

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 221191
Customer:
SHERIFF

Invoice Date: 05/08/2018 9:49:47 AM
Last Change:

RECEIPT
Receipt By: WALK-IN

Reg/Drw ID: 0101
By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$72.75	201803362	SUGARLOAF
	Grantor - LAHEY, BRANDON T		05/08/18 9:49:49 AM	TOWNSHIP
	Grantee - WELLS FARGO BANK			
	Consideration -	\$2,386.04		
	Tax Basis -	\$0.00		
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.50		
	RECORDING FEES - RECORDER	\$13.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$72.75		
	PAYMENTS			
	CHECK: 8179 - SHERIFF	\$72.75		
	TOTAL PAYMENTS	\$72.75		
	AMOUNT DUE	\$72.75		
	PAYMENT ON INVOICE	(\$72.75)		
	BALANCE DUE ON INVOICE	\$0.00		

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

WELLS FARGO BANK NA VS BRANDON AND TRACY LAHEY

NO. 160-2017 ED

NO. 1262-2017 JD

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

BID PRICE (INCLUDES COST) \$ 2339.25

POUNDAGE - 2% OF BID \$ 46.79

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2386.04

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2386.04

LESS DEPOSIT: \$ 1350.-

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1036.04

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO BANK N.A

vs.

Defendant
BRANDON T LAHEY
TRACY LAHEY

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, February 28, 2018

Writ of Execution No. : 2017CV1262

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 441 CAMP LAVIGNE ROAD, BENTON, PA 17814

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,416.00
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	\$180.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

Total Sheriff Costs \$2,266.50

Distribution Costs

Recording Fees	\$72.75
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Total Distribution Costs \$72.75

Grand Total: \$2,339.25

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 #: 215-568-7616
deedinstructions@phelanhallinan.com

March 1, 2018

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

Re: TRACY N. LAHEY
BRANDON T. LAHEY
441 CAMP LAVIGNE ROAD, BENTON, PA 17814-7427
2017-CV-1262

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 **WELLS FARGO BANK, NA**, 3476 STATEVIEW BOULEVARD, FORT MILL, SC 29715.

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,

A handwritten signature in cursive script, appearing to read "Sierra D. Jones".

On behalf of Phelan Hallinan Diamond & Jones, LLP

PH # 1011518

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 3/1/18	
Grantor(s)/Lessor(s) Timothy Chamberlain	Telephone Number: (570) 389-5622
Grantee(s)/Lessee(s) WELLS FARGO BANK, NA	Telephone Number: (704) 329-3200
Mailing Address PO Box 380, W. Main Street	Mailing Address 3476 STATEVIEW BOULEVARD
City Bloomsburg	City FORT MILL
State PA	State SC
ZIP Code 17815	ZIP Code 29715

C. REAL ESTATE LOCATION

Street Address 441 CAMP LAVIGNE ROAD, BENTON, PA 17814-7427	City, Township, Borough SUGARLOAF TOWNSHIP
County COLUMBIA	School District BENTON AREA S.D
	Tax Parcel Number 32 02 00201000

D. VALUATION DATA

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

1. Actual Cash Consideration \$ 2,339.25 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$ 2,339.25
4. County Assessed Value \$ 42651.0	5. Common Level Ratio Factor X 3.91	6. Computed Value = \$166,765.41

E. EXEMPTION DATA – Refer to instructions for exemption status.

1a. Amount of Exemption Claimed = \$166,765.41	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.

<input type="checkbox"/> Will or intestate succession	(Name of Decedent)	Estate File Number
<input type="checkbox"/> Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)		
<input type="checkbox"/> Transfer from a trust. Date of transfer into the trust		
If trust was amended attach a copy of original and amended trust.		
<input type="checkbox"/> Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)		
<input type="checkbox"/> 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.)		
<input checked="" type="checkbox"/> Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment)		
<input type="checkbox"/> Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)		
<input type="checkbox"/> Statutory corporate consolidation, merge, or division (Attach copy of articles)		
<input type="checkbox"/> *Other (Please explain exemption claimed, if other than listed above.)		

