

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 228061	Invoice Date: 03/11/2019 11:33:39 AM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201901652	BENTON TOWNSHIP
	Grantor - KESSLANDER, JOHN R		03/11/19 11:33:40 AM	
	Grantee - WELLS FARGO BANK			
	Consideration - \$2,701.73			
	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: 8484 - SHERIFF	\$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 BANK NA VS JOHN KESSLANDER

NO. 116-2018 ED

NO. 485-2018 JD

DATE/TIME OF SALE: JANUARY 30, 2019 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2648,75

POUNDAGE - 2% OF BID \$ 52,98

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2701,73

PURCHASER(S): 

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 2701,73

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1351,73

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO BANK N.A

vs.

Defendant
JOHN KESSLANDER

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, January 30, 2019

Writ of Execution No. : 2018CV485

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1163 UPPER RAVEN CREEK 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	\$108.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,380.00
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	\$345.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$11.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$240.00
Total Sheriff Costs	\$2,577.00

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: **\$2,648.75**

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

Post Sale Department, Ext. 1209

January 30, 2019

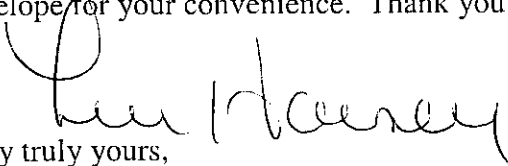
Office of the Sheriff
COLUMBIA County Courthouse
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: JOHN R. KESSLANDER A/K/A JOHN R. WALLANDER
1163 UPPER RAVEN CREEK ROAD, BENTON, PA 17814-7759
2018-CV-485

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. S/B/M TO WACHOVIA MORTGAGE FSB**, 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,

For Phelan Hallinan Diamond & Jones, LLP

PH # 1019554

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

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 ZIP Code PA 19103

B. TRANSFER DATA

Date of Acceptance of Document 2/1/19			
Grantor(s)/Lessor(s) Timothy Chamberlain	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA MORTGAGE FSB	Telephone Number: (704) 329-3200
Mailing Address PO Box 380, W. Main Street		Mailing Address 3476 STATEVIEW BOULEVARD	
City Bloomsburg	State ZIP Code PA 17815	City FORT MILL	State ZIP Code SC 29715

C. REAL ESTATE LOCATION

Street Address 1163 UPPER RAVEN CREEK ROAD, BENTON, PA 17814-7759		City, Township, Borough TOWNSHIP OF BENTON	
County COLUMBIA	School District Benton Area School District	Tax Parcel Number 03-08-003-02.000	

D. VALUATION DATA

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

1. Actual Cash Consideration \$ 2,648.75 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$ 2,648.75
4. County Assessed Value \$ 24,453.00	5. Common Level Ratio Factor X 3.88	6. Computed Value = \$94,877.64

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

1a. Amount of Exemption Claimed = \$94,877.64	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	--	--

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession _____ (Name of Decedent) Estate File Number _____
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
(If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default.
(Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☐ *Other (Please explain exemption claimed, if other than listed above.)

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

LILY HAINES

Date

2/1/19

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

18-485

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>345.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>168.00</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>11.50</u>	
NOTARY	\$ <u>18.00</u>	
TOTAL *****		\$ <u>692.60</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1380.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1630.00</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0</u>

SURCHARGE FEE (DSTE)	\$ <u>240.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 2648.75

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

REAL ESTATE TAX CERTIFICATION

Date: 01/25/2019

Fee: \$5.00

Cert. NO: 33573

KESSLANDER PAUL H & JOHN R
1163 UPPER RAVEN CREEK ROAD
BENTON PA 17814

District: BENTON TWP
Deed: 20160 -2115
Location: 1163 UPPER RAVEN CREEK
Parcel Id:03 -08 -003-02,000

Assessment: 24,453
Balances as of 01/25/2019

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

By: **COLUMBIA COUNTY SHERIFF**

Per: _____

116

Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103
215-563-7000
Main Fax 215-568-7616

Susan P. Moran
Legal Assistant

Representing Lenders in
Pennsylvania

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE

Re: WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA MORTGAGE FSB
v. JOHN R. KESSLANDER A/K/A JOHN R. WALLANDER
No.: 2018-CV-485

Dear Sir/Madam:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office.

Thank you for your cooperation.

Sincerely,

Susan P. Moran
cc: Prothonotary of COLUMBIA COUNTY

PHELAN HALLINAN DIAMOND & JONES, LLP
Abigail Brunner, Esq., Id. No.319034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Abigail.Brunner@phelanhallinan.com
215-563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A. S/B/M TO
WACHOVIA MORTGAGE FSB

COURT OF COMMON PLEAS

CIVIL DIVISION

Plaintiff

TERM

v.

No.: 2018-CV-485

No.: 2018-ED-116

JOHN R. KESSLANDER A/K/A JOHN R.
WALLANDER

COLUMBIA COUNTY

Defendant

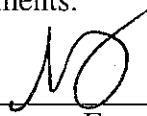
CERTIFICATE OF COMPLIANCE

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

JAN 07 2019

Date

By:


Abigail Brunner, Esq., Id. No.319034
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney for Plaintiff

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000

WELLS FARGO BANK, N.A. S/B/M TO
WACHOVIA MORTGAGE FSB

Plaintiff

v.

JOHN R. KESSLANDER A/K/A JOHN R.
WALLANDER

Defendant

:
:
:
:
:
:
:
:

COLUMBIA COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2018-CV-485

**AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE
PURSUANT TO Pa.R.C.P. 430**

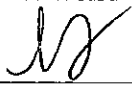
I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter were served as follows:

- a. on JOHN R. KESSLANDER in accordance with Court Order dated December 13, 2018 by certified mail, return receipt requested, on December 28, 2018 and first class mail on December 27, 2018. The property was posted on December 27, 2018;

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. §4904 relating to the unsworn falsification to authorities.

DATE: JAN 07 2019

Phelan Hallinan Diamond & Jones, LLP

By: 
Abigail Brunner, Esq., Id. No.319034
Attorney for Plaintiff

Attorney for Plaintiff
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2018-CV-485

I hereby certify that true and correct copies of Plaintiff's Affidavit of Service of Notice of Sale and Certification of Compliance were served by regular mail on the person(s) on the date listed below:

JOHN R. KESSLANDER
218 S WELLES ST APT 3
WILKES BARRE, PA 18702-5005

JOHN R. KESSLANDER
211 E SOUTH ST APT 3
WILKES BARRE, PA 18702-5849

Date: JAN 07 2019

JOHN R. KESSLANDER
1163 UPPER RAVEN CREEK ROAD
BENTON, PA 17814-7759

Abigail Brunner, Esq., Id. No.319034
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A. S/B/M TO
WACHOVIA MORTGAGE FSB

Plaintiff

v.

