COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

WELLS FARGO BANK NA VS REBECCA WALL

NO. 117-2018 ED	NO.	428-2018	JD
DATE/TIME OF SALE: JANUARY	30, 201	9 @ 9:00 AM	
BID PRICE (INCLUDES COST)	\$	763,07	-
POUNDAGE – 2% OF BID	\$	55,26	-
TRANSFER TAX – 2% OF FAIR MKT	\$		-
MISC. COSTS	\$		-
TOTAL AMOUNT NEEDED TO PURCH	IASE	//	\$ 2818133
PURCHASER(S): ADDRESS:	H		
NAMES(S) ON DEED:			
PURCHASER(S) SIGNATURE(S):			
TOTAL DUE:			s_28/8,33
LESS DEPOSIT:			\$ 1350,60 \$ 1350,60
DOWN PAYMENT	7:		\$
TOTAL DUE IN 8	DAYS		s 1468, 33
TOTAL DUE IN 8	DAYS		\$ 1468,33

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff WELLS FARGO BANK NA	vs.	<u>Defendant</u> REBECCA C W/	ALL
Attorney for the Plaintiff:		Sheriff's Sale Date:	Wednesday, January 30, 2019
PHELAN HALLINAN DIAMOND & JONES ONE PENN CENTER AT SUBURAN STA	Writ of Execution No. :	2018CV428	
SUITE 1400 1617 JFK BLVD PHILADELPHIA, PA 19103-1814	TION	Advance Sheriff Costs	: \$1,350.00

Location of the real estate: 226 EAST FRONT STREET, BERWICK, PA 18603

Sheriff Costs

	Total Distribution Costs	\$71.75
Recording Fees		\$71.75
Distribution Costs		
	Total Municipal Costs	\$532.82
Sewer		\$532.82
Municipal Costs		
	Total Sheriff Costs	\$2,158.50
Surcharge		\$150.00
Tax Claim Search		\$5.00
Notary Fee		\$10.00
Copies		\$7.00
Distribution Form		\$25.00
Service Mileage		\$24.00
Service		\$210.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$100.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$1,272.00
Posting Handbill		\$15.00
Mailing Costs		\$48.00
Levy		\$15.00 \$15.00
Crying Sale Docketing		\$15.00 \$15.00
Advertising Sale Bills & Copies		\$17.50 \$10.00
Advertising Sale (Newspaper)		\$15.00 \$17.50

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

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 228062

Invoice Date: 03/11/2019 11:36:07 AM

RECEIPT

Amount Inst # / Inst Date

03/11/19 11:36:08 AM

\$71.75 201901653

Reg/Drw ID: 0102

Municipality

BERWICK BORO

By: BSL

Customer: SHERIFF Last Change: Receipt By: WALK-IN

Chg # Charge / Payment / Fee Description

1 DEED

Grantor - WALL, REBECCA C Grantee - WELLS FARGO BANK Consideration - \$2.8

Consideration - \$2,818.33 Tax Basis - \$0.00

Return Via - MAIL Fees Summary: STATE WRIT TAX

 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: 8486 - SHERIFF
 \$71.75

 TOTAL PAYMENTS
 \$71.75

AMOUNT DUE \$71.75
PAYMENT ON INVOICE \$71.75)
BALANCE DUE ON INVOICE \$0.00



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. 31336

January 30, 2019

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

Re: REBECCA C. WALL

226 EAST FRONT STREET, BERWICK, PA 18603-4810

2018-CV-428

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," to **WELLS FARGO BANK**, **NA**, 3476 STATEVIEW BOULEVARD, FORT MILL, SC 29715.

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

Very truly yours,

On behalf of Phelan Hallinan Diamond & Jones, LLP

PH # 1019137

REV-183 EX(2-15)

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

LILY HAINEY

REALTY TRANSFER TAX STATEMENT OF VALUE

T) In Niv. 1		
Book Number		
Page Number	•	

RECORDER'S USE ONLY

See Reverse for Instructions

Date Recorded

State Tax Paid

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 CORRESPONDENT - All inquiries may be directed to the following person: Telephone Number: Name Phelan Hallinan Diamond & Jones, LLP 215-563-7000 Mailing Address City State ZIP Code 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza Philadelphia 19103 TRANSFER DATA Date of Acceptance of Document Grantor(s)/Lessor(s) Grantee(s)/Lessee(s) Telephone Number: Telephone Number: Timonthy Chamberlain (570) 389-5622 WELLS FARGO BANK, NA (704) 329-3200 Mailing Address Mailing Address 3476 STATEVIEW BOULEVARD PO Box 380, W. Main Street ZIP Code ZIP Code State City City State Bloomsburg PA 17815 FORT MILL SC29715 REAL ESTATE LOCATION C. Street Address City, Township, Borough 226 EAST FRONT STREET, BERWICK, PA 18603-BOROUGH OF BERWICK Tax Parcel Number County School District COLUMBIA Berwick Area School District 04A-06-033 VALUATION DATA Was transaction part of an assignment or relocation? $\prod Y \boxtimes N$ 3. Total Consideration 1. Actual Cash Consideration 2. Other Consideration \$ 2,763.07 (winning bid) + -0-=\$ 2,763.07 4. County Assessed Value 5. Common Level Ratio Factor 6. Computed Value \$ 21796.0 = \$84,568.48 X 3.88 **EXEMPTION DATA - Refer to instructions for exemption status.** Ia. Amount of Exemption Claimed 1b. Percentage of Grantor's Interest in Real 1c. Percentage of Grantor's Interest Conveyed = \$84,568,48 Estate 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.) XTransfer 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 Date

