

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 222350	Invoice Date: 06/25/2018 12:05:50 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	201804767	BRIARCREEK
	Grantor - WOODRUFF, NANETTE E		06/25/18 12:05:53 PM	TOWNSHIP
	Grantee - WELLS FARGO BANK			
	Consideration - \$1.00			
	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			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8220 - SHERIFF'S OFFICE	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

WELLS FARGO

VS NANETTE WOODRUFF

NO. 84-2017 ED

NO. 497-2017 JD

DATE/TIME OF SALE: April 4, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 21535.89

POUNDAGE - 2% OF BID \$ 430.72

TRANSFER TAX - 2% OF FAIR MKT \$ 7

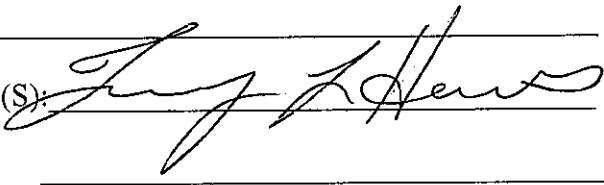
MISC. COSTS \$ 7

TOTAL AMOUNT NEEDED TO PURCHASE \$ 21966.71

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 21966.71

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 20616.71

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO

vs.

Defendant
NANETTE E WOODRUFF
ROBERT SPIELMAN, ESQ

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, April 4, 2018

Writ of Execution No. : 2017CV497

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 151 FOUNDRYVILLE ROAD, BERWICK, PA 18603

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.	\$1,101.93
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$140.00
Continued or Cancelled Sale	Postponed to: 11/15/2017 \$10.00
Continued or Cancelled Sale	Postponed to: 1/31/2018 \$10.00
Continued or Cancelled Sale	Postponed to: 4/4/2018 \$10.00

Total Sheriff Costs \$1,986.93

Municipal Costs

Sewer \$19,477.31

Total Municipal Costs \$19,477.31

Distribution Costs

Recording Fees \$71.75

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

Location of the real estate: 151 FOUNDRYVILLE ROAD, BERWICK, PA 18603

Total Distribution Costs	\$71.75
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Grand Total:	\$21,535.99
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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

April 6, 2018

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

Re: NANETTE E. WOODRUFF
151 FOUNDRYVILLE ROAD, BERWICK, PA 18603-5805
2017-CV-497

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," and prepare the Sheriff's Deed to **WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2001-B, ASSET-BACKED CERTIFICATES, SERIES 2001-B, 1661 WORTHINGTON ROAD, SUITE 100, WEST PALM BEACH, FL 33409.**

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 Inez".

For Phelan Hallinan Diamond & Jones, LLP

PH # 1000039

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 4/6/18	
Grantor(s)/Lessor(s) Timonthy Chamberlain	Telephone Number: (570) 389-5622
	Grantee(s)/Lessee(s) WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2001- B, ASSET-BACKED CERTIFICATES, SERIES 2001-B
	Telephone Number: (561) 682-8556
Mailing Address PO Box 380, W. Main Street	Mailing Address 1661 WORTHINGTON ROAD, SUITE 100
City Bloomsburg	City WEST PALM BEACH
State PA	State FL
ZIP Code 17815	ZIP Code 33409

C. REAL ESTATE LOCATION

Street Address 151 FOUNDRYVILLE ROAD, BERWICK, PA 18603- 5805	City, Township, Borough BRIAR CREEK TOWNSHIP
County COLUMBIA	School District BERWICK AREA S.D
	Tax Parcel Number 07, 03B-036

D. VALUATION DATA

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

1. Actual Cash Consideration \$ 21,535.99 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$ 21,535.99
4. County Assessed Value \$ 22897.0	5. Common Level Ratio Factor X 3.91	6. Computed Value = \$89,527.27


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

1a. Amount of Exemption Claimed = \$89,527.27	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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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.)

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 4/6/18
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
NANETTE E WOODRUFF (et al.)

Case Number
2017CV497

PROPERTY ADDRESS
151 FOUNDRYVILLE ROAD, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
07/14/2017	Advance Fee	Advance Fee	001675259	\$0.00	\$1,350.00
07/14/2017	Advertising Sale (Newspaper)			\$15.00	\$0.00
07/14/2017	Advertising Sale Bills & Copies			\$17.50	\$0.00
07/14/2017	Crying Sale			\$10.00	\$0.00
07/14/2017	Docketing			\$15.00	\$0.00
07/14/2017	Levy			\$15.00	\$0.00
07/14/2017	Mailing Costs			\$42.00	\$0.00
07/14/2017	Posting Handbill			\$15.00	\$0.00
07/14/2017	Poundage			\$430.72	\$0.00
07/14/2017	Press Enterprise Inc.			\$1,101.93	\$0.00
07/14/2017	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
07/14/2017	Sheriff Automation Fund			\$50.00	\$0.00
07/14/2017	Sheriff's Deed			\$35.00	\$0.00
07/14/2017	Solicitor Services			\$100.00	\$0.00
07/14/2017	Transfer Tax Form			\$25.00	\$0.00
07/14/2017	Web Posting			\$100.00	\$0.00
09/26/2017	Service			\$195.00	\$0.00
09/26/2017	Service Mileage			\$24.00	\$0.00
09/26/2017	Distribution Form			\$25.00	\$0.00
09/26/2017	Copies			\$6.50	\$0.00
09/26/2017	Notary Fee			\$10.00	\$0.00
09/26/2017	Tax Claim Search			\$5.00	\$0.00
09/26/2017	Surcharge			\$140.00	\$0.00
09/26/2017	Sewer			\$19,477.31	\$0.00
09/26/2017	Recording Fees			\$71.75	\$0.00
09/28/2017	Continued or Cancelled Sale	Postponed to: 11/15/2017		\$10.00	\$0.00
11/13/2017	Continued or Cancelled Sale	Postponed to: 1/31/2018		\$10.00	\$0.00
01/29/2018	Continued or Cancelled Sale	Postponed to: 4/4/2018		\$10.00	\$0.00
				\$21,966.71	\$1,350.00

Received May 23, 2018

TOTAL BALANCE: \$(20,616.71)

WELLS FARGO BANK, N.A. AS TRUSTEE
FOR OPTION ONE MORTGAGE LOAN
TRUST 2001-B, ASSET-BACKED
CERTIFICATES, SERIES 2001-B

Plaintiff

v.