JOHN R. KESSLANDER
A/K/A JOHN R. WALLANDER

Defendant

CIVIL DIVISION

NO. 2018-CV-485

ORDER

AND NOW, this 13 day of December, 2018, after

consideration of Plaintiff's Motion for Service of Notice of Sale Pursuant to Special Order of Court, it is hereby:

ORDERED that pursuant to Pa. R.C.P. 430(a), service of the Notice of Sale is permitted on Defendant JOHN R. KESSLANDER, A/K/A JOHN R. WALLANDER by:

✓

REGULAR MAIL at 218 S WELLES ST APT 3, WILKES
BARRE, PA 18702-5005 and 1163 UPPER RAVEN CREEK
ROAD, BENTON, PA 17814-7759
Service by mail is complete upon the date of mailing

✓

CERTIFIED MAIL at 218 S WELLES ST APT 3, WILKES
BARRE, PA 18702-5005 and 1163 UPPER RAVEN CREEK
ROAD, BENTON, PA 17814-7759
Service by mail is complete upon the date of mailing

✓

POSTING 1163 UPPER RAVEN CREEK ROAD, BENTON, PA
17814-7759

BY THE COURT:

Is Thomas A Jones Jr.

PH # 1019554

CC PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103

PH # 1019554

Certificate of Mailing - Firm

[illegible]

AFFIDAVIT OF SERVICE

PLAINTIFF
WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA MORTGAGE
FSB

COLUMBIA COUNTY

PH # 1019554

DEFENDANT
JOHN R. KESSLANDER A/K/A JOHN R. WALLANDER

SERVICE TEAM/ spl
COURT NO.: 2018-CV-485

SERVE JOHN R. KESSLANDER A/K/A JOHN R. WALLANDER
AT:
1163 UPPER RAVEN CREEK ROAD
BENTON, PA 17814-7759

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: January 30, 2019

****PLEASE RUSH POSTING & POST PROPERTY BY 12/30/18*****

SERVED

OEC Served and made known to JOHN R. KESSLANDER A/K/A JOHN R. WALLANDER, Defendant on the 27TH day of DEC, 20 18 at 12:40 o'clock P. M., at 1163 UPPER RAVEN CRK in the manner described below:

- ☐ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s).
Relationship is _____
☐ Adult in charge of Defendant's residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant's office or usual place of business.
_____ an officer of said Defendant's company.

XX Other: POSTED THE PROPERTY

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

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

DATE: 12-27-18

NAME: John Neubauer
PRINTED NAME: JOHN NEUBAUER
TITLE: PROCESS SERVER

NOT SERVED

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

- ☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)
☐ No Answer on _____ at _____; _____ at _____; _____ at _____
☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown
☐ Cluster Mail Box ☐ Can't Gain Access

Comments: _____

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

BY: _____

PRINTED NAME: _____

Date: 12-27-2018

PH - 1019554

John R. Kessler

A/K/A John R. Wallander

Process Server Check List

If Service is Made: Spouses Names if Applicable

Wife: _____

Husband: _____

Divorced: Yes () No ()

No Service Made:

1. Vacant: Yes (X) No ()

2. Is there a name on the mailbox? Is it the defendants?
No mailbox.

3. Neighbor Contact: Yes (X) No ()

Left Side: _____

Right Side: _____

4. For Sale Sign: Yes () No (X)

Realtor Name: _____

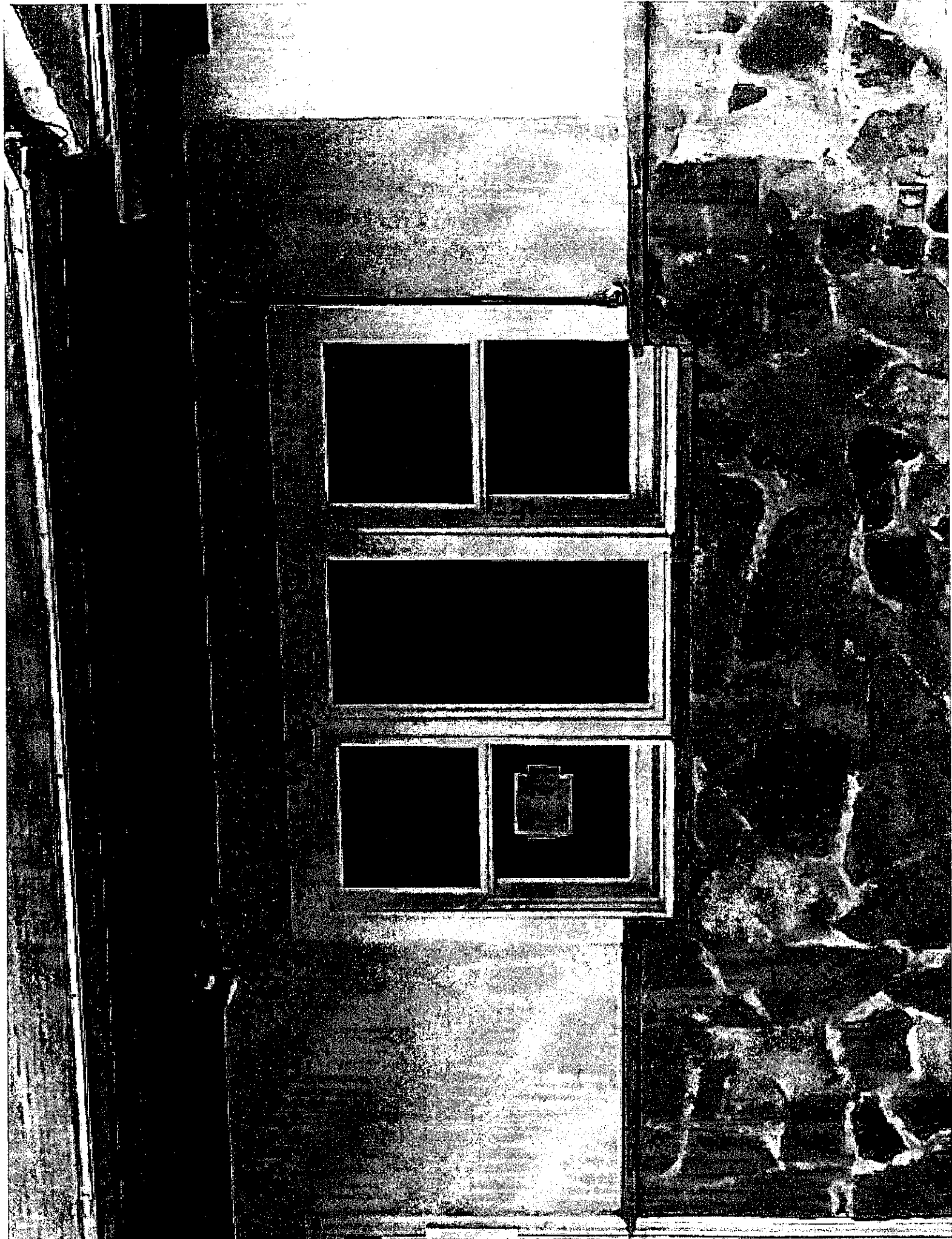
Company Name: _____

Phone Number: _____

5. Car in the Drive Way Yes () No (X)

Plate Number: _____

This property is a 1000 SF Ranch Type home with a 2-car attached garage. The home appears to have been abandoned for the past year and both of the garage doors have been replaced with new plywood. The lot is large and is overgrown with weeds and dead grass. The home has been marked vacant and abandoned by code enforcement and has been freeze protected. I posted the property as requested.



