF SERVICE (FHLMC)

COLUMBIA COUNTY

PH # 10045493

DEFENDANT  
HARRY BIDDINGS, JR

SERVICE TEAM/ spl  
COURT NO.: 2017-CV-769

SERVE HARRY BIDDINGS, JR AT:  
374 STONE CHURCH ROAD  
BERWICK, PA 18603-6613.

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: January 31, 2018

Previous Successful Service

SERVED

Served and made known to HARRY BIDDINGS, JR, Defendant on the 25<sup>TH</sup> day of OCT, 2017 at 3:00 o'clock P. M. at 374 STONE CHURCH RD, in the manner described below:

Defendant personally served.

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

Relationship is DAUGHTER CHRIS HESS

Adult in charge of Defendant's residence who refused to give name or relationship.

Manager/Clerk of place of lodging in which Defendant(s) reside(s).

Agent or person in charge of Defendant's office or usual place of business.

an officer of said Defendant's company.

Other: \_\_\_\_\_

Description: Age 40 Height 5'6" Weight 165 Race W Sex F Other BLOND

I, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 10-25-2017

NAME: John Neuba

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

NOT SERVED

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

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

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

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

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: 10/24, 10, 24

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK N.A  
vs.  
BIDDINGS JR, HARRY

Case Number  
2017CV769

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 130

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/31/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 10/28/17 Time: 1143

Deputy: 8 Mileage:

### Attorney / Originator:

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

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2017CV769

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK N.A  
vs.  
BIDDINGS JR, HARRY

Case Number  
2017CV769

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

130

Warrant:

Notes: SALE DATE & TIME: 01/31/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road  
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

10-20-17

Time:

1154

Deputy:

8

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

ROTHERY, JOAN M.

2017CV769

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK N.A.  
vs.  
BIDDINGS JR, HARRY

Case Number  
2017CV769

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 130

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/31/2018 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:

ELIZABETH WHITENIGHT

Relation:

Chief

Date:

10/16/17

Time:

0812

Deputy:

4

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV769

PO BOX 380, 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.  
BIDDINGS JR, HARRY

Case Number  
2017CV769

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 01/31/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 130

Warrant:

### Serve To:

Name: Domestic Relations Office of Columbia County

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: EILEEN HESS

Relation: CLERK

Date: 10/16/17

Time: 0817

Deputy: 4

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS OF 2017CV769 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA 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 10/12/17

Account:

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

Ad ID: 1118857  
Description: **BIDDINGS SHERIFF SALE**  
Run Dates: 01/10/18 to 01/24/18  
Class: 2  
Agate Lines: 198  
Blind Box:

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

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/10/18	01/24/18	3	\$1,085.64

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV769

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, JANUARY 31, 2018**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece or parcel of land situate in the township of Briar creek, county of Columbia and state of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point at the intersection of the southerly line of an access road known as Boulder drive and an easterly line of another access road designated as Huntington Mountain drive; THENCE along the westerly line of said Huntington Mountain drive the following courses and distances; south 4 degrees 30 minutes west 77.0 feet; south 30 degrees 30 minutes west 74.5 feet; south 46 degrees west 115.66 feet to a corner in line of other land of Keystone Columbia Corp., formerly a part of this lot; THENCE along same north 15 degrees west 180.87 feet to the southerly line of Boulder drive aforesaid; THENCE along same north 75 degrees east 180.0 feet to the place of beginning.

CONTAINING .5 acres.  
BEING lot no. 419 as shown on a draft of lots prepared by Orangeville survey consultants on August 24, 1973.

TITLE TO SAID PREMISES IS VESTED IN HARRY BIDDINGS, JR., by Deed from JOHN A. GUSZ AND NICHOLAS GUSZ, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, Dated 09/11/1995, Recorded 09/28/1995, in Book 607, Page 0398.