NANETTE E. WOODRUFF

Defendant

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2017-CV-497
:
: COLUMBIA COUNTY
:
:
:

ORDER

AND NOW, this 26th day of January 2018, after consideration
of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the sale of 151 FOUNDRYVILLE ROAD, BERWICK, PA 18603-5805
is postponed two months to the Sheriff's Sale scheduled for April 4, 2018.

No further advertising or additional notice to lienholders or Defendant is required.

However, the Sheriff is directed to announce the continuation to the assembled bidders and
Plaintiff is to forward a copy of this Order to Defendant via first class mail.

BY THE COURT:

151 Mary E. Norton

J.

FILED
2018 MAR 26 A 10 56
CLERK OF COURT

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
FAX#: 215-568-7616

FEB 16 2018

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

RE: WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE
LOAN TRUST 2001-B, ASSET-BACKED CERTIFICATES, SERIES 2001-B v.
NANETTE E. WOODRUFF
COLUMBIA County, No 2017-CV-497

Dear Sir or Madam:

Enclosed please find a Certification of Service for filing. Please file the same with the Court and return time-stamped copies of the enclosed and a Certificate of Compliance in the self-addressed stamped envelope provided for your convenience.

Very truly yours,

Peter Wapner, Esquire

Enclosures

cc: NANETTE E. WOODRUFF

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, N.A. AS TRUSTEE
FOR OPTION ONE MORTGAGE LOAN
TRUST 2001-B, ASSET-BACKED
CERTIFICATES, SERIES 2001-B

Plaintiff

v.

NANETTE E. WOODRUFF

Defendant

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2017-CV-497
:
: COLUMBIA COUNTY
:
:
:

CERTIFICATION OF SERVICE

I hereby certify that a true and correct copy of the January 26, 2018 Court Order in regards to Plaintiff's Motion to Postpone Sheriff's Sale was sent via first class mail to the following individuals on the date indicated below.

NANETTE E. WOODRUFF
151 FOUNDRYVILLE ROAD
BERWICK, PA 18603-5805

TIMONTHY CHAMBERLAIN
ACTING SHERIFF
PO BOX 380
W. MAIN STREET
BLOOMSBURG PA 17815

Phelan Hallinan Diamond & Jones, LLP

Date: FEB 16 2018

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

215-563-7000

FAX#: 215-568-7616

FEB 16 2018

NANETTE E. WOODRUFF
151 FOUNDRYVILLE ROAD
BERWICK, PA 18603-5805

RE: WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE
LOAN TRUST 2001-B, ASSET-BACKED CERTIFICATES, SERIES 2001-B v.
NANETTE E. WOODRUFF
COLUMBIA County, No 2017-CV-497

Dear Defendant,

Enclosed please find a Court Order granting Plaintiff's Motion to Postpone Sheriff's Sale and Certification of Service relative to the above referenced matter.

Very Truly yours,

Peter Wapner, Esquire

Enclosure

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN 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 ENFORCEMENT OF A LIEN AGAINST PROPERTY.

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

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

**Re: WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN
TRUST 2001-B, ASSET-BACKED CERTIFICATES, SERIES 2001-B v. NANETTE E.
WOODRUFF et al.**
No.: 2017-CV-497

Dear Sir/Madam:

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

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

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

****Property is listed for the 04/04/2018 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP
By: Legal Assistant

CC: NANETTE E. WOODRUFF

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

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

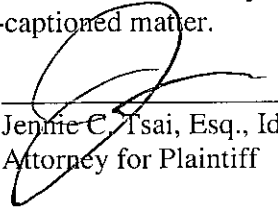
**WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION :
ONE MORTGAGE LOAN TRUST 2001-B, ASSET- : CIVIL DIVISION
BACKED CERTIFICATES, SERIES 2001-B :
Plaintiff : No.: 2017-CV-497
: :
v. :**

NANETTE E. WOODRUFF
Defendant(s)

CERTIFICATE OF FILING

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

Date: JAN 31 2018



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

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

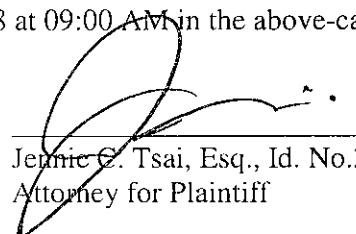
**WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION :
ONE MORTGAGE LOAN TRUST 2001-B, ASSET- : CIVIL DIVISION
BACKED CERTIFICATES, SERIES 2001-B :
Plaintiff : No.: 2017-CV-497
v. :**

NANETTE E. WOODRUFF
Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 01/31/2018 at 09:00 AM in the above-captioned matter has been continued until 04/04/2018 at 09:00 AM.

Date: JAN 31 2018



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

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION :
ONE MORTGAGE LOAN TRUST 2001-B, ASSET- : **CIVIL DIVISION**
BACKED CERTIFICATES, SERIES 2001-B :
Plaintiff : **No.: 2017-CV-497**
v. :
:

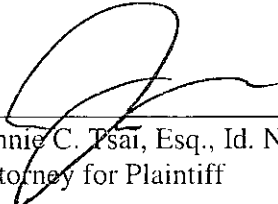
NANETTE E. WOODRUFF
Defendant(s)

CERTIFICATION OF SERVICE

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

NANETTE E. WOODRUFF
151 FOUNDRYVILLE ROAD
BERWICK, PA 18603-5805

Date: JAN 31 2018



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

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

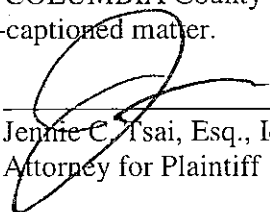
**WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION :
ONE MORTGAGE LOAN TRUST 2001-B, ASSET- : CIVIL DIVISION
BACKED CERTIFICATES, SERIES 2001-B :
Plaintiff : No.: 2017-CV-497
v. :
:**

NANETTE E. WOODRUFF
Defendant(s)

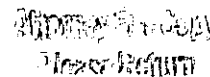
CERTIFICATE OF FILING

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

Date: JAN 31 2018



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


Prothonotary
Columbia County, Pennsylvania

WELLS FARGO BANK, N.A. AS TRUSTEE
FOR OPTION ONE MORTGAGE LOAN
TRUST 2001-B, ASSET-BACKED
CERTIFICATES, SERIES 2001-B

Plaintiff

v.