USPS CERTIFIED MAIL™



9214 8969 0096 4001 0906 58

KESSLANDER, JOHN R.
218 S WELLES ST APT 3
WILKES BARRE, PA 18702-5005

--fold here (regular)

-- fold here (6x9) PH# 1019554 / LAS

--fold here (regular)

12/26/2018

USPS CERTIFIED MAIL™



9214 8969 0096 4001 0906 65

KESSLANDER, JOHN R.
1163 UPPER RAVEN CREEK ROAD
BENTON, PA 17814-7759

--fold here (regular)

-- fold here (6x9) PH# 1019554 / LAS

--fold here (regular)

12/26/2018

Track Another Package +

Tracking Number: 9214896900964001090658Remove X

Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

In-Transit

January 1, 2019
In Transit to Next Facility

Get Updates ✓

Feedback

- Text & Email Updates

▼
- Return Receipt Electronic

▼
- Tracking History

▲

January 1, 2019
In Transit to Next Facility
Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

December 28, 2018, 11:16 pm
Arrived at USPS Regional Facility
PHILADELPHIA PA DISTRIBUTION CENTER

December 28, 2018, 10:01 pm
Accepted at USPS Origin Facility
PHILADELPHIA, PA 19103

December 26, 2018
Pre-Shipment Info Sent to USPS, USPS Awaiting Item

Product Information



See Less 

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

Feedback

The easiest tracking number is the one you don't have to know.

With Informed Delivery®, you never have to type in another tracking number. Sign up to:

- See images* of incoming mail.
- Automatically track the packages you're expecting.
- Set up email and text alerts so you don't need to enter tracking numbers.
- Enter USPS Delivery Instructions™ for your mail carrier.

Sign Up

(https://reg.usps.com/entreg/RegistrationAction_input?

*NOTE: Black and white (grayscale) images show the outside, front of letter-sized envelopes and mailpieces that are processed through USPS automated equipment.

Feedback

Track Another Package +

Tracking Number: 9214896900964001090665

Remove X

Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

In-Transit

January 1, 2019
In Transit to Next Facility

Get Updates ▼

Feedback

Text & Email Updates



Return Receipt Electronic



Tracking History



January 1, 2019

In Transit to Next Facility

Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

December 30, 2018, 3:50 am

Arrived at USPS Regional Destination Facility
LANCASTER PA DISTRIBUTION CENTER

December 28, 2018, 11:16 pm
Arrived at USPS Regional Facility
PHILADELPHIA PA DISTRIBUTION CENTER

December 28, 2018, 10:01 pm
Accepted at USPS Origin Facility
PHILADELPHIA, PA 19103

December 26, 2018
Pre-Shipment Info Sent to USPS, USPS Awaiting Item

Product Information



See Less

Feedback

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

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 January 9, 16, 23, 2019 and 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 23rd day of January 2019.....

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

Commonwealth of Pennsylvania - Notary Seal
Karen M. Beach, Notary Public
Columbia County
My commission expires May 13, 2022
Commission number 1283596
Member, Pennsylvania Association of Notaries

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
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. S/B/M TO
WACHOVIA MORTGAGE FSB

COURT OF COMMON PLEAS

CIVIL DIVISION

Plaintiff

TERM

v.

JOHN R. KESSLANDER A/K/A JOHN R.
WALLANDER

No.: 2018-CV-485

No.: 2018-ED-116

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.

DEC 19 2018

Date

By: _____

Peter Wapner, Esquire
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

Patricia Bell
Legal Assistant

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

Re: WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA MORTGAGE FSB VS. JOHN
R. KESSLANDER A/K/A JOHN R. WALLANDER, COLUMBIA COUNTY, NO.:
2018-CV-485, NO.: 2018-ED-116

Dear Sir/Madam:

Enclosed for filing please find an Affidavit of Service Pursuant to Rule 3129.2 and a Certificate of Compliance. 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 01/30/2019 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,

Patricia Bell, Legal Assistant

cc: Sheriff of COLUMBIA County

PH # 1019554

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

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A. S/B/M TO
WACHOVIA MORTGAGE FSB
Plaintiff,

v.

JOHN R. KESSLANDER A/K/A JOHN R.
WALLANDER
Defendant(s)

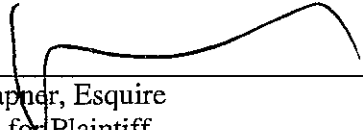
:
:
: CIVIL DIVISION
:
:
: No.: 2018-CV-485
: No.: 2018-ED-116
:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

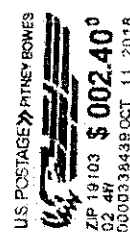
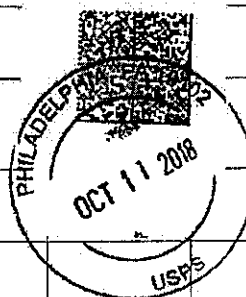
COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

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

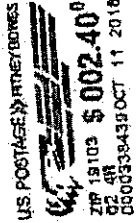
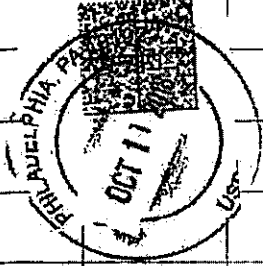
Date: DEC 19 2018


Peter Wapner, Esquire
Attorney for Plaintiff

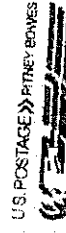
Certificate of Mailing - Firm

Name and Address of Sender Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103	TOTAL NO. of Pieces Listed by Sender <div align="center">6</div>	TOTAL NO. of Pieces Received at Post Office TM 	Affix Stamp Here <i>Postmark with Date of Receipt.</i>			
Postmaster, per (name of receiving employee) 		 				
USPS® Tracking Number Firm-specific Identifier						
	Address (Name, Street, City, State, and ZIP Code TM)		Postage	Fee	Parcel Airlift	
1.	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG PA 17815		\$0.47			
2.	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES P.O. Box 2675 P.O. BOX 380 Harrisburg PA 17105		\$0.47			
3.	INTERNAL REVENUE SERVICE ADVISORY 1000 Liberty Avenue Room 704 P.O. BOX 380 Pittsburgh PA 15223		\$0.47			
4.	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			
5.	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION 6th Floor, Strawberry Square Dept. #280601 Harrisburg PA 17128		\$0.47			
6.	DEPARTMENT OF HUMAN SERVICES TPL CASUALTY UNIT ESTATE RECOVERY PROGRAM P.O. Box 8486 Willow Oak Building Harrisburg PA 17105-8486		\$0.47			