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 Sierra Grago	Date 3/1/18
--	-----------------------

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

17-1262

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>40.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>455.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1416.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1666.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>72.75</u>	
TOTAL *****		\$ <u>82.75</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>130.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2339.25

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
LAHEY, BRANDON T (et al.)

Case Number
2017CV1262

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/28/2018 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	441 CAMP LAVIGNE ROAD BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	1-26-18	Time:	8:13 PM
Deputy:	5	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. _____

(POSTING)

2017CV1262

441 CAMP LAVIGNE ROAD, BENTON, PA 17814

NO EXPIRATION

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

WELLS FARGO BANK, NA

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

TERM

TRACY N. LAHEY
BRANDON T. LAHEY

NO. 2017-CV-1262

Defendant

COLUMBIA COUNTY

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

JAN 25 2018

Date

By:

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

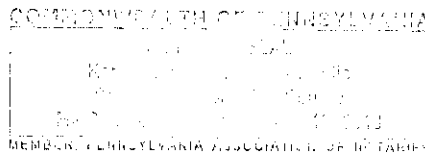
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

James T. Micklow 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 February 7, 14 & 21, 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.

.....
James T. Micklow

Sworn and subscribed to before me this 21st day of February 2018.....

.....
Karen M. Beach
(Notary Public)



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

.....

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-1262
No.: 2017-ED-160

Re: WELLS FARGO BANK, NA VS. TRACY N. LAHEY, and BRANDON T. LAHEY
No.: 2017-CV-1262, No.: 2017-ED-160

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 02/28/2018 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, NA
Plaintiff,

v.

TRACY N. LAHEY
BRANDON T. LAHEY
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2017-CV-1262
: No.: 2017-ED-160

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".

JAN 25 2018

Date: _____

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

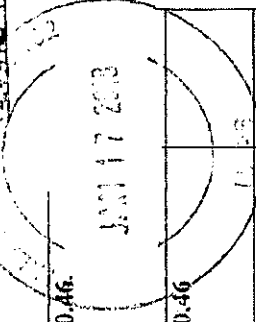


Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/AMK - 02/28/2018 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 441 CAMP LAVIGNE ROAD BENTON, PA 17814-7427	\$0.46	
2	****	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION 6TH FLOOR, STRAWBERRY SQ. DEPT 280601 HARRISBURG, PA 17128	\$0.46	
3	****	DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105	\$0.46	
4	****	WILLIAMS PRODUCTION APPALACHIA LLC. ONE WILLIAMS CENTER TULSA, OK 74172	\$0.46	
5	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.46	
6	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES P.O. BOX 2675 HARRISBURG, PA 17105	\$0.46	
7	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.46	
8	****	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	\$0.46	
RE: TRACY N. LAHEY (COLUMBIA) PII # 1011518/1021			Page 1 of 1	Writ Team
Total Number of Pieces Received at Post Office			Total Number of Pieces Received at Post Office	
Postmaster, Per (Name of Receiving Employee)			Postmaster, Per (Name of Receiving Employee)	
Total Number of Pieces Listed by Sender			Total Number of Pieces Listed by Sender	

U.S. POSTAGE
ZIP 19103
\$ 003.120
000039433 JAN 17 2018



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 R900 S913 and S921 for limitations of coverage.

Form 3877 Facsimile

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: 30672

LAHEY BRANDON T & TRACY N
530 RIDGE TOAD
BENTON PA 17814

District: SUGARLOAF TWP
Deed: 20091 -0918
Location: 441 CAMP LAVIGNE RD
Parcel Id:32 -02 -002-01,000

Assessment: 42,651
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: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A
vs.
LAHEY, BRANDON T (et al.)

Case Number
2017CV1262

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	160
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/28/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Shirley E. Lockard
Primary Address:	541 Camp Lavigne Road Benton, PA 17814
Phone:	570-925-6817 DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally Adult In Charge Posted Other		
Adult In Charge:	Shirley Lockard		
Relation:			
Date:	1-11-18	Time:	0857
Deputy:	11	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. _____

LOCKARD, SHIRLEY E.