Tax Parcel: 07 05B01300000

Premises Being: 522 Boulder Drive, Shickshinny, PA 18855-2206

**PROPERTY ADDRESS: 522 BOULDER DRIVE, SHICKSHINNY, PA 18655**

UPI / TAX PARCEL NUMBER: 0705B130000

Seized and taken into execution to be sold as the property of HARRY BIDDINGS, JR 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:

PHILAN HALLINAN DIAMOND & JONES LLP  
PHILADELPHIA, PA 215-663-7000

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV769

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, JANUARY 31, 2018**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

---

ALL THAT CERTAIN piece or parcel of land situate in the township of Briar creek, county of Columbia and state of Pennsylvania, bounded and described as follows, to wit:  
BEGINNING at a point at the intersection of the southerly line of an access road known as Boulder drive and an easterly line of another access road designated as Huntington Mountain drive; THENCE along the westerly line of said Huntington Mountain drive the following courses and distances; south 4 degrees 30 minutes west 77.0 feet; south 30 degrees 30 minutes west 74.5 feet; south 46 degrees west 115.66 feet to a corner in line of other land of Keystone Columbia Corp., formerly a part of this lot; THENCE along same north 15 degrees west 180.87 feet to the southerly line of Boulder drive aforesaid; THENCE along same north 75 degrees east 180.0 feet to the place of beginning.  
CONTAINING .5 acres.  
BEING lot no. 419 as shown on a draft of lots prepared by Orangeville survey consultants on August 24, 1973.  
TITLE TO SAID PREMISES IS VESTED IN HARRY BIDDINGS, JR., by Deed from JOHN A. GUSZ AND NICHOLAS GUSZ, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, Dated 09/11/1995, Recorded 09/28/1995, in Book 607, Page 0398.  
Tax Parcel: 07 05B01300000  
Premises Being: 522 Boulder Drive, Shickshinny, PA 18655-2206  
PROPERTY ADDRESS: 522 BOULDER DRIVE, SHICKSHINNY, PA 18655  
UPI / TAX PARCEL NUMBER: 0705B130000

Seized and taken into execution to be sold as the property of HARRY BIDDINGS, JR 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 DIAMOND & JONES 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.

v.

Harry Biddings, Jr

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2017-CV-769

2017-ED-130

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):

PREMISES: 522 Boulder Drive, Shickshinny, PA 18655-2206  
(See Legal Description attached)

Amount Due

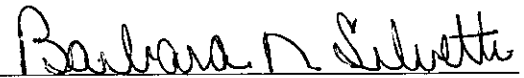
Interest from 10/11/2017 at \$5.76 per diem

Costs to be added

\$35,040.23

\$ \_\_\_\_\_

\$ \_\_\_\_\_



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

Dated

10-10-17

(SEAL)

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

PH # 1004549

Wells Fargo Bank, N.A.  
PLAINTIFF

V.

HARRY BIDDINGS, JR  
DEFENDANT(S)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: CASE NO. 2017-CV-769  
: 2017-ED-130  
: COLUMBIA COUNTY

**AFFIDAVIT PURSUANT TO RULE 3129.1**

WELLS FARGO BANK, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 522 BOULDER DRIVE, SHICKSHINNY, PA 18655-2206.

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

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

HARRY BIDDINGS, JR

522 BOULDER DRIVE, SHICKSHINNY, PA - Columbia  
18655-2206

374 STONE CHURCH ROAD, BERWICK, PA  
18603-6613

- Luz.

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

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

HARRY BIDDINGS, JR

522 BOULDER DRIVE, SHICKSHINNY, PA  
18655-2206

374 STONE CHURCH ROAD, BERWICK, PA  
18603-6613

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)

NONE.

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

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

NONE.

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

Name

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

NONE.