Certificate of Mailing – Firm

Name and Address of Sender Photon Haliman Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 PH # 101554 / RE: JOHN R. KISSIA ANDER AKA JOHN R. WALLANDER (COLUMBIA) / RMS - 01/30/2019 SALE / 1021 / With Team	TOTAL NO. of Pieces Listed by Sender <p align="center">6</p>	TOTAL NO. of Pieces Received at Post Office™ 	Affix Stamp Here <i>Postmark with Date of Receipt.</i> <div style="text-align: right;">   </div>		
Postmaster, per (name of receiving employee) 					
USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Pt	Parcel Affili
1.	TENANT/OCCUPANT 1163 UPPER RAVEN CREEK ROAD BENTON PA 17814-7759		\$0.47		
2.	CITRUS ENERGY, ATTN: JANE KELLEY 5601 DEMOCRACY DRIVE PLANO TX 75024		\$0.47		
3.	CITRUS ENERGY CORPORATION 399 PERRY STREET, SUITE 203 CASTLE ROCK CO 80104		\$0.47		
4.	FBO EX CITRUS ENERGY ATTN: TERRY WESTLAKE 2600 NETWORK BOULEVARD, SUITE 400 FRISCO TX 75034		\$0.47		
5.	HAT CREEK ENERGY, LLC 1375 CHERRY CREEK NORTH DRIVE DENVER CO 80209		\$0.47		
6.	JOHN C. KRUEGER C/O 350-C MAYFIELD ROAD CLARION PA 16214		\$0.47		

Certificate of Mailing – Firm

Name and Address of Sender Phelan Hallinan Diamond & Jones, L.L.P. 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103	TOTAL NO. of Pieces Listed by Sender <p align="center">6</p>	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i>		
Postmaster, per (name of receiving employee)		<div style="text-align: right;">  <p style="writing-mode: vertical-rl; transform: rotate(180deg);"> U.S. POSTAGE >>> PITNEY BOWES ZIP 19103 02 4M 0000336439 OCT 11 2018 </p> </div>			
PH # 010534 / RE: JOHN R. KESSLANDER A/K/A JOHN R. WATSON (COLUMBIA) / RMS - 01/30/2019 SALE / 1021 / Writ Team					
USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Per	Parcel Airtel	
1.	JOHN C. KRUEGER 1930 E ROYAL LANE, SUITE 113 DALLAS TX 75230	\$0.47			
2.	LIRAH RESOURCES LTD 701 EAST SECOND AVENUE NIXON TX 78140	\$0.47			
3.	RAEGAYLE, LLC 61 MCMURRAY ROAD PITTSBURGH PA 15241	\$0.47			
4.	WILLIAM D. BARBER 2189 BROKEN BEND LANE PRISCO TX 75034	\$0.47			
5.	WILLIAMS PRODUCTION APPALACHIA, LLC ONE WILLIAMS CENTER, SUITE 2600 TULSA OK 74172	\$0.47			
6.	WILLIAMS PRODUCTION APPALACHIA, LLC ATTENTION: CYNTHIA MARINETTE ONE WILLIAMS CENTER, MD 26-7 TULSA OK 74172-0140	\$0.47			

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK N.A
vs.
JOHN KESSLANDER

Case Number
2018CV485

SHERIFF'S RETURN OF SERVICE

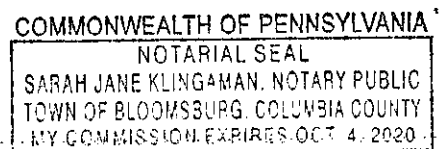
12/14/2018 04:30 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1163 UPPER RAVEN CREEK ROAD, BENTON, PA 17814.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


December 17, 2018



NOTARY

Affirmed and subscribed to before me this

17TH day of DECEMBER, 2018



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK N.A
vs.
KESSLANDER, JOHN

Case Number
2018CV485

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1163 UPPER RAVEN CREEK ROAD
BENTON, PA 17814

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12/14

Time:

4:30p

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. _____

(POSTING) 2018CV485 1163 UPPER RAVEN CREEK 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.
KESSLANDER, JOHN

Case Number
2018CV485

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	114
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	1163 UPPER RAVEN CREEK 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:	10-18-18
Time:	1412
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. _____

OCCUPANT

2018CV485

1163 UPPER RAVEN CREEK 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.
KESSLANDER, JOHN

Case Number
2018CV485

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	114
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	JOHN KESSLANDER
Primary Address:	1163 UPPER RAVEN CREEK ROAD BENTON, PA 17814
Phone:	DOB: 01/31/1949
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
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. _____

Vacant

KESSLANDER, JOHN 2018CV485 1163 UPPER RAVEN CREEK ROAD, BENTON, PA 17814 NO EXPIRATION

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

Wells Fargo Bank, N.A. s/b/m to Wachovia Mortgage FSB

v.

John R. Kessler a/k/a John R. Wallander

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2018-CV-485

2018-ED-116

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: 1163 Upper Raven Creek Road, Benton, PA 17814-7759
(See Legal Description attached)

Amount Due

\$72,178.52

Interest from 10/02/2018 at \$11.86 per diem

\$ _____

Costs to be added

\$ _____

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

Dated 10/11/2018
(SEAL)

PH # 1019554

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner situate along the Westerly right-of-way line of State Highway Legislative Route 19072, said point being in line of other lands now or late of George and Frances Pavalonis; THENCE along the lands now or late of Pavalonis, North 26 degrees 40 minutes West 184 feet to an iron pin corner; THENCE continuing by the same, North 69 degrees 50 minutes West, 183 feet to an inch wild cherry situate along the Easterly right-of-way line of Township Public Route No. 804; THENCE along Township Public Route No. 804, North 5 degrees 0 minutes East, 549 feet to an oak tree corner in line of lands now or late of M. Campbell; THENCE along the lands now or late of Campbell, South 84 degrees 0 minutes East, 246 feet to an iron pin corner in line of lands now or late of Campbell et al; THENCE along the lands now or late of said Campbell, South 6 degrees 0 minutes West, 357.5 feet to an iron pin corner; THENCE by the same South 83 degrees 15 minutes East, 154.5 feet to an iron pin corner along the Westerly right-of-way line of aforesaid State Highway Legislative Route No. 19072; THENCE along said right-of-way, South 28 degrees 0 minutes West, 320 feet to the place of BEGINNING.

CONTAINING 3.41 acres of land. The aforesaid description prepared in accordance with draft of survey of James Patton, R.S., dated October 1976. WHEREON is erected a block building.

TITLE TO SAID PREMISES IS VESTED IN Paul H. Kessler and John R. Kessler, married, by Deed from Paul H. Kessler, nka Paul H. Kessler and John R. Wallander, nka John R. Kessler, now married, Dated 10/19/2015, Recorded 03/24/2016, Instrument No. 201602115.