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

18-428

SHERIFF'S SALE COST SHEET

	VS
NOED NO	JD DATE/TIME OF SALE
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <i>\delta\leftio\c</i>
LEVY (PER PARCEL	\$1,5.00
MAILING COSTS	\$ 48,00
ADVERTISING SALE BILLS &	
ADVERTISING SALE (NEWSP.	
MILEAGE	\$ 74100
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 7,00
NOTARY	\$ 10,00
TOTAL **	****** \$ 471, 50
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 1272,00
TOTAL **	\$100.00
PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>7675</u>
TOTAL **	\$ <u>71.75</u> ************** \$ <u>8/1.75</u>
REAL ESTATE TAXES:	
BORO, TWP & COUNTY	Y 20 \$
SCHOOL DIST.	20 \$
DELINQUENT	20 \$ 7.00
TOTAL **	*********************************
MUNICIPAL FEES DUE:	
SEWER	20_ \$ 532,8 }
WATER	20\$
TOTAL **	*************** \$ 5 3d, 8 d
SURCHARGE FEE (DSTE)	\$150.00
MISC.	
TOTAL **	20\$\$\$\$\$\$\$\$_
	OSTS (OPENING BID) \$ 2763.07

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

Date: 01/25/2019

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Cert. NO: 33574

WALL REBECCA C 226 EAST FRONT STREET BERWICK PA 18603

District: BERWICK BORO Deed: 20031 -6242 Location: 226 E FRONT ST PART L Parcel Id:04A-06 -033-00,000

Assessment: 21,796 Balances as of 01/25/2019

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

COLUMBIA COUNTY SHERIFF Per:__

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

December 18, 2018

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 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
(Notary Public) Commonwealth of Pennsylvania - Notary Seal Karen M. Beach, Notary Public Columbia County My commission expires May 13, 2022
And now,

AFFIDAVIT OF SERVICE

PLAINTIFF WELLS FARGO BANK, NA COLUMBIA COUNTY

PH# 1019137

DEFENDANT REBECCA C. WALL SERVICE TEAM/spl COURT NO.: 2018-CV-428

SERVE REBECCA C. WALL AT: 1050 OLD GEORGETOWN RD # A MOUNT PLEASANT, SC 29464-4108 TYPE OF ACTION XX Notice of Sheriff's Sale SALE DATE: January 30, 2019

Previous Successful Service

		SERVI	10	_			
Served and made known to I o'clock P.M., at 1950 Old I Defendant personally ser-	ATHELE A C WAL	L. Defender in the Kent Pleasant	t im the 20 to r manuer deser r. SZ MHU	lay of ()Cloba ibed below:	PV . 20 18.	at 6.26.	
Adult family member wit Relationship is \$200 Adult in charge of Defend	li yhoin Defendanti 1892	,) reside(«),		atarashin			
Manager/Clerk of place of Agent or person in charge an off	f lodging in which I of Defendant's offic	Defendant(s) ce or usual pl	reside(s). lace of busines				
Other:							, ,
Description: Age 46-48	leight 5'91" We	ighi 325 b	Race Wife.	Sex Male Othe	r full beard	, salt-spepper hi	xircolo(
1, Tray's Bowers personally handed a true and captioned case on the date an	correct copy of the	nt adult, beir Note, of Sh	ng duly sworn	according to la	aw, depose and :	state that I sucd in the	
Sworn to and subscribed Lefore me this day of NCONET, 30 18	Notary Publi My Commis	DA K. BOV c, State of Sout ssion Expires (h Carolina 9/19/2028)nain C	Bours	
Notary Melineuk Both	Glocal 19/2021	NOT SEI	<u>(VED)</u>				
On the day of state that Defendant NOT FC	, 20, at UND because:	o'clock _	M., I,			dust hereby	
Vacant D	jes Not Exist	Moved	Doe	s Not Reside (N	(of Vacant)		
No Answer on	al		#I		a		
Service Refused	Red Tag Doo)r	Deceased	_ Defendant	Unknown		
_ Cluster Mail Box				-			
Comments:			سنست وسننظ معملها ويتعاليها	and the second of the second o		And the second of the second o	
Sworn to and subscribed before me this day of, 20							
Notary:	Ву:						

AFFIDAVIT OF SERVICE

PLAINTIFF WELLS FARGO BANK, NA COLUMBIA COUNTY

PH # 1019137

DEFENDANT REBECCA C. WALL SERVICE TEAM/spl COURT NO.: 2018-CV-428

SERVE REBECCA C. WALL AT: 1050 OLD GEORGETOWN RD # A MOUNT PLEASANT, SC 29464-4108 TYPE OF ACTION XX Notice of Sheriff's Sale SALE DATE: January 30, 2019

Previous Successful Service

SERVED
rved and made known to REBECCA C. WALL. Defendant on the 20 day of OCD Dev., 20 18, at 10.26, clock & M., at 1050 Old George found to the manner described below: Defendant personally served. With Please, & 20464
Adult family member with whom Defendant(s) reside(s). Relationship is SPOUSE. Adult in charge of Defendant's residence who refused to give name or relationship.
Manager/Clerk of place of lodging in which Defendant(s) reside(s).
Agent or person in charge of Defendant's office or usual place of business.
an officer of said Defendant's company.
Other
escription: Age 4648 Height 5'9" Weight 32516 Race With Sex Male Other Full beard, Salt *pepper Mircol
TYAN IS BOWEVS a competent adult, being duly sworn according to law, depose and state that I assonably handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the optioned case on the date and at the address indicated above.
wore to and subscribed Store me this
otary: Melidek Biby! a/19/2028 NOT SERVED
in the day of, 20, at o'clock M., I,, a competent adult hereby ate that Defendant NOT FOUND because:
No Answer on at
Service Refused Red Tag Door Deceased Defendant Unknown
Cluster Mail Box Cun't Gain Access
Comments:
worn to and subscribed efore me this day f, 20
lotary: By:

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

WELLS FARGO BANK, NA

COURT OF COMMON PLEAS

ATTORNEY FOR PLAINTIFF

Plaintiff CIVIL DIVISION

v. TERM

REBECCA C. WALL

No.: 2018-CV-428
Defendant
No.: 2018-ED-117

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.