NANETTE E. WOODRUFF

Defendant

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2017-CV-497
:
: COLUMBIA COUNTY
:
:
:
:

ORDER

AND NOW, this 26th day of January 2018, after consideration
of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the sale of 151 FOUNDRYVILLE ROAD, BERWICK, PA 18603-5805
is postponed two months to the Sheriff's Sale scheduled for April 4, 2018.

No further advertising or additional notice to lienholders or Defendant is required.
However, the Sheriff is directed to announce the continuation to the assembled bidders and
Plaintiff is to forward a copy of this Order to Defendant via first class mail.

BY THE COURT:

15/ Mary E. Norton

J.

FILED
NOTARIAL
2018 JAN 26 A 10:56
COURT OF COMMON PLEAS
COUNTY OF COLUMBIA, PA

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

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

Re: WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2001-B, ASSET-BACKED CERTIFICATES, SERIES 2001-B v. NANETTE E. WOODRUFF et al.

No.: 2017-CV-497

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP
By:
Legal Assistant

CC: NANETTE E. WOODRUFF

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

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

**WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION :
ONE MORTGAGE LOAN TRUST 2001-B, ASSET- : CIVIL DIVISION
BACKED CERTIFICATES, SERIES 2001-B :
Plaintiff : No.: 2017-CV-497**

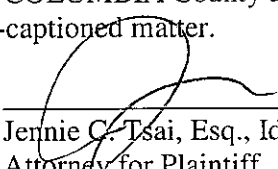
v.

NANETTE E. WOODRUFF
Defendant(s)

CERTIFICATE OF FILING

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

Date: NOV 14 2017



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

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

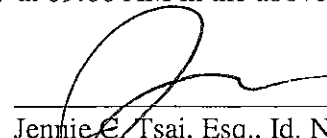
**WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION :
ONE MORTGAGE LOAN TRUST 2001-B, ASSET- : CIVIL DIVISION
BACKED CERTIFICATES, SERIES 2001-B :
Plaintiff : No.: 2017-CV-497
v. :**

NANETTE E. WOODRUFF
Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 11/15/2017 at 09:00 AM in the above-captioned matter has been continued until 01/31/2018 at 09:00 AM.

Date: NOV 14 2017



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

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

**WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION :
ONE MORTGAGE LOAN TRUST 2001-B, ASSET- : CIVIL DIVISION
BACKED CERTIFICATES, SERIES 2001-B :
Plaintiff : No.: 2017-CV-497
v. :
:**

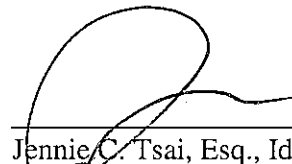
NANETTE E. WOODRUFF
Defendant(s)

CERTIFICATION OF SERVICE

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

NANETTE E. WOODRUFF
151 FOUNDRYVILLE ROAD
BERWICK, PA 18603-5805

Date: NOV 14 2017



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

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

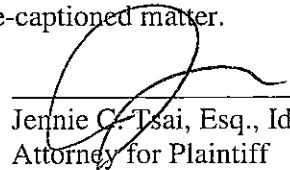
**WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION :
ONE MORTGAGE LOAN TRUST 2001-B, ASSET- : CIVIL DIVISION
BACKED CERTIFICATES, SERIES 2001-B :
Plaintiff : No.: 2017-CV-497
v. :**

NANETTE E. WOODRUFF
Defendant(s)

CERTIFICATE OF FILING

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

Date: NOV 14 2017


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

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

Representing Lenders in
Pennsylvania

Foreclosure Manager

November 10, 2017

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE
LOAN TRUST 2001-B, ASSET-BACKED CERTIFICATES, SERIES 2001-B v.
NANETTE E. WOODRUFF
151 FOUNDRYVILLE ROAD BERWICK, PA 18603-5805
No.: 2017-CV-497

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for November 15, 2017 due to the following: Forbearance Plan.

The Property is to be relisted for the January 31, 2018 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK WIRT for
Phelan Hallinan Diamond & Jones, LLP

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

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

**Re: WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN
TRUST 2001-B, ASSET-BACKED CERTIFICATES, SERIES 2001-B v. NANETTE E.
WOODRUFF et al.**
No.: 2017-CV-497

Dear Sir/Madam:

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

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

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

****Property is listed for the 11/15/2017 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP
By: Legal Assistant

CC: NANETTE E. WOODRUFF

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

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

**WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION :
ONE MORTGAGE LOAN TRUST 2001-B, ASSET- : CIVIL DIVISION
BACKED CERTIFICATES, SERIES 2001-B :
Plaintiff : No.: 2017-CV-497**

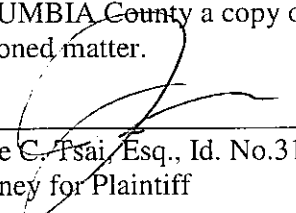
v.

NANETTE E. WOODRUFF
Defendant(s)

CERTIFICATE OF FILING

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

Date: SEP 29 2017



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

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

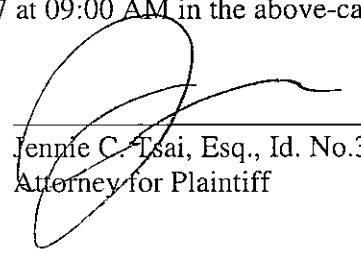
**WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION :
ONE MORTGAGE LOAN TRUST 2001-B, ASSET- : CIVIL DIVISION
BACKED CERTIFICATES, SERIES 2001-B :
Plaintiff : No.: 2017-CV-497
v. :**

NANETTE E. WOODRUFF
Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 10/04/2017 at 09:00 AM in the above-captioned matter has been continued until 11/15/2017 at 09:00 AM.