PAUL H. KESSLER A/K/A PAUL H. KESSLANDER was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of PAUL H. KESSLER A/K/A PAUL H. KESSLANDER's death on or about 07/18/2017, his ownership interest was automatically vested in the surviving tenant by the entirety. GARY N. GOLDBERG was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of GARY N. GOLDBERG's death on or about 01/07/2013, his ownership interest was automatically vested in the surviving joint tenant(s).

Tax Parcel: 03-08-003-02.000

Premises Being: 1163 UPPER RAVEN CREEK ROAD, BENTON, PA 17814-7759

Wells Fargo Bank, N.A. s/b/m to Wachovia Mortgage FSB	:	COURT OF COMMON PLEAS
	:	
Plaintiff	:	CIVIL DIVISION
	:	
vs.	:	NO.: 2018-CV-485
	:	
John R. Kessler a/k/a John R. Wallander	:	
Defendant(s)	:	COLUMBIA County
	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: John R. Kessler a/k/a John R. Wallander
1163 UPPER RAVEN CREEK ROAD
BENTON, PA 17814-7759**

**218 S WELLES ST APT 3
WILKES BARRE, PA 18702-5005**

****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 **1163 Upper Raven Creek Road, Benton, PA 17814-7759** is scheduled to be sold at the Sheriff's Sale on Jan. 30th 2019 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 \$72,178.52 obtained by Wells Fargo Bank, N.A. s/b/m to Wachovia Mortgage FSB (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**

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK N.A
vs.
KESSLANDER, JOHN

Case Number
2018CV485

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	116
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Cathy Gordon
Primary Address:	85 Gordon Road Benton, PA 17814
Phone:	570-925-2517
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	
Relation:	DEF
Date:	10-3-18
Time:	1320
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. _____

GORDON, CATHY

2018CV485

85 GORDON ROAD, BENTON, PA 17814

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 10/02/18

Account:

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

Ad ID: 1149418
Description: KESSLANDER JOHN SALE
Run Dates: 01/09/19 to 01/23/19
Class: 2
Agate Lines: 228
Blind Box:

Total Ad Cost \$1,380.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/09/19	01/23/19	3	\$1,380.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV485

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JANUARY 30, 2019 AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece or parcel of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows:
BEGINNING at an iron pin corner situate along the Westerly right-of-way line of State Highway Legislative Route 19072, said point being in line of other lands now or late of George and Frances Pavlantis; THENCE along the lands now or late of Pavlantis, North 28 degrees 40 minutes West 184 feet to an iron pin corner; THENCE continuing by the same, North 69 degrees 50 minutes West, 183 feet to an inch wild cherry situate along the Easterly right-of-way line of Township Public Route No. 804; THENCE along Township Public Route No. 804, North 5 degrees 0 minutes East, 549 feet to an oak tree corner in line of lands now or late of M. Campbell; THENCE along the lands now or late of Campbell, South 84 degrees 0 minutes East, 246 feet to an iron pin corner in line of lands now or late of Campbell et al; THENCE along the lands now or late of said Campbell, South 6 degrees 0 minutes West, 3575 feet to an iron pin corner; THENCE by the same South 83 degrees 15 minutes East, 154.5 feet to an iron pin corner along the Westerly right-of-way line of aforesaid State Highway Legislative Route No. 19072; THENCE along said right-of-way, South 28 degrees 0 minutes West, 320 feet to the place of BEGINNING. CONTAINING 3.41 acres of land. The aforesaid description prepared in accordance with draft of survey of James Patton, R.S., dated October 1976. WHEREON is erected a block building. TITLE TO SAID PREMISES IS VESTED Paul H. Kessler and John R. Kessler, married, by Deed from Paul H. Kessler, nka Paul H. Kessler and John R. Wallander, nka John R. Kessler, now married, Dated 10/19/2015, Recorded 03/24/2016, Instrument No. 201602115. PAUL H. KESSLER A/K/A PAUL H. KESSLANDER was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of PAUL H. KESSLER A/K/A PAUL H. KESSLANDER's death on or about 07/18/2017, his ownership interest was automatically vested in the surviving tenant by the entirety. GARY N. GOLDBERG was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of GARY N. GOLDBERG's death on or about 01/07/2013, his ownership interest was automatically vested in the surviving joint tenant(s).
Tax Parcel: 03-08-003-02.000 Premises Being: 1163 UPPER RAVEN CREEK ROAD, BENTON, PA 17814-7759.

PROPERTY ADDRESS: 1163 UPPER RAVEN CREEK ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 03-08-003-02.000. Seized and taken into execution to be sold as the property of JOHN KESSLANDER in suit of WELLS FARGO BANK N.A. TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: PHILAN HALLINAN DIAMOND & JONES LLP
PHILADELPHIA, PA 215-563-7000
TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV485

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JANUARY 30, 2019
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece or parcel of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner situate along the Westerly right-of-way line of State Highway Legislative Route 19072, said point being in line of other lands now or late of George and Frances Pavalonis; THENCE along the lands now or late of Pavalonis, North 26 degrees 40 minutes West 184 feet to an iron pin corner; THENCE continuing by the same, North 69 degrees 50 minutes West, 183 feet to an inch wild cherry situate along the Easterly right-of-way line of Township Public Route No. 804; THENCE along Township Public Route No. 804, North 5 degrees 0 minutes East, 549 feet to an oak tree corner in line of lands now or late of M. Campbell; THENCE along the lands now or late of Campbell, South 84 degrees 0 minutes East, 246 feet to an iron pin corner in line of lands now or late of Campbell et al; THENCE along the lands now or late of said Campbell, South 6 degrees 0 minutes West, 357.5 feet to an iron pin corner; THENCE by the same South 83 degrees 15 minutes East, 154.5 feet to an iron pin corner along the Westerly right-of-way line of aforesaid State Highway Legislative Route No. 19072; THENCE along said right-of-way, South 28 degrees 0 minutes West, 320 feet to the place of BEGINNING.

CONTAINING 3.41 acres of land. The aforesaid description prepared in accordance with draft of survey of James Patton, R.S., dated October 1976. WHEREON is erected a block building.

TITLE TO SAID PREMISES IS VESTED Paul H. Kessler and John R. Kessler, married, by Deed from Paul H. Kessler, nka Paul H. Kessler and John R. Wallander, nka John R. Kessler, now married, Dated 10/19/2015, Recorded 03/24/2016, Instrument No. 201602115.

PAUL H. KESSLER A/K/A PAUL H. KESSLANDER was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of PAUL H. KESSLER A/K/A PAUL H. KESSLANDER's death on or about 07/18/2017, his ownership interest was automatically vested in the surviving tenant by the entirety. GARY N. GOLDBERG was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of GARY N. GOLDBERG's death on or about 01/07/2013, his ownership interest was automatically vested in the surviving joint tenant(s).