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

Name

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

TENANT/OCCUPANT

522 BOULDER DRIVE  
SHICKSHINNY PA, 18655

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

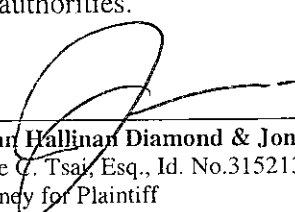
228 WALNUT STREET, SUITE 220  
PO BOX 11754  
HARRISBURG, PA 17108-1754

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:

OCT 09 2017

By:

  
Phelan Hallinan Diamond & Jones, LLP  
Jennie C. Tsai, Esq., Id. No. 315213  
Attorney for Plaintiff  
PHELAN HALLINAN DIAMOND & JONES, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza, Philadelphia, PA 19103  
215-563-7000

# 07 05B1 30000  
Briar Creek Twp.

\* 522 Boulder Dr. Shickshinny

# REAL ESTATE OUTLINE

ED # 2017 20 130

DATE RECEIVED 2017 CV 769  
DOCKET AND INDEX 10-10-17

## 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# 00168999

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

SALE DATE Jan. 31<sup>st</sup>, 18 TIME 9:00 am  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

Wells Fargo Bank, N.A.

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2017-CV-769

Harry Biddings, Jr

: 2017-ED-130  
:  
Defendant(s) : COLUMBIA County  
:

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Harry Biddings, Jr  
522 BOULDER DRIVE  
SHICKSHINNY, PA 18655-2206

374 STONE CHURCH ROAD  
BERWICK, PA 18603-6613

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

Your house (real estate) at 522 Boulder Drive, Shickshinny, PA 18655-2206 is scheduled to be sold at the Sheriff's Sale on Jan. 31<sup>st</sup> 2018 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$35,040.23 obtained by Wells Fargo Bank, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take **immediate action**:

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

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**North Penn Legal Services  
168 East Fifth Street  
Bloomsburg, PA 17815**

**Telephone (570) 784-8760  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
PO Box 186  
Harrisburg, PA 17108**

**Telephone (800) 692-7375**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2017-CV-769**

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

v.

**Harry Biddings, Jr**

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

**522 Boulder Drive, Shickshinny, PA 18655-2206**

**Parcel No. 07 05B01300000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$35,040.23**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

### LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the township of Briar creek, county of Columbia and state of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the intersection of the southerly line of an access road known as Boulder drive and an easterly line of another access road designated as Huntington Mountain drive;

THENCE along the westerly line of said Huntington Mountain drive the following courses and distances; south 4 degrees 30 minutes west 77.0 feet; south 30 degrees 30 minutes west 74.5 feet; south 46 degrees west 115.66 feet to a corner in line of other land of Keystone Columbia Corp., formerly a part of this lot;

THENCE along same north 15 degrees west 180.87 feet to the southerly line of Boulder drive aforesaid;

THENCE along same north 75 degrees east 180.0 feet to the place of beginning.

CONTAINING .5 acres.

BEING lot no. 419 as shown on a draft of lots prepared by Orangeville survey consultants on August 24, 1973.

TITLE TO SAID PREMISES IS VESTED IN HARRY BIDDINGS, JR., by Deed from JOHN A. GUSZ AND NICHOLAS GUSZ, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, Dated 09/11/1995, Recorded 09/28/1995, in Book 607, Page 0398.

Tax Parcel: 07 05B01300000

Premises Being: 522 Boulder Drive, Shickshinny, PA 18655-2206

PHELAN HALLINAN DIAMOND & JONES, LLP  
Jennie C. Tsai, Esq., Id. No.315213  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jennie.Tsai@phelanhallinan.com  
215-563-7000

Attorneys for Plaintiff

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

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2017-CV-769  
: 2017-ED-130  
: COLUMBIA County  
:

v.

**Harry Biddings, Jr**  
Defendant(s)

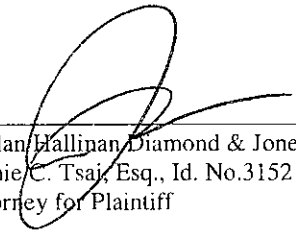
**CERTIFICATION**

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

- ( ) 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  
Jennie C. Tsai, Esq., Id. No.315213  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Jennie C. Tsai, Esq., Id. No.315213  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jennie.Tsai@phelanhallinan.com  
215-563-7000

Attorneys for Plaintiff

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

v.