2017CV1262

541 CAMP LAVIGNE ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
LAHEY, BRANDON T (et al.)

Case Number
2017CV1262

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	160
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 02/28/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	BRANDON T LAHEY	
Primary Address:	441 CAMP LAVIGNE ROAD BENTON, PA 17814	
Phone:	DOB:	
Alternate Address:	530 RIDGE ROAD BENTON, PA 17814	
Phone:		

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Tracy Lahey		
Relation:	Wife		
Date:	1-8-18	Time:	20:02
Deputy:	3	Mileage:	

Attorney / Originator:

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

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

LAHEY, BRANDON T

2017CV1262

441 CAMP LAVIGNE ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
LAHEY, BRANDON T (et al.)

Case Number
2017CV1262

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	160
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/28/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	TRACY LAHEY
Primary Address:	530 RIDGE ROAD BENTON, PA 17814
Phone:	DOB:
Alternate Address:	441 CAMP LAVIGNE ROAD BENTON, PA 17814
Phone:	

Final Service:

Served:	Personally - Adult In Charge - Posted - Other		
Adult In Charge:			
Relation:			
Date:	1-8-18	Time:	20:02
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. _____
2. _____
3. _____
4. _____
5. _____
6. _____

LAHEY, TRACY

2017CV1262

530 RIDGE ROAD, BENTON, PA 17814

NO EXPIRATION

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
Pa.R.C.P. 3180-3183 and Rule 3257

Wells Fargo Bank, NA

v.

Tracy N. Lahey
Brandon T. Lahey

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2017-CV-1262

2017-ED-160
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: 441 Camp Lavigne Road, Benton, PA 17814-7427
(See Legal Description attached)

Amount Due

Interest from 12/30/2017 at \$23.75 per diem

Costs to be added

\$144,479.94

\$

\$

Dated 12/09/17
(SEAL)

PH # 1011518

Barbara N. [Signature] /SS
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1262

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, FEBRUARY 28, 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 THOSE CERTAIN TWO pieces and parcels of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows:

TRACT NO. 1: BEGINNING at an iron pin corner set in the Westerly line of the right-of-way of L. R. No. 16, it being the public highway leading from Benton to Central, and in the Southerly line of other land now or formerly of Robert S. Stauffer, Jr., et ux; THENCE running along the Southerly line of lands now or formerly of Robert S. Stauffer, Jr., et ux North 83 degrees 27 minutes West, 143.62 feet to an iron pin corner; THENCE continuing along the Easterly line of other land now or formerly of Robert S. Stauffer, Jr., et ux South 00 degrees 08 minutes West, 300.82 feet to an iron pin corner set in the Northerly line of land now or formerly of Joseph Laubach; THENCE running along the Northerly line of land now or formerly of Joseph Laubach South 88 degrees 01 minute East, 153.52 feet to an iron pin corner set in the Westerly line of the right-of-way of the aforesaid L. R. No. 16; THENCE running along the Westerly line of the right-of-way of L. R. No. 16 North 01 degree 45 minutes West 300 feet to an iron pin corner, the place of BEGINNING. CONTAINING 1.015 acres according to a survey and draft made by T. A. Bafle, R. E. on September 3, 1971.

TRACT NO. 2: BEGINNING at a spike situate in the middle of the said State Highway; THENCE along land now or formerly of Eugene Laubach, North 76 degrees 30 minutes West 158 feet to an iron pin; THENCE along land now or formerly of said Eugene Laubach North 01 degree 30 minutes East, 342.5 feet to an iron pin; THENCE along land now or formerly of Robert Stauffer, South 88 degrees 45 minutes East, 167.5 feet to a spike located in the center of said State Highway; THENCE South 01 degree 30 minutes East, 35 feet to a spike in the center of said State Highway; THENCE South 04 degrees West, 340.5 feet to a spike, the place of BEGINNING. CONTAINING 1.3 acres of land according to a survey prepared by Howard Fetterolf.

TITLE TO SAID PREMISES IS VESTED IN Brandon T. Lahey and Tracy N. Lahey, h/w, by Deed from George E. Hartley, Jr. By Colleen A. Hartley as POA and Colleen A. Hartley, h/w, Dated 11/13/2009, Recorded 11/16/2009, Instrument No. 200910918.