Tax Parcel: 03-08-003-02.000

Premises Being: 1163 UPPER RAVEN CREEK ROAD, BENTON, PA 17814-7759

PROPERTY ADDRESS: 1163 UPPER RAVEN CREEK ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 03-08-003-02.000

Seized and taken into execution to be sold as the property of JOHN KESSLANDER in suit of WELLS FARGO BANK N.A.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Wells Fargo Bank, N.A. s/b/m to Wachovia Mortgage FSB

v.

John R. Kessler a/k/a John R. Wallander

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2018-CV-485

2018 - ED - 116

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: 1163 Upper Raven Creek Road, Benton, PA 17814-7759
(See Legal Description attached)

Amount Due

Interest from 10/02/2018 at \$11.86 per diem

Costs to be added

\$72,178.52

\$ _____

\$ _____

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

Dated 10/1/2018
(SEAL)

PH # 1019554

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

03-08-003-02,000

REAL ESTATE OUTLINE

ED # 2018ED116

DATE RECEIVED 10-1-18
DOCKET AND INDEX 2018 cv 485

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>001738424</u>

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

SALE DATE Jan. 30, 2019 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

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, N.A. s/b/m to Wachovia Mortgage FSB
Plaintiff

v.

John R. Kessler a/k/a John R. Wallander
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2018-CV-485**
:
: **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
Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
KESSLANDER, JOHN

Case Number
2018CV485

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 116

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Michelle Santor

Relation: Clerk

Date: 10-2-18 Time: 11:50

Deputy: 5 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF

2018CV485

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
KESSLANDER, JOHN

Case Number
2018CV485

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	114
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/30/2019 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:	
Relation:	
Date:	
Time:	
Deputy:	
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV485

PO BOX 380, BLOOMSBURG, PA 17815

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, N.A. s/b/m to Wachovia Mortgage FSB

vs.

John R. Kessler a/k/a John R. Wallander

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2018-CV-485
: 2018-ED-116

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 John R. Kessler a/k/a John R. Wallander is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.
- (b) that defendant John R. Kessler a/k/a John R. Wallander is over 18 years of age and resides at 218 S Welles ST Apt 3, Wilkes Barre, PA 18702-5005.
- (c) that Mortgagor PAUL H. KESSLER A/K/A PAUL H. KESSLANDER 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.
- (d) that Mortgagor GARY N. GOLDBERG 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.

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

Wells Fargo Bank, N.A. s/b/m to Wachovia Mortgage FSB PLAINTIFF V. JOHN R. KESSLANDER A/K/A JOHN R. WALLANDER DEFENDANT(S)	: : : : : : : : : :	COURT OF COMMON PLEAS CIVIL DIVISION CASE NO. 2018-CV-485 2018-EP-116 COLUMBIA COUNTY
---	--	--

AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA MORTGAGE FSB, 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 **1163 UPPER RAVEN CREEK ROAD, BENTON, PA 17814-7759**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
JOHN R. KESSLANDER A/K/A JOHN R. WALLANDER	1163 UPPER RAVEN CREEK ROAD BENTON, PA 17814-7759
	218 S WELLES ST APT 3 WILKES BARRE, PA 18702-5005

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
JOHN R. KESSLANDER A/K/A JOHN R. WALLANDER	1163 UPPER RAVEN CREEK ROAD BENTON, PA 17814-7759
	218 S WELLES ST APT 3 WILKES BARRE, PA 18702-5005

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
NONE.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
NONE.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
NONE.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
CITRUS ENERGY ATTN: JANE KELLEY	5601 DEMOCRACY DRIVE PLANO, TX 75024
CITRUS ENERGY CORPORATION	399 PERRY STREET, SUITE 203 CASTLE ROCK, CO 80104
FED EX CITRUS ENERGY ATTN: TERRY WESTLAKE	2600 NETWORK BOULEVARD, SUITE 400 FRISCO, TX 75034
HAT CREEK ENERGY, LLC	3575 CHERRY CREEK NORTH DRIVE DENVER, CO 80209
JOHN C. KRUEGER	C/O 350-C MAYFIELD ROAD CLARION, PA 16214
JOHN C. KRUEGER	5930 E ROYAL LANE, SUITE 113 DALLAS, TX 75230
LIRAH RESORCES LTD	701 EAST SECOND AVENUE NIXON, TX 78140
RAEGAYLE, LLC	61 MCMURRAY ROAD PITTSBURGH, PA 15241
WILLIAM D. BARBER	2189 BROKEN BEND LANE FRISCO, TX 75034
WILLIAMS PRODUCTION APPALACHLA, LLC	ONE WILLIAMS CENTER, SUITE 2600 TULSA, OK 74172
WILLIAMS PRODUCTION APPALACHLA, LLC ATTENTION: CYNTHIA MARINETTE	ONE WLLIAMS CENTER, MD 26-7 TULSA, OK 74172-0140

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	1163 UPPER RAVEN CREEK ROAD BENTON PA, 17814
DOMESTIC RELATIONS OF COLUMBIA COUNTY	COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES	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

COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAX
INHERITANCE TAX DIVISION

6TH FLOOR, STRAWBERRY SQUARE
DEPT. #280601
HARRISBURG, PA 17128

DEPARTMENT OF HUMAN SERVICES
TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM

P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486

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 28 2018**

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

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A. S/B/M TO
WACHOVIA MORTGAGE FSB

COURT OF COMMON PLEAS

CIVIL DIVISION

Plaintiff

TERM

v.

No.: 2018-CV-485

JOHN R. KESSLANDER
A/K/A JOHN R. WALLANDER

2018-ED-116
COLUMBIA COUNTY

Defendant

CERTIFICATE OF COMPLIANCE

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

SEP 28 2018

Date

By:

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

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2018-CV-485

Wells Fargo Bank, N.A. s/b/m to Wachovia Mortgage FSB
v.

John R. Kessler a/k/a John R. Wallander

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

1163 Upper Raven Creek Road, Benton, PA 17814-7759

Parcel No. 03-08-003-02.000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$72,178.52**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner situate along the Westerly right-of-way line of State Highway Legislative Route 19072, said point being in line of other lands now or late of George and Frances Pavalonis; THENCE along the lands now or late of Pavalonis, North 26 degrees 40 minutes West 184 feet to an iron pin corner; THENCE continuing by the same, North 69 degrees 50 minutes West, 183 feet to an inch wild cherry situate along the Easterly right-of-way line of Township Public Route No. 804; THENCE along Township Public Route No. 804, North 5 degrees 0 minutes East, 549 feet to an oak tree corner in line of lands now or late of M. Campbell; THENCE along the lands now or late of Campbell, South 84 degrees 0 minutes East, 246 feet to an iron pin corner in line of lands now or late of Campbell et al; THENCE along the lands now or late of said Campbell, South 6 degrees 0 minutes West, 357.5 feet to an iron pin corner; THENCE by the same South 83 degrees 15 minutes East, 154.5 feet to an iron pin corner along the Westerly right-of-way line of aforesaid State Highway Legislative Route No. 19072; THENCE along said right-of-way, South 28 degrees 0 minutes West, 320 feet to the place of BEGINNING.