DEL 1 / 201	
<u></u>	Ву:
Date	Peter Wapner, Esquire
	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

CHRISTINE SCHOFFLER Legal Assistant

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

Re: WELLS FARGO BANK, NA VS. REBECCA C. WALL, COLUMBIA County, No.: 2018-CV-428, No.: 2018-ED-117

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,

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney for Plaintiff

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, NA	<u>:</u>
Plaintiff,	: CIVIL DIVISION
v.	:
REBECCA C. WALL	: No.: 2018-CV-428
Defendant(s)	: No.: 2018-ED-117
	:
AFFIDAVIT OF SERVICE I	PURSUANT TO RULE 3129.2
COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:
any known interested party in the manner require persons or parties named, at that address, set for A copy of the Certificate of Mailing (Form 3817 by the U.S. Postal Service is attached hereto Extended to the Certificate of Mailing (Form 3817).	th on the Affidavit and as amended if applicable. I) and/or Certified Mail Return Receipt stamped
DEC 1 7 2018	
	Peter Wapner, Esquire
	Attorney for Plaintiff

				C	ertificate of Maili	mg – Fn
Name and Address of Sender	TOTAL NO	-TOTAL NO	Affix Stamp He	re		
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Phelan Hallinan Diamond & Jones, LLP			2 October 10 to 10	ne of Breecher		
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PH # 1019437 / RE: RETIECCA C WALL (CO) UMBIA) /	1				FOSTAGE » PETACY ELWER 19103 \$ 002.40 0338439007 11 2015	
RMS - 01/30/2019SALE / 1021 / Writ Team 1	į.		!		STR 103	
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	BERWICK	PA 18603-4810			**************************************	***************************************
2.	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION		Į.			
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3 ₹		WELFARE, TPL CASUALTY		15 / 17	45 / /	
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	P.O. Box 8486			<u>u</u> 4	~ 6]]	
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	Harrisburg	PA 17105	<u> </u>	<u> </u>		
4.	DOMESTIC RELATIONS O	F COLUMBIA COUNTY	\$0.47	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	P / 3/	
	COLUMBIA COUNTY COL	JRTHOUSE		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	, , , , , , , , , , , , , , , , , , ,	
	P.O. BOX 380			/ ***	199,000	
	BLOOMSBURG	PA 17815				
5.		NNSYLVANIA DEPARTMENT				
	OP HUMAN SERVICES P.O. Bux 2675				į.	
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	Harrisburg	PA 17105				
6.	INTERNAL REVENUE SER		ļ	<u> </u>		
.,-,-,	1000 Liberty Avenue Room?	104	\$0.47]	
	P.O. BOX 380		J \$0.47		1	
	Pittsburgh	PA 15222	I	1	! .	

Certificate of Mailing - Firm TOTAL NO. TOTAL ND. Name and Address of Sender Affix Stamp Here of Pieces Listed by Sender of Pieces Received at Post Office To Postmark with Date of Receipt. Phelan Hallinan Diamond & Jones, LLP 1617 JFK Bonlevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 ı Postmaster, pet (name of receiving employee) ZP 18103 \$ 001.400 U.S. POSTAGE SPIREY BOWER Address

(Name, Street, City, State, and ZIP CodeTM)

U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 Walnut Street, Suite 22b

PO Box 11754

Harrisburg PH 4 1019 J.37 / RE. REBECCA C. WALL (COLUMBIA) / RMS-07/3072019 SALE / 102 | 7 Writ Team USPS© Trucking Number Firm-specific Identifier Airlift Postage Fee 1, \$0.47 17108-1754

PS Form 3665, January 2017 (Page 2 of 2)

Timothy T. Chamberlain Sheriff

Affirmed and subscribed to before me this

day of

14TH

DECEMBER



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK NA vs.	Case Number 2018CV428
REBECCA C WALL	
SHERIFF'S RETUR	RN OF SERVICE
12/13/2018 07:20 PM - DEPUTY SCOTT MAYERNICK, BEING SERVICE WAS PERFORMED BY POSTING A TR THE REAL ESTATE LOCATED AT 226 EAST FRO	
	SCOTT WATERWOOK, DEFOTT
	SO ANSWERS,
	Tiesty T. Charbalin
December 14, 2018	TIMOTHY T. CHAMBERLAIN, SHERIFF
	COMMONWEALTH OF PENNSYLVANIA

2018

NOTARY

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	ARGO BANK NA		Case Number
vs. WALL, RE	BECCA C		2018CV428
	SERVICE CO	VER SHEET	
Service De			Zone:
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:		Final Service:	
Name:	(POSTING)	Served: Personally A	Adult In Charge · Posted Other
Primary Address:	226 EAST FRONT STREET BERWICK, PA 18603	Adult In Charge:	Adult In Charge Posted Other
Phone:	DOB:	Relation:	
Alternate Address:		Date: 12-13-16	_
Phone:		Deputy: 2	Mileage:
Attorney /	Originator:		
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone: 215-563-7000)
Service At	tempts:		er stan
Date:			
Time:			
Mileage:			
Deputy:			
Service At	tempt Notes:		
1.			
2.			
3.	· · · · · · · · · · · · · · · · · · ·		
4.		w/ 	
5.		W-111 - W-	
6.			

PLAINTIFF WELLS FARGO BANK, NA AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PH# # 1019137

DEFENDANT REBECCA C. WALL

SERVE REBECCA C. WALL AT: 1050 OLD GEORGETOWN RD # A MOUNT PLEASANT, SC 29464-4108 SERVICE TEAM/ SPI COURT NO.: 2015-CV-428

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

Previous Successful Service

Served and made known to REBUCCAC WALL. Defendant on the 20 day of OCDEV 20 8, at 626 o'clock & M., at 1050 old biorecicum backfit per the manner described below. Defendant personally served Waint Pleasart, & Defendant below. Adult thanky member with whom Defendants; reade(9). Relationship is Spouse Adult in charge of Defendant's residence who refused to give name or relationship. Manager/Clerk of place of hodging in which Defendants; reside(s). Agent or person in charge of Defendant's office or usual place of business. an officer of send Defendant's company. Other:
Description And Harting service G'all was 200th with
Description: Age 46-48 Height 5'9" Weight 30516 Race With Sex Male Other Full beard, Salt speeper Microbian I. TYNIS FOWEVS. a competent adult, being duly swom according to law, depose and state 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 abov.
Sween to and subscribed Lefere me this Oth day of MCCHRF , 2018 MELINDA K. BOWERS Notary Public, State of South Carolina My Commission Expires 9/19/2028
Notary Melineak Polity Calial 2028 NOT SERVED
On the day of , 20 , at o'clock M. I. , a competent adult hereby state that Defendant NOT FOUND because:
No Answer on atat
No Answer on at ; at ; at ; st
Comments:
Sworn to and subscribed before me this day of, 20,
Notary: By:

AFFIDAVIT OF SERVICE

PLAINTIFF WELLS FARGO BANK, NA

COLUMBIA COUNTY

PH#1019137

DEFENDANT REBECCA C. WALL

SERVICE TEAM/ spi COURT NO + 2018-CV-428

SERVE REBECCA C. WALL AT-1050 OLD GEORGETOWN RD # A MOUNT PLEASANT, SC 29464-4108

TYPF OF ACTION
XX Notice of Sheciff's Sale
SALE DATE: January 30, 2019

Previous Successful Service

SERVED
Served and made known to REBECCA C. WALL. Defendant on the 20 may of October 10 18 at 10:26 o'clock & M., at 10:50 old began four Roods in the manner described below. Defendant personally served Waint Pleasant. So 2444
Adult family member with whom Defendant(s) reside(s) Ridauonalisp is SPOUSE
Adult in charge of Defendants residence who refused to give name or telanonship
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
PMI
Description Age 46-48 Height 5'9" Weight 325/b Race White sex Male Other Full Deard, Salt & pepper Pair Color
1 This Polyers
I. TANS BOWCIS a competent adult, being duly swom according to law, depose and state 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
overtured con market data and and a set to the first data
Sivous to and subscribed MELINDA K. BOWERS hefore me this 10th day of 1500 18 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Netary: Villiante Klotiky: Valla 12028 NOT SERVED
On theag of
Vacant Does Not Exist Moved Does Not Reside (Not Vacant)
No Answer on al at at
Service Refused Red Tag Door Deceased Defendant Unknown
Cluster Mail Box Can't Gain Access
Comments
Sworn to and subscribed before me this day
of, 20
Notary: By:

AFFIDAVIT OF SERVICE

PLAINTIFF WELLS FARGO BANK, NA COLUMBIA COUNTY

PH# 1019437

DEFENDANT REBECCA C. WALL SURVICE TEAM/ Spi COURT NO : 2018-CV-428

SERVE REBECCA C. WALL AT-1050 OLD GEORGETOWN RD # A MOUNT PLEASANT, SC 29464-4108 TYPE OF ACTION XX Notice of Sheriff's Sale SALE DATE: January 30, 2019

Previous Successful Service

Served and made known to REHECCAC WALL, Defendant on the 20 day of October 2018, at 0.26 o'clock & M., at 1050 Old hepresicus roadiffe in the manner described below Defendant personally served Witch Defendant(s) reside(s) Adult futuly member with whom Defendant(s) reside(s) Relationship is SPUSS 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 husiness an officer of said Defendant's company Other: Description: Age 4648 Height S'91 Weight 32516 Race Wiffe Sex Male Other Full board, Saft Joeper Mircol	01
I, TAVIS BOUCES, a competent adult, being duly sworn according to law, depose and state that I	
personally handed a true and correct copy of the Nobec of Sheriff's Sale in the manner as set forth become issued in the	
captioned case on the date and of the address indicated above	
hefere me this(274 day	
Neigr Millings Khouse 19/2028 NOT SERVED	
On the pay of 20_, at o'clock _ M , t, a competent adult hereby	
state that Defensant 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:	
Sworn to and subscribed before me this day of, 20	
Notary: By:	



October 23, 2018

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

WELLS FARGO BANK, NA

VS.

REBECCA C. WALL

NO: 2018-CV-428 NO: 2018-ED-117

Dear Timothy:

The amount due on the sewer account #106163 for the property located at 226 E. Front Street Berwick, Pa through March 31, 2019 is \$532.82.

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK NA vs. REBECCA C WALL

Case Number 2018CV428

SHERIFF'S RETURN OF SERVICE

10/10/2018 12:45 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: REBECCA C WALL AT 226 EAST FRONT STREET, BERWICK, PA 18603. THE DEFENDANT WAS FOUND TO HAVE MOVED. MOVED TO SOUTH CAROLINE.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