Tax Parcel: 32 02 00201000

Premises Being: 441 Camp Lavigne Road, Benton, PA 17814-7427

PROPERTY ADDRESS: 441 CAMP LAVIGNE ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 320200201000

Seized and taken into execution to be sold as the property of BRANDON T LAHEY, TRACY LAHEY 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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK N.A
vs.
LAHEY, BRANDON T (et al.)

Case Number
2017CV1262

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	160
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 02/28/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	Domestic Relations Office of Columbia Cou	
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:	1-2-18	Time: 1105
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. _____

DOMESTIC RELATIONS OF 2017CV1262 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2017 ED160

DATE RECEIVED 12/29/17
DOCKET AND INDEX 2017 CV 1262

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>001701792</u>

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

SALE DATE Feb. 28th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

WELLS FARGO BANK, NA
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION

v.
TRACY N. LAHEY
BRANDON T. LAHEY

NO. 2017-CV-1262

Defendant(s)

COLUMBIA COUNTY

TO: TRACY N. LAHEY
530 RIDGE ROAD
BENTON, PA 17814-8116

DATE OF NOTICE: DEC 12 2017

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY AS ENFORCEMENT OF LIEN AGAINST PROPERTY.

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815
(570) 389-5618

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
PO Box 186
Harrisburg, PA 17108
(800) 692-7375

By: _____
Peter Wapner, Esq., Id. No. 318263
Attorney for Plaintiff
Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

Wells Fargo Bank, NA
PLAINTIFF

V.

TRACY N. LAHEY
BRANDON T. LAHEY
DEFENDANT(S)

FILE COPY

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: CASE NO. 2017-CV-1262
: 2017-ED-160
: COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, NA, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecept for the Writ of Execution was filed, the following information concerning the real property located at 441 CAMP LAVIGNE ROAD, BENTON, PA 17814-7427.

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

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

TRACY N. LAHEY

441 CAMP LAVIGNE ROAD, BENTON, PA 17814-7427

530 RIDGE ROAD, BENTON, PA 17814-8116

BRANDON T. LAHEY

441 CAMP LAVIGNE ROAD, BENTON, PA 17814-7427

530 RIDGE ROAD, BENTON, PA 17814-8116

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

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

TRACY N. LAHEY

441 CAMP LAVIGNE ROAD, BENTON, PA 17814-7427

530 RIDGE ROAD, BENTON, PA 17814-8116

BRANDON T. LAHEY

441 CAMP LAVIGNE ROAD, BENTON, PA 17814-7427

530 RIDGE ROAD, BENTON, PA 17814-8116

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:
PH # 1011518

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)

**WILLIAMS PRODUCTION APPALACHIA LLC. ONE WILLIAMS CENTER
TULSA, OK 74172**

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 441 CAMP LAVIGNE ROAD
BENTON PA, 17814**

**COMMONWEALTH OF PENNSYLVANIA 6TH FLOOR, STRAWBERRY SQ.
BUREAU OF INDIVIDUAL TAXES DEPT 280601
INHERITANCE TAX DIVISION HARRISBURG, PA 17128**

**DEPARTMENT OF PUBLIC WELFARE, TPL P.O. BOX 8486
CASUALTY UNIT, ESTATE RECOVERY WILLOW OAK BUILDING
PROGRAM HARRISBURG, PA 17105**

**DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA P.O. BOX 2675
DEPARTMENT OF HUMAN SERVICES HARRISBURG, PA 17105**

**INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222**

**U.S. DEPARTMENT OF JUSTICE 228 WALNUT STREET, SUITE 220
U.S. ATTORNEY FOR THE MIDDLE PO BOX 11754
DISTRICT OF PA HARRISBURG, PA 17108-1754
FEDERAL BUILDING**

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 **DEC 28 2017**

By: _____
Phelan Hallinan Diamond & Jones, LLP
Peter Wapner, Esq., Id. No. 318263
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

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

Attorneys for Plaintiff

Wells Fargo Bank, NA

Plaintiff

v.