**Harry Biddings, Jr**  
Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2017-CV-769  
:  
: 2017-ED-130  
: COLUMBIA County  
:

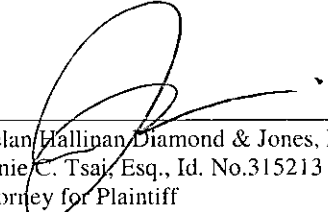
**CERTIFICATION**

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  
Jennie C. Tsai, Esq., Id. No.315213  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Jennie C. Tsai, Esq., Id. No.315213  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jennie.Tsai@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

Wells Fargo Bank, N.A.

vs.

Harry Biddings, Jr

: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2017-CV-769  
: 2017-ED-130

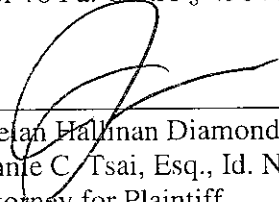
**VERIFICATION OF NON-MILITARY SERVICE**

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 Harry Biddings, Jr is 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 Harry Biddings, Jr is over 18 years of age and resides at 374 Stone Church Road, Berwick, PA 18603-6613 and 522 Boulder Drive, Shickshinny, PA 18655-2206.

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  
Jennie C. Tsai, Esq., Id. No.315213  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Jennie C. Tsai, Esq., Id. No.315213  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jennie.Tsai@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

vs.

**Harry Biddings, Jr**

: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2017-CV-769  
: 2017-ED-130

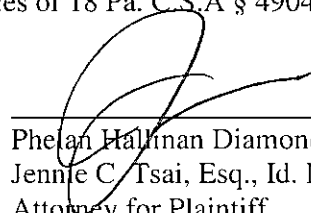
**VERIFICATION OF NON-MILITARY SERVICE**

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 Harry Biddings, Jr is 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 Harry Biddings, Jr is over 18 years of age and resides at 374 Stone Church Road, Berwick, PA 18603-6613 and 522 Boulder Drive, Shickshinny, PA 18655-2206.

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  
Jennie C. Tsai, Esq., Id. No.315213  
Attorney for Plaintiff

### LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the township of Briar creek, county of Columbia and state of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the intersection of the southerly line of an access road known as Boulder drive and an easterly line of another access road designated as Huntington Mountain drive;

THENCE along the westerly line of said Huntington Mountain drive the following courses and distances; south 4 degrees 30 minutes west 77.0 feet; south 30 degrees 30 minutes west 74.5 feet; south 46 degrees west 115.66 feet to a corner in line of other land of Keystone Columbia Corp., formerly a part of this lot;

THENCE along same north 15 degrees west 180.87 feet to the southerly line of Boulder drive aforesaid;

THENCE along same north 75 degrees east 180.0 feet to the place of beginning.

CONTAINING .5 acres.

BEING lot no. 419 as shown on a draft of lots prepared by Orangeville survey consultants on August 24, 1973.

TITLE TO SAID PREMISES IS VESTED IN HARRY BIDDINGS, JR., by Deed from JOHN A. GUSZ AND NICHOLAS GUSZ, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, Dated 09/11/1995, Recorded 09/28/1995, in Book 607, Page 0398.

Tax Parcel: 07 05B01300000

Premises Being: 522 Boulder Drive, Shickshinny, PA 18655-2206

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2017-CV-769**

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

v.

**Harry Biddings, Jr**

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

**522 Boulder Drive, Shickshinny, PA 18655-2206**

**Parcel No. 07 05B01300000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$35,040.23**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
Wells Fargo Bank, N.A.

No.: 2017-CV-769

Defendant  
Harry Biddings, Jr

Type or Writ of Complaint  
**EXECUTION/NOTICE OF SALE**

**SERVE**



**AT**

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

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

Shickshinny, PA 18655-2206

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

**PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.**

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of 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  
**OCT 09 2017**

**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 _____	

## **To the Sheriff of COLUMBIA County**

### **Attention: Real Estate Department**

Please be advised that we will be serving the Notice of Sale on defendant(s) Harry Biddings, Jr at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Jill Nicholas  
Supervisor  
Writ Department  
Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Automated Attendant: (215) 320-0007 Ext. 31569  
Front Desk: (215) 563-7000 Ext. 31569  
Fax: (215) 563-3826

## SHERIFF'S RETURN

Wells Fargo Bank, N.A.