October 11, 2018

TIMOTHY T. CHAMBERLAIN, SHERIFF

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

COMMONWEALTH OF PENNSYLVANIA

Affirmed and subscribed to before me this

11TH day of OCTOBER , 2018

Sarah Jane Klingama

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

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: Final Service: Name: REBECCA C WALL Served: Personally · Adult In Charge · Posted · Other Primary Address: BERWICK, PA 18603 Charge: Phone: DOB: Relation: Alternate Address: Date: Time: Mileage: Attorney / Originator:	WELLS FA vs. WALL, REE	RGO BANK NA BECCA C				Number CV428
Category: Real Estate Sale - Sale Notice Manner: Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: REBECCA C WALL Served: Personally Adult in Charge Posted Other Adults: BERWICK, PA 18603 Charge: BERWICK, PA 18603 Charge: Phone: Dob: Relation: Alternate Address: Phone: Deputy: Mileage: Automey / Originator: Name: PHELAN HALLINAN DIAMOND & JONES LLE Phone: 215-563-7000 Service Attempts: Date: 1245 Mileage: Deputy: 7 Service Attempt Notes: 1 1. PHATOR - Lock Box - Yowick REMATY 441 - 1275 2. No Thet		SERVICE CO	OVER SHE	EET		
Manner: < Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Personally · Adult In Charge · Posted · Other Primary 226 EAST FRONT STREET Adult In Charge: Date: Charge: Date: Time: Address: Date: Time: Address: Phone: Deputy: Mileage: Deputy: Mileage: Deputy: Mileage: Deputy: Mileage: Deputy: Time: 1/245 Mileage: Deputy: The service Attempts: Deputy: The service Attempts: Deputy: The service Attempts: The service Attempts Notes: The service Attempt Notes: The service Attemp	Service De	talls:				
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PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: REBECCA C WALL Served: Personally · Adult In Charge · Posted · Other Primary 226 EAST FRONT STREET Adult In Charge: Phone: DOB: Relation: Alternate Address: Phone: Deputy: Mileage: Attorney / Originator: Name: PHELAN HALLINAN DIAMOND & JONES LLE Phone: 215-563-7000 Service Attempts: Date: 1245 Mileage: Deputy: 7 Service Attempt Notes: 1. PEALTIC · LOCK Box · Yourk Rentry 441 · 6275 2. No Theta. 3. 1050 A 016 George town & Mt. Pleas Ant Sic., 29464 4.	Manner:	< Not Specified >	Expires:	The second secon	Warrant:	
Name: REBECCA C WALL Primary Address: BERWICK, PA 18603 Phone: DOB: Relation: Alternate Address: Phone: Deputy: Mileage: Attorney Originator: Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: Deputy: Phone: 215-563-7000 Service Attempts: Deputy: Fallow Fall	Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS		***************************************
Primary Address: BERWICK, PA 18603 Phone: DOB: Relation: Alternate Address: Phone: Deputy: Mileage: Attorney/Originator: Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: Date: 1. PEALTOR - LOK BOX - YOWKK RENTY 441 -6275 2. NO J-Net 3. 1050 A 014 Grosge town & M. Pleas Ant Sic. 29464 4.	Serve To:		Final Servi	ce:		
Address: BERWICK, PA 18603 Phone: DOB: Relation: Alternate Address: Phone: Deputy: Mileage: Attorney/Originator. Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000 Service Attempts: Date: 10-5-18 Mileage: Deputy: Time: 1245 Mileage: Deputy: Time: 1245 Mileage: Address: 1. PEALTOR - LOCK Box - YOWICK RENLTY 441 - 6275 2. NO THE 3. 1050 A OLD George town Rd Mt. Pleas ANT 51C, 29464 4.	Name:	REBECCA C WALL	Served:	Personally · A	dult In Charge ·	Posted · Other
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	3.	1050 A Old George town Rd	Mt. Pla	easANt Si	<u>C. 2946</u>	4
5.	4.					
	5.					

2018CV428

226 EAST FRONT STREET, BERWICK, PA 18603

NO EXPIRATION

WRIT OF EXECUT	ION – (MORTGAGE FORECLOSURE)
Wells Fargo Bank, NA	P. 3180-3183 and Rule 3257 COURT OF COMMON PLEAS
v.	CIVIL DIVISION
Rebecca C. Wall	NO.: 2018-CV-428 2018-ED-147
Commonwealth of Pennsylvania:	COLUMBIA COUNTY
County of Columbia	
TO THE SHERIFF OF <u>COLUMBIA</u> COUNTY, F	ENNSYLVANIA:
To satisfy the judgment, interest and cos	sts in the above matter you are directed to levy upon and sell the

following property (specifically described property below):

PREMISES: 226 East Front Street, Berwick, PA 18603-4810
(See Legal Description attached)

Amount Due Interest from 10/02/2018 at \$20.11 per diem Costs to be added

Dated 10112018 (SEAL)

PH # 1019137

\$_____

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

Proth & Clerk of Sev. Courts My Com. Ex. 1st Monday in 2020 Wells Fargo Bank, NA : COURT OF COMMON PLEAS

Plaintiff: CIVIL DIVISION

: NO.: 2018-CV-428

2018-ED-117

: WOLLES

Defendant(s) : COLUMBIA County

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Rebecca C. Wall 226 EAST FRONT STREET BERWICK, PA 18603-4810

Rebecca C. Wall

1050 OLD GEORGETOWN RD # A MOUNT PLEASANT, SC 29464-4108

VS.

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 226 East Front Street, Berwick, PA 18603-4810 is scheduled to be sold at the Sheriff's Sale on 30 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 \$122,328.47 obtained by Wells Fargo Bank, NA (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

- 1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: 215-563-7000 x1230.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

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

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling <u>215-563-7000</u>.
- 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 <u>215-563-7000</u>.
- 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. WALL, REI	RGO BANK NA				Number 8CV428	
VVALL, KEI	SERVICE CO	OVER SH	 EET			⁻ 000
Service De	The second of th				A STATE OF THE STA	OCCUPANT
Category:	Real Estate Sale - Sale Notice	angungan ya yake desember se selekularan ya ya ya kenye e e e e e e e e e e e e e e e e e e		Zone:	117	Z
Manner:	< Not Specified >	Expires:	Contact Contact to the contact of th	Warrant:		; ;
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS	and the state of t	an America (d. 1854).	And the second s
Serve To:		Final Serv	- and a second s			2018CV428
Name:	OCCUPANT	Served:	Personally · A	duit In Charge	Posted · Other	
Primary Address:	226 EAST FRONT STREET BERWICK, PA 18603	Adult in Charge:	Signer of garanamanamana of traditional material action of the section of the sec	en e grapa germanaga en la gas de l'abbandada mende d'alle e en de l'est de l'est de l'est de l'est de l'est d L'est de l'abbanda gal en media d'alte d'este de l'est d	and white the second se	128
Phone:	DOB:	Relation:		nggagagagagan kanalas serik seri	gayay ganasay saan saagan saas a saas a saas a saas a	
Alternate Address:		Date:	10-10-1	ਹੋ Time:	14:44	226 E
Phone:	The state of a 1 d a real back and a region and a second a real real and a second and a real and a second and	Deputy:	3	Mileage:	\$ \$ \$ \$ \$ \$	EAST
Attorney/	Originator:					FRONT
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		Annual Marie Annual	Ž
Service At	tempts:					STREET, BERWI
Date:	10-5-19		Attended			Ë
Time:	1245					BER
Mileage:						
Deputy:	7					Ž,
1. P.	ttempt Notes: PALTUR LOCK BUX - YONICK	D11174	441-6275			CK, PA 18603
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4.	Var.					- <u>m</u>
5.						- ÿRA
6.						NO EXPIRATION