Tracy N. Lahey

Brandon T. Lahey

Defendant(s)

: COURT OF COMMON PLEAS

:

: CIVIL DIVISION

:

: NO.: 2017-CV-1262

:

: 2017-ED-160

:

: COLUMBIA County

:

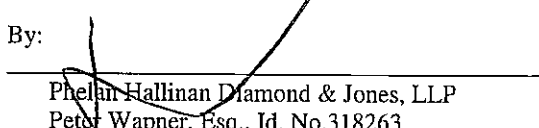
CERTIFICATION

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:

- (X) the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- () Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By:


Phelan Hallinan Diamond & Jones, LLP
Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

Wells Fargo Bank, NA
Plaintiff

v.

Tracy N. Lahey
Brandon T. Lahey
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2017-CV-1262
: 2017-ED-160
: COLUMBIA County
:

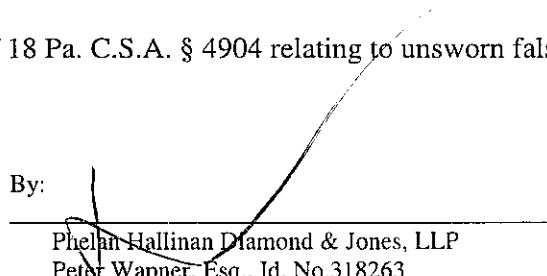
CERTIFICATION

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:

- (X) the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- () Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By:


Phelan Hallinan Diamond & Jones, LLP
Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

Peter Wapner, Esq., Id. No.318263

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

peter.wapner@phelanhallinan.com

215-563-7000

Attorney for Plaintiff

Wells Fargo Bank, NA

: COLUMBIA County

:

: COURT OF COMMON PLEAS

:

: CIVIL DIVISION

:

: NO.: 2017-CV-1262

:

2017-ED-160

vs.

Tracy N. Lahey

Brandon T. Lahey

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:

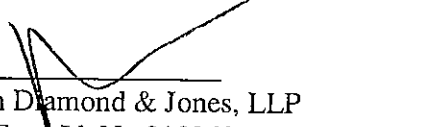
(a) that the defendant Tracy N. Lahey is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that the defendant Brandon T. Lahey 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.

(c) that defendant Tracy N. Lahey is over 18 years of age and resides at 530 Ridge Road, Benton, PA 17814-8116 and 441 Camp Lavigne Road, Benton, PA 17814-7427.

(d) that defendant Brandon T. Lahey is over 18 years of age and resides at 530 Ridge Road, Benton, PA 17814-8116 and 441 Camp Lavigne Road, Benton, PA 17814-7427.

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

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

Wells Fargo Bank, NA

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2017-CV-1262
:
: 2017-ED-160

vs.

Tracy N. Lahey
Brandon T. Lahey

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:

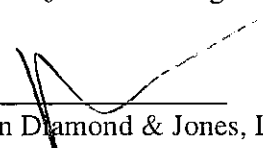
(a) that the defendant Tracy N. Lahey is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

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

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2017-CV-1262** **2017-ED-160**

Wells Fargo Bank, NA

v.

Tracy N. Lahey

Brandon T. Lahey

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

441 Camp Lavigne Road, Benton, PA 17814-7427

Parcel No. 32 02 00201000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$144,479.94**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN TWO pieces and parcels of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows:

TRACT NO. 1: BEGINNING at an iron pin corner set in the Westerly line of the right-of-way of L. R. No. 16, it being the public highway leading from Benton to Central, and in the Southerly line of other land now or formerly of Robert S. Stauffer, Jr., et ux; THENCE running along the Southerly line of lands now or formerly of Robert S. Stauffer, Jr., et ux North 83 degrees 27 minutes West, 143.62 feet to an iron pin corner; THENCE continuing along the Easterly line of other land now or formerly of Robert S. Stauffer, Jr., et ux South 00 degrees 08 minutes West, 300.82 feet to an iron pin corner set in the Northerly line of land now or formerly of Joseph Laubach; THENCE running along the Northerly line of land now or formerly of Joseph Laubach South 88 degrees 01 minute East, 153.52 feet to an iron pin corner set in the Westerly line of the right-of-way of the aforesaid L. R. No. 16; THENCE running along the Westerly line of the right-of-way of L. R. No. 16 North 01 degree 45 minutes West 300 feet to an iron pin corner, the place of BEGINNING. CONTAINING 1.015 acres according to a survey and draft made by T. A. Bafile, R. E. on September 3, 1971.