CONTAINING 3.41 acres of land. The aforesaid description prepared in accordance with draft of survey of James Patton, R.S., dated October 1976. WHEREON is erected a block building.

TITLE TO SAID PREMISES IS VESTED IN Paul H. Kessler and John R. Kessler, married, by Deed from Paul H. Kessler, nka Paul H. Kessler and John R. Wallander, nka John R. Kessler, now married, Dated 10/19/2015, Recorded 03/24/2016, Instrument No. 201602115.

PAUL H. KESSLER A/K/A PAUL H. KESSLANDER was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of PAUL H. KESSLER A/K/A PAUL H. KESSLANDER's death on or about 07/18/2017, his ownership interest was automatically vested in the surviving tenant by the entirety. GARY N. GOLDBERG was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of GARY N. GOLDBERG's death on or about 01/07/2013, his ownership interest was automatically vested in the surviving joint tenant(s).

Tax Parcel: 03-08-003-02.000

Premises Being: 1163 UPPER RAVEN CREEK ROAD, BENTON, PA 17814-7759

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2018-CV-485

Wells Fargo Bank, N.A. s/b/m to Wachovia Mortgage FSB
v.

John R. Kessler a/k/a John R. Wallander

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

1163 Upper Raven Creek Road, Benton, PA 17814-7759

Parcel No. 03-08-003-02.000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$72,178.52**

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) John R. Kessler a/k/a John R. Wallander 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

Alain Kender
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. 31216
Front Desk: (215) 563-7000 Ext. 31216
Fax: (215) 563-3826

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date _____	
Plaintiff Wells Fargo Bank, N.A. s/b/m to Wachovia Mortgage FSB		No.: 2018-CV-485	
Defendant John R. Kessler a/k/a John R. Wallander		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. JOHN R. KESSLANDER A/K/A JOHN R. WALLANDER ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 1163 Upper Raven Creek Road Benton, PA 17814-7759		
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 SEP 28 2018
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 _____	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
Wells Fargo Bank, N.A. s/b/m to Wachovia Mortgage FSB

No.: 2018-CV-485

Defendant
John R. Kessler a/k/a John R. Wallander

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)
1163 Upper Raven Creek Road

Benton, PA 17814-7759

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

SEP 28 2018

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

Wells Fargo Bank, N.A. s/b/m to Wachovia Mortgage FSB PLAINTIFF V. JOHN R. KESSLANDER A/K/A JOHN R. WALLANDER DEFENDANT(S)	: : : : : : : : : : :	COURT OF COMMON PLEAS CIVIL DIVISION CASE NO. 2018-CV-485 2018-ED-116 COLUMBIA COUNTY
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AFFIDAVIT PURSUANT TO RULE 3129.1

FILE COPY

WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA MORTGAGE FSB, 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 **1163 UPPER RAVEN CREEK ROAD, BENTON, PA 17814-7759**.

1. Name and address of Owner(s) or reputed Owner(s):
 Name: **JOHN R. KESSLANDER**
 A/K/A JOHN R. WALLANDER
 Address (if address cannot be reasonably ascertained, please so indicate):
 1163 UPPER RAVEN CREEK ROAD
 BENTON, PA 17814-7759
 218 S WELLES ST APT 3
 WILKES BARRE, PA 18702-5005

2. Name and address of Defendant(s) in the judgment:
 Name: **JOHN R. KESSLANDER**
 A/K/A JOHN R. WALLANDER
 Address (if address cannot be reasonably ascertained, please so indicate):
 1163 UPPER RAVEN CREEK ROAD
 BENTON, PA 17814-7759
 218 S WELLES ST APT 3
 WILKES BARRE, PA 18702-5005

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: **NONE.**
 Address (if address cannot be reasonably ascertained, please indicate):

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):

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)

CITRUS ENERGY ATTN: JANE KELLEY

5601 DEMOCRACY DRIVE
PLANO, TX 75024

CITRUS ENERGY CORPORATION

399 PERRY STREET, SUITE 203
CASTLE ROCK, CO 80104

FED EX CITRUS ENERGY ATTN: TERRY WESTLAKE

2600 NETWORK BOULEVARD, SUITE 400
FRISCO, TX 75034

HAT CREEK ENERGY, LLC

3575 CHERRY CREEK NORTH DRIVE
DENVER, CO 80209

JOHN C. KRUEGER

C/O 350-C MAYFIELD ROAD
CLARION, PA 16214

JOHN C. KRUEGER

5930 E ROYAL LANE, SUITE 113
DALLAS, TX 75230

LIRAH RESORCES LTD

701 EAST SECOND AVENUE
NIXON, TX 78140

RAEGAYLE, LLC

61 MCMURRAY ROAD
PITTSBURGH, PA 15241

WILLIAM D. BARBER

2189 BROKEN BEND LANE
FRISCO, TX 75034

WILLIAMS PRODUCTION APPALACHLA, LLC

ONE WILLIAMS CENTER, SUITE 2600
TULSA, OK 74172

WILLIAMS PRODUCTION APPALACHLA, LLC ATTENTION: CYNTHIA MARINETTE

ONE WILLIAMS CENTER, MD 26-7
TULSA, OK 74172-0140

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

1163 UPPER RAVEN CREEK ROAD
BENTON PA, 17814

DOMESTIC RELATIONS OF COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HUMAN SERVICES

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

COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAX
INHERITANCE TAX DIVISION

6TH FLOOR, STRAWBERRY SQUARE
DEPT. #280601
HARRISBURG, PA 17128

DEPARTMENT OF HUMAN SERVICES
TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM

P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486

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 28 2018**

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

Document Receipt

Trans #	14278	Carrier / service:	USPS Server	First-Class Mail®	10/2/2018 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
SUITE 220

Tracking #: 71901140006000140031

Doc Ref #: 2018ED116

Postage 5.4200

PITTSBURGH PA 15222

Document Receipt

Trans #	14279	Carrier / service:	USPS Server	First-Class Mail®	10/2/2018 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000140048

Doc Ref #: 2018ED116

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000140048

Doc Ref #: 2018ED116

Postage 5.4200

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 #: 71901140006000140055

Doc Ref #: 2018ED116

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #:	71901140006000140062
Doc Ref #:	2018ED116
Postage	5.4200

KING OF PA 19406
PRUSSIA

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #:	71901140006000140062
Doc Ref #:	2018ED116
Postage	5.4200

KING OF PA 19406
PRUSSIA

Document Receipt

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000140079

Doc Ref #: 2018ED116

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

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Ship to:

U.S. DEPARTMENT OF JUSTICE

DISTRICT OF PA

228 WALNUT STREET SUITE 220 P.O.
BOX 11754

Tracking #: 71901140006000140086

Doc Ref #: 2018ED116

Postage 5.4200

HARRISBURG PA 17108

Document Receipt

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Ship to:

DEPT OF HUMAN SERVICES

TPL CASUALTY UNIT

P.O. BOX 8486 WILLOW OAK BUILDING

Tracking #: 71901140006000140093

Doc Ref #: 2018ED116

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

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Ship to:

DEPT OF HUMAN SERVICES

TPL CASUALTY UNIT

P.O. BOX 8486 WILLOW OAK BUILDING

Tracking #: 71901140006000140093

Doc Ref #: 2018ED116

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	14285	Carrier / service:	USPS Server	First-Class Mail®	10/2/2018 12:00:00 AM
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Ship to:

JOHN R. KESSELENDER

A/K/A JOHN R. WALLANDER

218 S. WELLES STREET

APT#3

WILKES-BARRE PA 18702

Tracking #: 71901140006000140109

Doc Ref #: 2018ED116

Postage 5.4200

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Ship to:

WILLIAMS PRODUCTION APPALACHLA ATTN: CYNTHIA MARINETTE
LLC

ONE WILLIAMS CENTER MD 26-7

Tracking #: 71901140006000140239

Doc Ref #: 2018ED116

Postage 5.4200

TULSA OK 74172

Document Receipt

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Ship to:

WILLIAMS PRODUCTION APPALACHLA ATTN: CYNTHIA MARINETTE
LLC

ONE WILLIAMS CENTER MD 26-7

Tracking #: 71901140006000140239

Doc Ref #: 2018ED116

Postage 5.4200

TULSA OK 74172

Document Receipt

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Ship to:

WILLIAMS PRODUCTION APPALACHA
LLC

ONE WILLIAMS CENTER SUITE 2600

Tracking #: 71901140006000140208

Doc Ref #: 2018ED116

Postage 5.4200

TULSA OK 74172

Document Receipt

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Ship to:

WILLIAMS PRODUCTION APPALACHA
LLC

ONE WILLIAMS CENTER SUITE 2600

Tracking #: 71901140006000140208

Doc Ref #: 2018ED116

Postage 5.4200

TULSA OK 74172

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Ship to:

WILLIAM D. BARBER

2189 BROKEN BEND LANE

Tracking #: 71901140006000140192

Doc Ref #: 2018ED116

Postage 5.4200

FRISCO TX 75034

Document Receipt

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Ship to:

WILLIAM D. BARBER

2189 BROKEN BEND LANE

Tracking #: 71901140006000140192

Doc Ref #: 2018ED116

Postage 5.4200

FRISCO TX 75034

Document Receipt

Trans #	14293	Carrier / service:	USPS Server	First-Class Mail®	10/2/2018 12:00:00 AM
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Ship to:

RAEGAYLE LLC

61 MCMURRAY ROAD

PITTSBURGH PA 15241

Tracking #: 71901140006000140185

Doc Ref #: 2018ED116

Postage 5.4200

Document Receipt

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Ship to:

LIRAH RESORES LTD

701 EAST SECOND AVENUE

Tracking #: 71901140006000140178

Doc Ref #: 2018ED116

Postage 5.4200

NIXON TX 78140

Document Receipt

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Ship to:

LIRAH RESORES LTD

701 EAST SECOND AVENUE

Tracking #: 71901140006000140178

Doc Ref #: 2018ED116

Postage 5.4200

NIXON TX 78140

Document Receipt

Trans #	14291	Carrier / service:	USPS Server	First-Class Mail®	10/2/2018 12:00:00 AM
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Ship to:

JOHN C. KRUEGER

5930 EAST ROYAL LANE

SUITE 113

DALLAS

TX 75230

Tracking #: 71901140006000140161

Doc Ref #: 2018ED116

Postage 5.4200

Document Receipt

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Ship to:

JOHN C. KRUEGER

5930 EAST ROYAL LANE

SUITE 113

DALLAS TX 75230

Tracking #: 71901140006000140161

Doc Ref #: 2018ED116

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Document Receipt

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Ship to:

JOHN C. KRUEGER

C/O 350-C MAYFIELD ROAD

Tracking #: 71901140006000140154

Doc Ref #: 2018ED116

Postage 5.4200

CLARION PA 16214

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Ship to:

JOHN C. KRUEGER

C/O 350-C MAYFIELD ROAD

Tracking #: 71901140006000140154

Doc Ref #: 2018ED116

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CLARION PA 16214

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Ship to:

JOHN C. KRUEGER

C/O 350-C MAYFIELD ROAD

Tracking #: 71901140006000140154

Doc Ref #: 2018ED116

Postage 5.4200

CLARION PA 16214

Document Receipt

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Ship to:

HAT CREEK ENERGY LLC

3575 CHERRY CREEK NORTH DRIVE

Tracking #: 71901140006000140147

Doc Ref #: 2018ED116

Postage 5.4200

DENVER CO 80209

Document Receipt

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Ship to:

FED EX CITRUS ENERGY

TERRY WESTLAKE

2600 NETWORK BLVD SUITE 400

Tracking #: 71901140006000140130

Doc Ref #: 2018ED116

Postage 5.4200

FRISCO TX 75230

Document Receipt

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Ship to:

CITRUS ENERGY

ATTN: JANE KELLEY

5601 DEMOCRACY DRIVE

Tracking #: 71901140006000140116

Doc Ref #: 2018ED116

Postage 5.4200

PLANO TX 75024

Document Receipt

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Ship to:

CITRUS ENERGY

ATTN: JANE KELLEY

5601 DEMOCRACY DRIVE

Tracking #: 71901140006000140116

Doc Ref #: 2018ED116

Postage 5.4200

PLANO TX 75024

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



71901140006000140031

INTERNAL REVENUE OF JUSTICE
IRS
1000 LIBERTY AVENUE
SUITE 220
PITTSBURGH PA 15222

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



71901140006000140154

JOHN C. KRUEGER
C/O 350-C MAYFIELD ROAD

CLARION PA 16214

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



TERRY WESTLAKE
FED EX CITRUS ENERGY
2600 NETWORK BLVD SUITE 400
FRISCO TX 75230

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



71901140006000140178

LIRAH RESORES LTD
701 EAST SECOND AVENUE

NIXON TX 78140

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



71901140006000140192

WILLIAM D. BARBER
2189 BROKEN BEND LANE

FRISCO TX 75034

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



71901140006000140116

ATTN: JANE KELLEY
CITRUS ENERGY
5601 DEMOCRACY DRIVE

PLANO TX 75024

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

TD Bank, NA
3-180/360

DATE
9/28/2018

AMOUNT
***\$1,350.00

001738426

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

Frank J. Hallinan
AUTHORIZED SIGNATURE

SAF [1019554] 1163 UPPER RAVEN CREEK ROAD (2018-CV-485)

⑈001738426⑈ ⑆036001808⑆ 361508666⑈