PRESS - ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

Classifieds: (570) 784-6151 Toli Free: 888-231-9767 ext 1299

Fax: (570) 784-6152

Proof of Ad 10/02/18

Ad ID:

1149412

Description:

WALL REBECCA SALE 01/09/19 to 01/23/19

Run Dates:

Class: Agate Lines:

210

Blind Box:

Account:

Name:

Company:

TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost Amount Paid \$1,272.00

\$0.00

Publication Press Enterprise

Stop Start 01/09/19 01/23/19 Inserts

Cost \$1,272.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2018CV428

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

All parties in interest and claimants are further notified that a proposed schedule of dis-Apparies in interest and charitains are true industed that a projects screeded by the tribution 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 filling, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAN lot, piece or parcel of land, together with the two-story frame single dwelling house and improvements thereon erected, lying and being situate on the southerly side of East Front Street between Pine and Chestnut Streets in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as fol-

lows, to-wit.
BEGINNING at a point on the southerly side of East Front Street at corner of Lot No. 32. BEGINNING at a point on the southerly size of least rion's street at course of bottom, as marked and numbered on the General Plan of the Borough of Berwick thence in a southerly direction along line of Lot No. 32 (property now or late of Fannie Hagenbauch) a distance of One Hundred Forty (140) feet to line of land now or late of Elizabeth Fairman English, thence in an easterly direction on a line parallel with East Front Street a distance of Forty-nine and one half (49-1/2) feet to the westerly line of Lot No. 36 (former tance of Forty-nine and one half (49-1/2) feet to the westerly line of Lot No. 36 (former) now or late of Annie Trescott); thence in a northerly direction along the westerly line of Lot No. 36 a distance of One Hundred Forty (140) feet to the southerly line of East Front Street, sforesaid; thence in a westerly direction along the southerly line of East Front Street a distance of Forty-rine and one-half (49-1/2) feet to the place of beginning. This description is intended to cover the northerly portion of Lot No. 35 as marked and numbered in that portion of the general plan of east Front Street in the Borough of Berwick, covering lots between Pine and Chesthut Streets. BEING KNOWN AND DESIGNATED AS TAX PARCEL #04A-06-033. TITLE TO SAID PREMISES IS VESTED IN Rebecca C. Wall, by Deed from Stephen Halcak and Wonetta M. Halczak. In/W. Dated 12/01/2003, Recorded 12/19/2003, Instrument No. 200316241. Tax Parcet: 04-06-033 Premises Being: 226 EAST FRONT STREET, BERWICK, PA. 18603-4810

PROPERTY ADDRESS: 226 EAST FRONT STREET, BERWICK, PA 18603

UPL/TAX PARCEL NUMBER: 04A-06-033 Seized and taken into execution to be sold as the property of REBECCA C WALL in suit of WELLS FARGO BANK NA. TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the 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. 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 prop-erty, or to reself the property at the bidder's risk and maintain an action agiainst the bid-der for breach of contract. In the case of default all sums paid by the bidder will be con-sidered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV428

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 CERTAN lot, piece or parcel of land, together with the two-story frame single dwelling house and improvements thereon erected, lying and being situate on the southerly side of East Front Street between Pine and Chestnut Streets in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of East Front Street at corner of Lot No. 32 as marked and numbered on the General Plan of the Borough of Berwick; thence in a southerly direction along line of Lot No. 32 (property now or late of Fannie Hagenbauch) a distance of One Hundred Forty (140) feet to line of land now or late of Elizabeth Fairman English; thence in an easterly direction on a line parallel with East Front Street a distance of Forty-nine and one half (49-1/2) feet to the westerly line of Lot No. 36 (formerly now or late of Annie Trescott); thence in a northerly direction along the westerly line of Lot No. 36 a distance of One Hundred Forty (140) feet to the southerly line of East Front Street, aforesaid; thence in a westerly direction along the southerly line of East Front Street a distance of Forty-nine and one-half (49 1/2) feet to the place of beginning.

This description is intended to cover the northerly portion of Lot No. 35 as marked and numbered in that portion of the general plan of east Front Street in the Borough of Berwick, covering lots between Pine and Chestnut Streets.

BEING KNOWN AND DESIGNATED AS TAX PARCEL #04A-06-033.

TITLE TO SAID PREMISES IS VESTED IN Rebecca C. Wall, by Deed from Stephen Halczak and Wonetta M. Halczak, h/w, Dated 12/01/2003, Recorded 12/19/2003, Instrument No. 200316241.

Tax Parcel: 04-06-033

Premises Being: 226 EAST FRONT STREET, BERWICK, PA 18603-4810 PROPERTY ADDRESS: 226 EAST FRONT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-06-033

Seized and taken into execution to be sold as the property of REBECCA C WALL in suit of WELLS FARGO BANK NA.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder failts 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 agiainst 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 conneciton 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

	ra.K.C.r. 5100-5105 and Kule 52	i3 /
Wells Fargo Bank, NA		COURT OF COMMON PLEAS
v.		CIVIL DIVISION
Rebecca C. Wall		NO.: 2018-CV-428 2018 - ED-117 COLUMBIA COUNTY
Commonwealth of Pennsylvania:		
County of Columbia		

TO THE SHERIFF OF <u>COLUMBIA</u> 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: 226 East Front Street, Berwick, PA 18603-4810 (See Legal Description attached)

Amount Due Interest from 10/02/2018 at \$20.11 per diem Costs to be added

Dated 101112018 (SEAL)