Date: SEP 29 2017



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

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

**WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION :
ONE MORTGAGE LOAN TRUST 2001-B, ASSET- : CIVIL DIVISION
BACKED CERTIFICATES, SERIES 2001-B :
Plaintiff : No.: 2017-CV-497**

v.

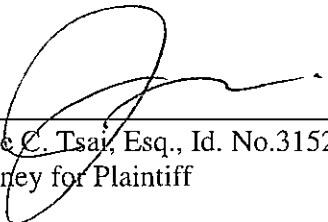
NANETTE E. WOODRUFF
Defendant(s)

CERTIFICATION OF SERVICE

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

NANETTE E. WOODRUFF
151 FOUNDRYVILLE ROAD
BERWICK, PA 18603-5805

Date: SEP 29 2017



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

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

**WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION :
ONE MORTGAGE LOAN TRUST 2001-B, ASSET- : CIVIL DIVISION
BACKED CERTIFICATES, SERIES 2001-B :
Plaintiff : No.: 2017-CV-497**

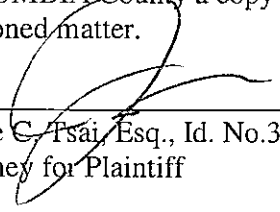
v.

NANETTE E. WOODRUFF
Defendant(s)

CERTIFICATE OF FILING

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

Date: SEP 29 2017



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

WELLS FARGO BANK
PLEASE RETURN

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan
Trust 2001-B, Asset-Backed Certificates, Series 2001-B

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2017-CV-497

2017-ED-84

COLUMBIA COUNTY

v.

Nanette E. Woodruff

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: 151 Foundryville Road, Berwick, PA 18603-5805
(See Legal Description attached)

Amount Due

\$69,601.01

Interest from 06/29/2017 at \$11.44 per diem

\$ _____

Costs to be added

\$ _____

Barbara N. Jurek /ss
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

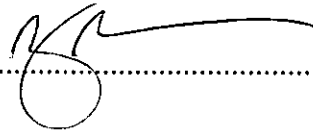
Dated July 13, 2017
(SEAL)

PH # 1000039

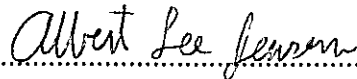
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

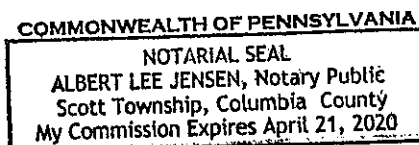
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice September 13, 20, 27, 2017 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 27 day of September 2017



(Notary Public)



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

.....

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

Representing Lenders in
Pennsylvania

Foreclosure Manager

September 28, 2017

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE
LOAN TRUST 2001-B, ASSET-BACKED CERTIFICATES, SERIES 2001-B v.
NANETTE E. WOODRUFF
151 FOUNDRYVILLE ROAD BERWICK, PA 18603-5805
No.: 2017-CV-497

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for October 4, 2017 due to the following: Loan Modification.

The Property is to be relisted for the November 15, 2017 Sheriff Sale.

Thank you for your cooperation in this matter.

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

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8656

**Phelan Hallinan
Diamond & Jones, LLP**

Fax



To: Columbia County Sheriff Office **From:** David Tran

Fax: 570-389-5625 **Date:** 9/27/2017

Phone: **Pages:** 1

Re: Postpone Sale Date – PHS 1000039 **CC:**

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

•Comments:

Good Afternoon,

Currently the sale is set for 10/4/17. We would like to postpone our scheduled sheriff sale for 60 days. Please provide a new sale date and time as soon as possible.

Defendant: WOODRUFF, NANETTE E.
Property: 151 FOUNDRYVILLE ROAD
BERWICK, PA 18603-5805
Complaint Docket #: 2017-CV-497

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

David Tran

David.tran@phelanhallinan.com

Phone – 215-320-0007 Ext 31495

Fax – 215-563-8656

*The only dates available
in February are
Nov 1 or Nov 15*

1617 John F Kennedy Blvd
 Suite 1400
 Philadelphia, PA 19103
 Phone: (215) 563-7000
 Fax: (215) 563-8656

**Phelan Hallinan
 Diamond & Jones, LLP**

Fax



To: Columbia County Sheriff Office **From:** David Tran
Fax: 570-389-5625 **Date:** 9/27/2017
Phone: **Pages:** 1
Re: Postpone Sale Date - PHS 1000039 **CC:**
☒ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Comments:

Good Afternoon,

Currently the sale is set for 10/4/17. We would like to postpone our scheduled sheriff sale for 60 days. Please provide a new sale date and time as soon as possible.

Defendant: WOODRUFF, NANETTE E.
 Property: 151 FOUNDRYVILLE ROAD
 BERWICK, PA 18603-5805
 Complaint Docket #: 2017-CV-497

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

David Tran

David.tran@phelanhallinan.com

Phone - 215-320-0007 Ext 31495

Fax - 215-563-8656

*The only dates available
 in February are
 Nov 1 or Nov 15*

TX RESULT REPORT

NAME :
 TEL :
 DATE : SEP.27.2017 13:39

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
4219	TX	001	2155638656	SEP.27	13:39	001	00h00min20s	ECM	OK

SHERIFF'S SALE COST SHEET

17-497

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</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>6.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>450.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1101.93</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1351.93</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20		\$ <u>19477.31</u>
WATER 20		\$ _____
TOTAL *****		\$ <u>19477.31</u>

SURCHARGE FEE (DSTE)		\$ <u>140.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 21501.24

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-497
No.: 2017-ED-84

Re: WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST
2001-B, ASSET-BACKED CERTIFICATES, SERIES 2001-B VS. NANETTE E. WOODRUFF
No.: 2017-CV-497, No.: 2017-ED-84

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 10/04/2017 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. AS TRUSTEE FOR	:	COLUMBIA COUNTY
OPTION ONE MORTGAGE LOAN TRUST 2001-B,	:	
ASSET-BACKED CERTIFICATES, SERIES 2001-B	:	COURT OF COMMON PLEAS
Plaintiff,	:	
	:	CIVIL DIVISION
v.	:	
	:	
NANETTE E. WOODRUFF	:	No.: <u>2017-CV-497</u>
Defendant(s)	:	No.: <u>2017-ED-84</u>

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".