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TITLE TO SAID PREMISES IS VESTED IN Brandon T. Lahey and Tracy N. Lahey, h/w, by Deed from George E. Hartley, Jr. By Colleen A. Hartley as POA and Colleen A. Hartley, h/w, Dated 11/13/2009, Recorded 11/16/2009, Instrument No. 200910918.

Tax Parcel: 32 02 00201000

Premises Being: 441 Camp Lavigne Road, Benton, PA 17814-7427

Wells Fargo Bank, NA

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

-vs.-

: NO.: 2017-CV-1262

Tracy N. Lahey
Brandon T. Lahey

: 2017-ED-140
:
: COLUMBIA County

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Tracy N. Lahey
441 CAMP LAVIGNE ROAD
BENTON, PA 17814-7427

530 RIDGE ROAD
BENTON, PA 17814-8116

Brandon T. Lahey
441 CAMP LAVIGNE ROAD
BENTON, PA 17814-7427

530 RIDGE ROAD
BENTON, PA 17814-8116

****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 441 Camp Lavigne Road, Benton, PA 17814-7427 is scheduled to be sold at the Sheriff's Sale on Feb. 28 2018 at 9:00 in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$144,479.94 obtained by Wells Fargo Bank, NA (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-1262**

Wells Fargo Bank, NA

v.

Tracy N. Lahey

Brandon T. Lahey

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

441 Camp Lavigne Road, Benton, PA 17814-7427

Parcel No. 32 02 00201000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$144,479.94**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN TWO pieces and parcels of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows:

TRACT NO. 1: BEGINNING at an iron pin corner set in the Westerly line of the right-of-way of L. R. No. 16, it being the public highway leading from Benton to Central, and in the Southerly line of other land now or formerly of Robert S. Stauffer, Jr., et ux; THENCE running along the Southerly line of lands now or formerly of Robert S. Stauffer, Jr., et ux North 83 degrees 27 minutes West, 143.62 feet to an iron pin corner; THENCE continuing along the Easterly line of other land now or formerly of Robert S. Stauffer, Jr., et ux South 00 degrees 08 minutes West, 300.82 feet to an iron pin corner set in the Northerly line of land now or formerly of Joseph Laubach; THENCE running along the Northerly line of land now or formerly of Joseph Laubach South 88 degrees 01 minute East, 153.52 feet to an iron pin corner set in the Westerly line of the right-of-way of the aforesaid L. R. No. 16; THENCE running along the Westerly line of the right-of-way of L. R. No. 16 North 01 degree 45 minutes West 300 feet to an iron pin corner, the place of BEGINNING. CONTAINING 1.015 acres according to a survey and draft made by T. A. Bafle, R. E. on September 3, 1971.

TRACT NO. 2: BEGINNING at a spike situate in the middle of the said State Highway; THENCE along land now or formerly of Eugene Laubach, North 76 degrees 30 minutes West 158 feet to an iron pin; THENCE along land now or formerly of said Eugene Laubach North 01 degree 30 minutes East, 342.5 feet to an iron pin; THENCE along land now or formerly of Robert Stauffer, South 88 degrees 45 minutes East, 167.5 feet to a spike located in the center of said State Highway; THENCE South 01 degree 30 minutes East, 35 feet to a spike in the center of said State Highway; THENCE South 04 degrees West, 340.5 feet to a spike, the place of BEGINNING. CONTAINING 1.3 acres of land according to a survey prepared by Howard Fetterolf.

TITLE TO SAID PREMISES IS VESTED IN Brandon T. Lahey and Tracy N. Lahey, h/w, by Deed from George E. Hartley, Jr. By Colleen A. Hartley as POA and Colleen A. Hartley, h/w, Dated 11/13/2009, Recorded 11/16/2009, Instrument No. 200910918.