Plaintiff

vs.

Harry Biddings, Jr

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2017-CV-769

ISSUED

NOW, \_\_\_\_\_ 20\_\_ I, \_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.  
Defendants alleged address is \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

### AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 20\_\_, at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within upon \_\_\_\_\_ at \_\_\_\_\_ by handing to \_\_\_\_\_ a true and correct copy of the original Notice of Sale and made known to \_\_\_\_\_ the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Notary Public

BY: \_\_\_\_\_  
Sheriff

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

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Plaintiff Wells Fargo Bank, N.A.		Expiration date No.: 2017-CV-769	
Defendant Harry Biddings, Jr		Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>	
<b>SERVE</b> → <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>HARRY BIDDINGS, JR</u>		
	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>522 Boulder Drive</u>		
	<u>Shickshinny, PA 18655-2206</u>		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			
<b>SERVE DEFENDANT WITH THE NOTICE OF SALE.</b>			
NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.			
_____ Sheriff of COLUMBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant		Telephone Number (215)563-7000	Date <b>OCT 09 2017</b>
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814			
<b>SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE</b>			
PLAINTIFF		Court Number	

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



# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date _____
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Plaintiff Wells Fargo Bank, N.A.	No.: 2017-CV-769
-------------------------------------	------------------

Defendant Harry Biddings, Jr	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
---------------------------------	--

**SERVE** **AT** {

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE  
HARRY BIDDINGS, JR

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

Shickshinny, PA 18655-2206

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

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Sheriff of COLUMBIA County, Penna.

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Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant	Telephone Number (215)563-7000	Date <b>OCT 09 2017</b>
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__	<b>SO ANSWERS</b> Signature of Dep. Sheriff _____  Signature of Sheriff _____  Sheriff of _____	Date _____  Date _____
--	--	------------------------------

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2017-CV-769**

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

v.

**Harry Biddings, Jr**

owner(s) of property situate in the **BRIAR CREEK TOWNSHIP**, COLUMBIA County,  
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**522 Boulder Drive, Shickshinny, PA 18655-2206**

**Parcel No. 07 05B01300000**

(Acreage or street address)

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Judgment Amount: **\$35,040.23**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

### **LEGAL DESCRIPTION**

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Tax Parcel: 07 05B01300000

Premises Being: 522 Boulder Drive, Shickshinny, PA 18655-2206

## Document Receipt

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Trans #	11630	Carrier / service:	USPS Server	First-Class Mail®	10/12/2017 12:00:00 AM
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## Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000114742

Doc Ref #: 2017ED130

Postage 5.2600

HARRISBURG PA 17128

## Document Receipt

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Trans #	11630	Carrier / service:	USPS Server	First-Class Mail®	10/12/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000114742

Doc Ref #: 2017ED130

Postage 5.2600

HARRISBURG PA 17128

## Document Receipt

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Trans #	11631	Carrier / service:	USPS Server	First-Class Mail®	10/12/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000114759

Doc Ref #: 2017ED130

Postage 5.2600

HARRISBURG PA 17105

## Document Receipt

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Trans #	11632	Carrier / service:	USPS Server	First-Class Mail®	10/12/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000114766

Doc Ref #: 2017ED130

Postage 5.2600

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	11632	Carrier / service:	USPS Server	First-Class Mail®	10/12/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000114766

Doc Ref #: 2017ED130

Postage 5.2600

PHILADELPHIA PA 19106

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

TD Bank, NA  
3-180/360

001689999

DATE  
10/9/2017

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

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

AMK [1004549] 522 BOULDER DRIVE (2017-CV-769)

  
AUTHORIZED SIGNATURE

⑈001689999⑈ ⑆036001808⑆ 361508666⑈

Details on back

Security Features include