SEP 07 2017

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.

Wells Fargo Bank, N.A. as Trustee for Option One	:	COURT OF COMMON PLEAS
Mortgage Loan Trust 2001-B, Asset-Backed Certificates,	:	
Series 2001-B	:	CIVIL DIVISION
PLAINTIFF	:	
V.	:	CASE NO. 2017-CV-497
	:	
NANETTE E. WOODRUFF	:	COLUMBIA COUNTY
DEFENDANT(S)	:	

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2001-B, ASSET-BACKED CERTIFICATES, SERIES 2001-B, 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 **151 FOUNDRYVILLE ROAD, BERWICK, PA 18603-5805**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
NANETTE E. WOODRUFF	151 FOUNDRYVILLE ROAD, BERWICK, PA 18603-5805

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
NANETTE E. WOODRUFF	151 FOUNDRYVILLE ROAD, BERWICK, PA 18603-5805

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)
ROBERT SPIELMAN, ESQUIRE	29 EAST MAIN STREET BLOOMSBURG, PA 17815
THE HOUSING AUTHORITY OF THE COUNTY OF COLUMBIA	700 SAW MILL ROAD BLOOMSBURG, PA 17815

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)

**BERWICK AREA JOINT SEWER
AUTHORITY**

**344 MARKET STREET
BERWICK, PA 18603**

**BERWICK AREA JOINT SEWER
AUTHORITY**

**1108 FREAS AVENUE
BERWICK, PA 18603**

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

**151 FOUNDRYVILLE ROAD
BERWICK PA, 18603**

**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: **SEP 07 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

**Name and
Address
Of Sender**



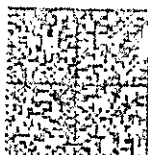
1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

AZK/CQS - 10/04/2017 SALE

U.S. POSTAGE & FITNEY BOWES
ZIP 19103 \$ 002.70
02 4M
0000338439 AUG 24 2017



Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	BERWICK AREA JOINT SEWER AUTHORITY 344 MARKET STREET BERWICK, PA 18603	\$0.48
2	****	BERWICK AREA JOINT SEWER AUTHORITY 1108 FREAS AVENUE BERWICK, PA 18603	\$0.48
		RE: NANETTE E. WOODRUFF (COLUMBIA) PH # 1000039/1026 Page 1 of 1 45 Day	\$0.96

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable on Express Mail document reconstruction piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Registered Mail document reconstruction piece subject to a limit of \$25,000 per occurrence. The maximum indemnity payable on Registered Mail document reconstruction piece subject to a limit of \$25,000 per occurrence.

Form 3877 Facsimile

Name and
Address
Of Sender

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

AZK/JKK - 10/04/2017 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 151 FOUNDRYVILLE ROAD BERWICK, PA 18603-5805	\$0.47	
2	****	ROBERT SPIELMAN, ESQUIRE 29 EAST MAIN STREET BLOOMSBURG, PA 17815	\$0.47	
3	****	THE HOUSING AUTHORITY OF THE COUNTY OF COLUMBIA 700 SAW MILL ROAD BLOOMSBURG, PA 17815	\$0.47	
4	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47	
5	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.47	
6	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.47	
7	****	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: NANETTE E. WOODRUFF (COLUMBIA) PH # 1000039/1021	\$3.29	
		Page 1 of 1 Writ Team		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	
			The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for 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



September 6, 2017

Timothy T. Chamberlain
Sheriff of Columbia County
Court House-P.O. BOX 380
Bloomsburg, Pa 17815

**WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE
MORTGAGE LOAN TRUST 2001-B, ASSET-BACKED CERTIFICATES,
SERIES 2001-B**

VS.

NANETTE E. WOODRUFF

NO: 2017-CV-497

Dear Timothy:

The amount due on the sewer account #200680 for the property located at 151 Foundryville Road, Berwick Pa through December 31, 2017 is \$19,477.31. This amount includes lien fees and court costs on this property.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
NANETTE E WOODRUFF (et al.)

Case Number
2017CV497

SHERIFF'S RETURN OF SERVICE

08/30/2017 11:45 AM - DEPUTY SCOTT MAYERNICK, 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 151 FOUNDRYVILLE ROAD, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

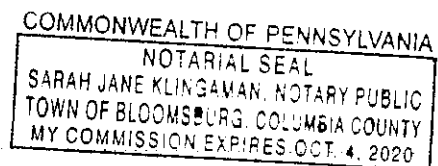

TIMOTHY T. CHAMBERLAIN, SHERIFF

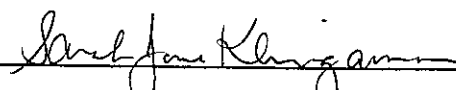
August 31, 2017

NOTARY

Affirmed and subscribed to before me this

31ST day of AUGUST, 2017





HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILA
ing County Suite Sheriff, Leesport, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
NANETTE E WOODRUFF (et al.)

Case Number
2017CV497

SHERIFF'S RETURN OF SERVICE

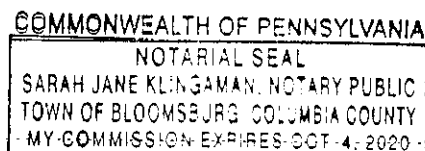
07/25/2017 08:10 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: NANETTE E WOODRUFF AT 151 FOUNDRYVILLE ROAD, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

July 26, 2017



NOTARY

Affirmed and subscribed to before me this

26TH day of JULY, 2017



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

© CountySuite Sheriff Telecourt, Inc

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
WOODRUFF, NANETTE E (et al.)