Tax Parcel: 32 02 00201000

Premises Being: 441 Camp Lavigne Road, Benton, PA 17814-7427

LEGAL DESCRIPTION

ALL THOSE CERTAIN TWO pieces and parcels of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows:

TRACT NO. 1: BEGINNING at an iron pin corner set in the Westerly line of the right-of-way of L. R. No. 16, it being the public highway leading from Benton to Central, and in the Southerly line of other land now or formerly of Robert S. Stauffer, Jr., et ux; THENCE running along the Southerly line of lands now or formerly of Robert S. Stauffer, Jr., et ux North 83 degrees 27 minutes West, 143.62 feet to an iron pin corner; THENCE continuing along the Easterly line of other land now or formerly of Robert S. Stauffer, Jr., et ux South 00 degrees 08 minutes West, 300.82 feet to an iron pin corner set in the Northerly line of land now or formerly of Joseph Laubach; THENCE running along the Northerly line of land now or formerly of Joseph Laubach South 88 degrees 01 minute East, 153.52 feet to an iron pin corner set in the Westerly line of the right-of-way of the aforesaid L. R. No. 16; THENCE running along the Westerly line of the right-of-way of L. R. No. 16 North 01 degree 45 minutes West 300 feet to an iron pin corner, the place of BEGINNING. CONTAINING 1.015 acres according to a survey and draft made by T. A. Bafle, R. E. on September 3, 1971.

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TITLE TO SAID PREMISES IS VESTED IN Brandon T. Lahey and Tracy N. Lahey, h/w, by Deed from George E. Hartley, Jr. By Colleen A. Hartley as POA and Colleen A. Hartley, h/w, Dated 11/13/2009, Recorded 11/16/2009, Instrument No. 200910918.

Tax Parcel: 32 02 00201000

Premises Being: 441 Camp Lavigne Road, Benton, PA 17814-7427

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2017-CV-1262 2017-ED-160

Wells Fargo Bank, NA

v.

Tracy N. Lahey

Brandon T. Lahey

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

441 Camp Lavigne Road, Benton, PA 17814-7427

Parcel No. 32 02 00201000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$144,479.94**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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) Tracy N.

Lahey and Brandon T. Lahey 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, NA

Plaintiff

vs.

Tracy N. Lahey

Brandon T. Lahey

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2017-CV-1262

2017-ED-160

ISSUED

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

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

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

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

20_____, See return endorsed hereon by Sheriff of

County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Plaintiff Wells Fargo Bank, NA		Expiration date No.: 2017-CV-1262 <div style="font-size: 1.2em; font-weight: bold;">2017-ED-160</div>	
Defendant Tracy N. Lahey Brandon T. Lahey		Type or Writ of Complaint EXECUTION/NOTICE OF SALE	
<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> SERVE <div style="font-size: 1.5em; font-weight: bold;">➡</div> AT </div> <div style="border-left: 1px solid black; padding-left: 10px;"> NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. TRACY N. LAHEY ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 441 Camp Lavigne Road Benton, PA 17814-7427 </div> </div>			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			
SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW, _____, 20__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.			
Sheriff of COLUMBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		Telephone Number (215)563-7000	Date
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 _____	

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



71901140006000119594

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	12138	Carrier / service:	USPS Server	First-Class Mail®	1/2/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000119594

Doc Ref #: 2017ED160

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

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TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000119587

Doc Ref #: 2017ED160

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PHILADELPHIA PA 19106

Document Receipt

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TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000119587

Doc Ref #: 2017ED160

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000119570

Doc Ref #: 2017ED160

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HARRISBURG PA 17105

Document Receipt

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000119570

Doc Ref #: 2017ED160

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000119563

Doc Ref #: 2017ED160

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans #	12134	Carrier / service:	USPS Server	First-Class Mail®	1/2/2018 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
SUITE 220

Tracking #: 71901140006000119556

Doc Ref #: 2017ED160

Postage 5.2600

PITTSBURGH PA 15222

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

TD Bank, NA
3-180/360

001701792

DATE
12/28/2017

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 [1011518] 441 CAMP LAVIGNE ROAD (2017-CV-1262)


AUTHORIZED SIGNATURE

⑈001701792⑈ ⑆036001808⑆ 361508666⑈