Case Number
2017CV497

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 151 FOUNDRYVILLE ROAD
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

8-30-17

Time:

11:45

Deputy:

3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

2017CV497

2017CV497

151 FOUNDRYVILLE ROAD, BERWICK, PA 18603

NO EXPIRATION

Wells Fargo Bank, N.A. as Trustee for Option One Mortgage
Loan Trust 2001-B, Asset-Backed Certificates, Series 2001-B

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
Plaintiff :
: NO.: 2017-CV-497
:
: 2017-ED-84
: COLUMBIA County
Defendant(s) :

vs.

Nanette E. Woodruff

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Nanette E. Woodruff
151 FOUNDRYVILLE ROAD
BERWICK, PA 18603-5805

****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 151 Foundryville Road, Berwick, PA 18603-5805 is scheduled to be sold at the Sheriff's Sale on Oct. 4th 2017 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 \$69,601.01 obtained by Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2001-B, Asset-Backed Certificates, Series 2001-B (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.

2017 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Briar Creek Township

Make Check Payable To:

The Berwick Area School District
Joan Rothery, Tax Collector
122 Twin Church Road
Berwick, PA 18603

Telephone: 570-759-2118

Taxes are due and payment is requested from:

016126 C07
WOODRUFF NANETTE E
C/O NANETTE E YUHAS
151 FOUNDRYVILLE RD
BERWICK, PA 18603-5805

Bill Date: 7/1/2017

Bill #: 1802

TAXPAYER COPY

Parcel #: 07 03B03600000

Prop. Type

Property Location and Description:

151 FOUNDRYVILLE RD
1.190

Assessment:

L= 5,635
B= 17,262
T= 22,897

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2300	989.84
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2017	2% Discounted Amount	970.04
If Paid By 10/31/2017	FACE Amount	989.84
If Paid After 10/31/2017	10% Penalty Amount	1,088.82

Last Day to Pay: 12/31/2017
For a receipt, return the entire bill with payment
and a self-addressed stamped envelope.

Office Hours:
July and August - Tuesday and Thursday from 6 - 8pm
July and August - Wednesday from 1 - 4pm and 6 - 8pm
September thru December - Wednesday hours only

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Sue Moran
Legal Assistant, Ext. 1253

Representing Lenders in
Pennsylvania and New Jersey

August 14, 2017

Office of the **Sheriff**
COLUMBIA County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Sue Moran
Enclosure

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
WOODRUFF, NANETTE E (et al.)

Case Number
2017CV497

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 84

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: HOUSING AUTHORITY OF COLUMBIA COU

Primary Address: 700 SAWMILL ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Jody JOHNSON

Relation: OFFICE MANAGER

Date: 7/27/17 Time: 0854

Deputy: 4 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

HOUSING AUTHORITY OF

2017CV497

700 SAWMILL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
WOODRUFF, NANETTE E

Case Number
2017CV497

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 84

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: NANETTE E WOODRUFF

Primary Address: 151 FOUNDRYVILLE ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation: Homeowner

Date: 7-25-17

Time: 20:10

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:	7-18-17					
Time:	14:45					
Mileage:						
Deputy:	3					

Service Attempt Notes:

1. 41C
- 2.
- 3.
- 4.
- 5.
- 6.

WOODRUFF, NANETTE E

2017CV497

151 FOUNDRYVILLE ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
WOODRUFF, NANETTE E (et al.)

Case Number
2017CV497

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 84

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 151 FOUNDRYVILLE 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 LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. Homeowner Occupied
- 2.
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2017CV497

151 FOUNDRYVILLE ROAD, BERWICK, PA 18603

NO EXPIRATION

Wells Fargo Bank, N.A. as Trustee for Option One Mortgage
Loan Trust 2001-B, Asset-Backed Certificates, Series 2001-B

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
Plaintiff :
: NO.: 2017-CV-497
:
: 2017-ED-84
: COLUMBIA County
Defendant(s) :

vs.

Nanette E. Woodruff

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Nanette E. Woodruff
151 FOUNDRYVILLE ROAD
BERWICK, PA 18603-5805

****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 151 Foundryville Road, Berwick, PA 18603-5805 is scheduled to be sold at the Sheriff's Sale on Oct. 4th 2017 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 \$69,601.01 obtained by Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2001-B, Asset-Backed Certificates, Series 2001-B (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.

2017 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Briar Creek Township

Make Check Payable To:

The Berwick Area School District
Joan Rothery, Tax Collector
122 Twin Church Road
Berwick, PA 18603

Telephone: 570-759-2118

Taxes are due and payment is requested from:

016626 CD7
WOODRUFF NANETTE E
C/O NANETTE E YUHAS
151 FOUNDRYVILLE RD
BERWICK, PA 18603-5805

Bill Date: 7/1/2017

Bill #: 1802

TAXPAYER COPY

Parcel #: 07 03B03600000

Prop. Type

Property Location and Description:

151 FOUNDRYVILLE RD
1.190

Assessment:

L= 5,635
B= 17,262
T= 22,897

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2300	989.84
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2017	2% Discounted Amount	970.04
If Paid By 10/31/2017	FACE Amount	989.84
If Paid After 10/31/2017	10% Penalty Amount	1,088.82

Last Day to Pay: 12/31/2017

For a receipt, return the entire bill with payment
and a self-addressed stamped envelope.

Office Hours:

July and August - Tuesday and Thursday from 8 - 8pm
July and August - Wednesday from 1 - 4pm and 6 - 8pm
September thru December - Wednesday hours only

**JOAN ROTHERY
TAX COLLECTOR
BRIAR CREEK TOWNSHIP**

**122 TWIN CHURCH ROAD
BERWICK, PA 18603**

(570) 759-2118

~~**(570) 759-1481 FAX**~~

TO: Sheriff's Office

FAX: 389-5625

PAGES: 3 (INC. COVER)

DATE: _____

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

REAL ESTATE TAX CERTIFICATION

Date: 07/18/2017

Fee: \$5.00

Cert. NO: 27758

WOODRUFF NANETTE E
C/O NANETTE E YUHAS
151 FOUNDRYVILLE RD
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 20010 -3690
Location: 151 FOUNDRYVILLE RD
Parcel Id:07 -03B-036-00,000

Assessment: 22,897
Balances as of 07/18/2017

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
WOODRUFF, NANETTE E

Case Number
2017CV497

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 84

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 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: 7-18-17

Time: 14:55

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

ROTHERY, JOAN M.

2017CV497

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
vs.
WOODRUFF, NANETTE E

Case Number
2017CV497

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 84

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

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: CELL

Date: 7/17/17

Time: 0927

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2017CV497 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 07/17/17

Account:

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

SHERIFF	Ad ID:	1111361
	Description:	WOODRUFF SPIELMAN
	Run Dates:	09/13/17 to 09/27/17
	Class:	2
	Agate Lines:	201
	Blind Box:	

Total Ad Cost		\$1,101.93		
Amount Paid		\$0.00		
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	09/13/17	09/27/17	3	\$1,101.93

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV497

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, OCTOBER 04, 2017
AT 9:00 O'CLOCK A.M.

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

ALL that certain lot or piece of ground, situate on the westerly side of Old Turnpike Road, now State Highway, leading from Foundryville to Jonestown, in the Village of Foundryville, Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at an iron post, corner of land now or late of William Bower; thence along said Turnpike Road or State Highway north 26 degrees 45 minutes west 161 feet to an iron post; thence along other land now or late of Home Owners Loan Corporation south 69 degrees 15 minutes west 341 1/2 feet to an iron post; thence along line of land now or late of John Klinerob south 40 degrees 30 minutes east 169 feet to a fence post; thence along land now or late of William Bower north 69 degrees 15 minutes east 301.9 feet to an iron post, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN NANETTE E. WOODRUFF, by Deed from CAROL SHERMAN AND LARRY SHERMAN, HER HUSBAND, DONNA ALBERTSON AND BYRON M. ALBERTSON, HER HUSBAND, AND JAMES DRUMHELLER AND DONNA R. DRUMHELLER, HIS WIFE, Dated 04/19/2007, Recorded 04/27/2001, Instrument No. 200103690.

Tax Parcel: 07 03B-036

Premises Being: 151 Foundryville Road, Berwick, PA 18603-5805

PROPERTY ADDRESS: 151 FOUNDRYVILLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03B-036

Seized and taken into execution to be sold as the property of NANETTE E WOODRUFF, ROBERT SPIELMAN, ESQ. in suit of WELLS FARGO.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
PHELAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV497

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, OCTOBER 04, 2017
AT 9:00 O'CLOCK A.M.

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

ALL that certain lot or piece of ground, situate on the westerly side of Old Turnpike Road, now State Highway, leading from Foundryville to Jonestown, in the Village of Foundryville, Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron post, corner of land now or late of William Bower; thence along said Turnpike Road or State Highway north 26 degrees 45 minutes west 161 feet to an iron post; thence along other land now or late of Home Owners Loan Corporation south 69 degrees 15 minutes west 341 1/2 feet to an iron post; thence along line of land now or late of John Klinerob south 40 degrees 30 minutes east 169 feet to a fence post; thence along land now or late of William Bower north 69 degrees 15 minutes east 301.9 feet to an iron post, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN NANETTE E. WOODRUFF, by Deed from CAROL SHERMAN AND LARRY SHERMAN, HER HUSBAND, DONNA ALBERTSON AND BYRON M. ALBERTSON, HER HUSBAND, AND JAMES DRUMHELLER AND DONNA R. DRUMHELLER, HIS WIFE, Dated 04/19/2007, Recorded 04/27/2001, Instrument No. 200103690.

Tax Parcel: 07 03B-036

Premises Being: 151 Foundryville Road, Berwick, PA 18603-5805

PROPERTY ADDRESS: 151 FOUNDRYVILLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03B-036

Seized and taken into execution to be sold as the property of NANETTE E WOODRUFF, ROBERT SPIELMAN, ESQ in suit of WELLS FARGO.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
PHELAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
WOODRUFF, NANETTE E

Case Number
2017CV497

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

84

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

ELIZABETH WHITENIGHT

Relation:

CLERK

Date:

7/17/17

Time:

0921

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV497

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
vs.
WOODRUFF, NANETTE E (et al.)

Case Number
2017CV497

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 84

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ROBERT SPIELMAN, ESQ

Primary Address: 29 EAST MAIN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Carol Quirk

Relation: ~~Relationship~~ Daughter

Date: 7/17/17

Time: 0817

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

SPIELMAN ESQ, ROBERT

2017CV497

29 EAST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

Wells Fargo Bank, N.A. as Trustee for Option One
Mortgage Loan Trust 2001-B, Asset-Backed Certificates,
Series 2001-B
PLAINTIFF

V.

NANETTE E. WOODRUFF
DEFENDANT(S)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: CASE NO. 2017-CV-497
:
: 2017-ED-84
:
: COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2001-B, ASSET-BACKED CERTIFICATES, SERIES 2001-B, 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 151 FOUNDRYVILLE ROAD, BERWICK, PA 18603-5805.

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

NANETTE E. WOODRUFF

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

151 FOUNDRYVILLE ROAD,
BERWICK, PA 18603-5805
2. Name and address of Defendant(s) in the judgment:
Name

NANETTE E. WOODRUFF

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

151 FOUNDRYVILLE ROAD,
BERWICK, PA 18603-5805
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name

NONE.

Address (if address cannot be reasonably ascertained, please indicate)
4. Name and address of last recorded holder of every mortgage of record:
Name

THE HOUSING AUTHORITY OF THE
COUNTY OF COLUMBIA C/O ROBERT
SPIELMAN, ESQUIRE

THE HOUSING AUTHORITY OF THE
COUNTY OF COLUMBIA

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

29 EAST MAIN STREET
BLOOMSBURG, PA 17815

700 SAW MILL ROAD
BLOOMSBURG, PA 17815
5. Name and address of every other person who has any record lien on the property:
Name

NONE.

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

County File Copy
Please Return

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2017 JUL 13 P 12:15

FILED
NOTARIAL

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

151 FOUNDRYVILLE ROAD
BERWICK PA, 18603

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

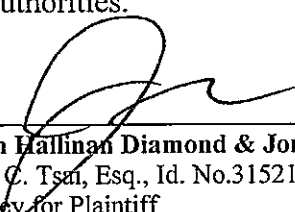
U.S. DEPARTMENT OF JUSTICE
U.S. ATTORNEY FOR THE MIDDLE
DISTRICT OF PA
FEDERAL BUILDING

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: JUL 11 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

07-03B-036

Brian Ck Twp.

REAL ESTATE OUTLINE

ED # 2017 ED 84

DATE RECEIVED 7-13-2017
DOCKET AND INDEX 2017 CV 497

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> </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> </u>	<u>X</u>	CK# <u>001675259</u>

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

SALE DATE Oct. 4th TIME 9:00 Am
POSTING DATE
ADV. DATES FOR NEWSPAPER 1ST WEEK
2ND WEEK
3RD WEEK

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. as Trustee for Option One Mortgage Loan
Trust 2001-B, Asset-Backed Certificates, Series 2001-B**
Plaintiff

v.

Nanette E. Woodruff
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2017-CV-497**
:
: **2017-ED-84**
:
: **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

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2017-CV-497**

Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2001-B, Asset-Backed Certificates, Series 2001-B

v.

Nanette E. Woodruff

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

151 Foundryville Road, Berwick, PA 18603-5805

Parcel No. 07, 03B-036

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$69,601.01**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL that certain lot or piece of ground, situate on the westerly side of Old Turnpike Road, now State Highway, leading from Foundryville to Jonestown, in the Village of Foundryville, Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron post, corner of land now or Late of William Bower; thence along said Turnpike Road or State Highway north 26 degrees 45 minutes west 161 feet to an iron post; thence along other land now or late of Home Owners Loan Corporation south 69 degrees 15 minutes west 341 ½ feet to an iron post; thence along line of land now or late of John Klinerob south 40 degrees 30 minutes east 169 feet to a fence post; thence along land now or late of William Bower north 69 degrees 15 minutes east 301.9 feet to an iron post, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN NANETTE E. WOODRUFF, by Deed from CAROL SHERMAN AND LARRY SHERMAN, HER HUSBAND, DONNA ALBERTSON AND BYRON M. ALBERTSON, HER HUSBAND, AND JAMES DRUMHELLER AND DONNA R. DRUMHELLER, HIS WIFE, Dated 04/19/2007, Recorded 04/27/2001, Instrument No. 200103690.

Tax Parcel: 07 03B-036

Premises Being: 151 Foundryville Road, Berwick, PA 18603-5805

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. as Trustee for Option One Mortgage Loan Trust 2001-B, Asset-Backed Certificates, Series 2001-B

No.: 2017-CV-497

Defendant
Nanette E. Woodruff

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)
151 Foundryville Road, Berwick, PA 18603-5805

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
JUL 11 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 _____	

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



71901140006000108888

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

84

Document Receipt

Trans #	11031	Carrier / service:	USPS Server	First-Class Mail®	7/14/2017 12:00:00 AM
Ship to:					
INTERNAL REVENUESERVICE					
1000 LIBERTY AVENUE ROOM 704			Tracking #:	71901140006000108901	
			Doc Ref #:	2017ED84	
			Postage	5.2600	
PITTSBURGH PA 15222					

Document Receipt

Trans #	11027	Carrier / service:	USPS Server	First-Class Mail®	7/14/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000108864

Doc Ref #: 2017ED84

Postage 5.2600

HARRISBURG PA 17128

Document Receipt				
Trans #	11030	Carrier / service:	USPS Server	First-Class Mail®
7/14/2017 12:00:00 AM				
Ship to:				
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE		
600 ARCH STREET ROOM 3259		Tracking #:	71901140006000108895	
		Doc Ref #:	2017ED84	
		Postage	5.2600	
PHILADELPHIA	PA	19106		

Document Receipt

Trans #	11028	Carrier / service:	USPS Server	First-Class Mail®	7/14/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000108871

Doc Ref #: 2017ED84

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans #	11029	Carrier / service:	USPS Server	First-Class Mail®	7/14/2017 12:00:00 AM
Ship to:					
PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION			
900 MARKET STREET		Tracking #:	71901140006000108888		
		Doc Ref #:	2017ED84		
		Postage	5.2600		
PHILADELPHIA PA 19107-4214					

Document Receipt					
Trans #	11029	Carrier / service:	USPS Server	First-Class Mail®	7/14/2017 12:00:00 AM
Ship to:					
PHILADELPHIA DISTRICT OFFICE			US SMALL BUSINESS ADMINISTRATION		
900 MARKET STREET			Tracking #:	71901140006000108888	
			Doc Ref #:	2017ED84	
			Postage	5.2600	
PHILADELPHIA	PA	19107-4214			

Document Receipt					
Trans #	11030	Carrier / service:	USPS Server	First-Class Mail®	7/14/2017 12:00:00 AM
Ship to:					
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE			
600 ARCH STREET ROOM 3259		Tracking #:	71901140006000108895		
		Doc Ref #:	2017ED84		
		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

001675259

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

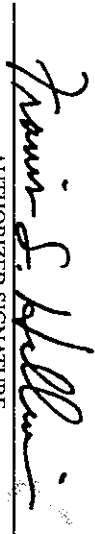
DATE
6/30/2017

AMOUNT
****\$1,350.00

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

AMK [1000039] 151 FOUNDRYVILLE ROAD (2017-CV-497)

AUTHORIZED SIGNATURE



⑈001675259⑈ ⑆036001808⑆ 361508666⑈