PH # 1019137

\$122,328.47 \$_____ \$____

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

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. WALL, RE	RGO BANK NA BECCA C				Number 8CV428	
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- •	Real Estate Sale - Sale Notice			Zone:		1
Manner:	< Not Specified >	Expires:		Warrant:	£	
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AN PLAINTIFF NOTICE OF SHERIFF'S SALE AI		RIGHTS			
Serve To:		Final Serv				
Name: Primary Address:	Connie C. Gingher 1615 Lincoln Avenue Berwick, PA 18603	Served: Adult In Charge:	Personally Adu	ilt In Charge	Posted · Other	
Phone:	570-752-7442 <i>DOB:</i>	Relation:				
Alternate Address:		Date:	10-2-18	Time:	14:23	;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;
Phone:	то на страт на прина пр	Deputy:		Mileage:	\$ 1,000 may	1
Attorney /	Originator:					
Name:	PHELAN HALLINAN DIAMOND & JONES LL	F Phone:	215-563-7000			
Service At	l ëmpts:					***
Date:						
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BILL NO. Tal. Notice 2018 County & Municipality DATE 03/01/2018 6531 BERWICK BORO FOR: COLUMBIA County LESS DISCOUNT TAX AMOUNT DUE INCL PENALTY DESCRIPTION ASSESSMENT MILL8 MAKE CHECKS PAYABLE TO: BERWICK BOROUGH 248.15 272.97 GENERAL 21,796 11,385 243.19 21.80 23.98 TAX COLLECTOR 21.36 SINKING 1615 LINCOLN AVENUE 27.25 28.61 26.70 1.25 FIRE BERWICK PA 18603 1.25 26.70 27.25 28.61 LIGHT HOURS:MON, TUE, THUR : 9:30 AM - 4 PM 322.69 301.17 307.32 **BORO RE** 14.1 CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS NO PERSONAL CHECKS AFTER DEC.1, 2018 The discount & penalty 619.12 631.77 676.86 PHONE:570-752-7442 PAY THIS AMOUNT have been calculated Addit-30 June 30 June 30 for your convenience If paid on or before If paid on or before If paid after CNTY TWP TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED 619.12 ch This tax returned 2 % 2 % Discount to courthouse on: 6 % 10 % WALL REBECCA C Penalty January 1, 2019 PARCEL: 04A-06-033-00,000 226 EAST FRONT STREET 226 E FRONT BT BERWICK PA 18603 .1607 Agres Buildings Connie E96 ing her Forge 2,800 **FILE COPY** 21,796 Total Assessment if you desire a receipt, send a self-addressed stamped envelope with your payment THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

4-23-18 4

2018 SCHOOL REAL ESTATE TAX NOTICE Berwick Area School District herwick Borough

Make Check Payable To: The Berwick Area School District

The Berwick Area School District Connie C. Gingher, Tax Collector 1615 Lincoln Avenue Berwick, PA 18603

lephone 570-752-7442

Tuxes are due and payment is requested from:

WALL REBECCA C 226 E FRONT ST BERWICK, PA 18603-4810 Bill Dato. 7/1/2018

Bill #: 4143

RETURN THIS COUPON IF PAYING IN FULL Prop. Type Parcel #: 04A06 03300000 Property Location and Description: Assessment: 1 = 2,800 226 E FRONT ST 13≃ 18.996 101 Τ'n 21.796 Mills/Rate Amount Tax Description 941.59 BCHOŎL REAL ESTATE 43.2000 (4,461.00)(192.72)HOMESTEAD EXCLUSION. LARIMSTEAD EXCLUSION NA 2% Discounted Amount 733.89 If Palot By 8/3 1/2018 # Paud By 10/31/2018 FACE Amount 748.87 10% Penalty Amount 823.76 If Paid Atto: 10/31/2018

7335966 Last Day to Pay: 12/31/2018 For a receipt, return the entire bill with payment and a self-addressed stamped gnyology

Commie C. Classida Hours:

Closed Wednesday and Friday

Closed Holidays

8.14-18 8

Homestead/Farmstead Applied**

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GO BANK NA CCA C						Number CV428
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Real Estate Sale - Sale	Notice			and the state of t	Zone:	1171
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BERWICK, PA 18603			-	Parameter and the second secon	and a second control of the second control o	
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	eal Estate Sale - Sale Not Specified > ALE DATE & TIME: 01 LAINTIFF NOTICE OF BERWICK SEWER AU 108 FREAS AVE BERWICK, PA 18603	eal Estate Sale - Sale Notice Not Specified > ALE DATE & TIME: 01/30/2019 AT 9:0 LAINTIFF NOTICE OF SHERIFF'S SAL BERWICK SEWER AUTHORITY 108 FREAS AVE BERWICK, PA 18603 DOB: Iginator:	eal Estate Sale - Sale Notice Not Specified > E ALE DATE & TIME: 01/30/2019 AT 9:00 AM LAINTIFF NOTICE OF SHERIFF'S SALE AND DEI BERWICK SEWER AUTHORITY 108 FREAS AVE BERWICK, PA 18603 DOB: PHELAN HALLINAN DIAMOND & JONES LLE IMPOS:	eal Estate Sale - Sale Notice Not Specified > Expires: ALE DATE & TIME: 01/30/2019 AT 9:00 AM LAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S R ERWICK SEWER AUTHORITY 108 FREAS AVE BERWICK, PA 18603 DOB: Relation: Date: Deputy: PHELAN HALLINAN DIAMOND & JONES LLF Phone: Inpts:	Real Estate Sale - Sale Notice Not Specified > Expires: ALE DATE & TIME: 01/30/2019 AT 9:00 AM LAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Final Service: Served: Personally A Adult In Charge: Kelly M BERWICK, PA 18603 DOB: Relation: Usek Date: 10 - 2 - 18 Deputy: 3 Iglinator: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000 Impts:	Real Estate Sale - Sale Notice Not Specified > Expires: Warrant: ALE DATE & TIME: 01/30/2019 AT 9:00 AM LAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Final Service: Served: Personally Adult In Charge: Adult In Charge: Kelly Maccis DOB: Relation: Usek Date: 10 - 2 - 18 Time: Deputy: 3 Mileage: Iginator: Phelan Hallinan Diamond & Jones LLF Phone: 215-563-7000 Impts:

BERWICK SEWER AUTHOF

2018CV428

1108 FREAS AVE, BERWICK, PA 18603

IO EXPIRATI

04A-06-033 BULBORD

REAL ESTATE OUTLINE

		ED# 3018 ED II
DATE RECEIVED [8-1-19	3	
DOCKET AND INDEX 301	8 CV 428	
CHECK FOR PROPER	INFO.	
WRIT OF EXECUTION	<u>`</u> X	
COPY OF DESCRIPTION		
WHEREABOUTS OF LKA	×	
NON-MILITARY AFFIDAVIT	<u>~</u>	
NOTICES OF SHERIFF SALE	<u></u>	
WAIVER OF WATCHMAN	$\overline{\mathbf{x}}$	
AFFIDAVIT OF LIENS LIST	<u> </u>	
CHECK FOR \$1,350.00 OR	<u></u>	CK# 60173847
IF ANY OF ABOVE IS MISSIN	G DO NOT PRO	CEED
SALE DATE	Z 304	1.00 Time
POSTING DATE	Jan, CO	111111
ADV. DATES FOR NEWSPAPER	1 ST WEEK	
ADV. DITTED FOR INEWSTALLIA	2 ND WEEK	- Markery
	2 RD WEEK —	

Wells Fargo Bank, NA : COURT OF COMMON PLEAS

PLAINTIFF : CIVIL DIVISION

V.

: CASE NO. 2018-CV-428

REBECCA C. WALL
DEFENDANT(S)

: 2018-ED-117

: COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, NA, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 226 EAST FRONT STREET, BERWICK, PA 18603-4810.

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

Name Address (if address cannot be reasonably ascertained,

please so indicate)

REBECCA C. WALL 226 EAST FRONT STREET /

BERWICK, PA 18603-4810

1050 OLD GEORGETOWN RD # A MOUNT PLEASANT, SC 29464-4108

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

Name Address (if address cannot be reasonably

ascertained, please so indicate)

REBECCA C. WALL 226 EAST FRONT STREET

BERWICK, PA 18603-4810

1050 OLD GEORGETOWN RD # A MOUNT PLEASANT, SC 29464-4108

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.

Name and address of every other person who has any record interest in the property and whose interest may be affected by the 6. sale. Address (if address cannot be Name 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) 226 EAST FRONT STREET TENANT/OCCUPANT BERWICK PA, 18603 COMMONWEALTH OF PENNSYLVANIA 6TH FLOOR, STRAWBERRY SQ BUREAU OF INDIVIDUAL TAXES **DEPT 280601** INHERITANCE TAX DIVISION HARRISBURG, PA 17128 DEPARTMENT OF PUBLIC WELFARE, TPL P.O. BOX 8486 CASUALTY UNIT, ESTATE RECOVERY WILLOW OAK BUILDING **PROGRAM** HARRISBURG, PA 17105 DOMESTIC RELATIONS OF COLUMBIA COUNTY COURTHOUSE **COLUMBIA COUNTY** P.O. BOX 380 **BLOOMSBURG, PA 17815** P.O. BOX 2675 COMMONWEALTH OF PENNSYLVANIA HARRISBURG, PA 17105 DEPARTMENT OF HUMAN SERVICES INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 70 PITTSBURGH, PA 15222 U.S. DEPARTMENT OF JUSTICE 228 WALNUT STREET, SUITE 22 U.S. ATTORNEY FOR THE MIDDLE PO BOX 11754 DISTRICT OF PA **HARRISBURG, PA 17108-1754** FEDERAL BUILDING I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities

By:

Date: SEP 2 8 2018

Phelan Hallman Diamond & Jones, LLP
Peter Wapper, 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

Wells Fargo Bank, NA

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

v. : NO.: 2018-CV-428

Rebecca C. Wall : 2018 - ED - 117

Defendant(s) :

: COLUMBIA County

Attorneys for Plaintiff

CERTIFICATION

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

(X)	the	mortgage	is	an	FHA	Mortgage
٦	2 x j	LILO	1110115454		****		

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

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

 By_i

Phelan Hallman Diamond & Jones, LLP Peter Wapner, Esq., Id. No.318263

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000 Attorney for Plaintiff

Wells Fargo Bank, NA : COLUMBIA County

:

: COURT OF COMMON PLEAS

VS.

: CIVIL DIVISION

Rebecca C. Wall : NO.: 2018-CV-428

2018 -ED-117

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 Rebecca C. Wall 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 Rebecca C. Wall is over 18 years of age and resides at 1050 Old Georgetown rd # A, Mount Pleasant, SC 29464-4108 and 226 East Front Street, Berwick, PA 18603-4810.

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

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

Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza

Philadelphia, PA 19103

peter.wapner@phelanhallinan.com

215-563-7000

WELLS FARGO BANK, NA

COURT OF COMMON PLEAS

ATTORNEY FOR PLAINTIFF

Plaintiff CIVIL DIVISION

v. TERM

REBECCA C. WALL No.: 2018-CV-428

No.: 2018-CV-428 2018-ED-117

Defendant COLUMBIA COUNTY

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 2 8 2018	Ву:
Date	Peter Wapner, Esq., Id. No.318263
	Attorney for Plaintiff

SHERIFF'S DEPARTMENT

PROCESS RECEIPT and AFFIDAVIT OF RETU	readability of all copies. Do not detach any copies.			
TROCESS RECEILT and ATTIDAVIT OF RETV		Expiration date	nor dotton any dopress	
Plaintiff	·	No.: 2018-CV-428		
Wells Fargo Bank, NA		2018-	ED-II7	
Defendant		Type or Writ of Com	plaint	
Rebecca C. Wall		EXECUTION/N	OTICE OF SALE	
AT NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SE ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zi 226 East Front Street		RIPTION OF PROPERTY TO BE LEV	IED, ATTACHED OR SALE.	
Berwick, PA 18603-4810				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST I	N EXPEDITING	SERVICE.		
PLEASE POST THE PREMISES WITH THE SHERIFF'S HA				
NOW,, 20, I, Sheriff of COLUMBIA County, I County, to execute the within and make return thereof according to law.	PA do nereby dej	putize the Sheriff of		
,,			<u> </u>	
	Sheriff of C	OLUMBIA County, Penna.		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER Of property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintiff sheriff's sale thereof.	whomever is four	nd in possession, after notifying pe	erson of levy or	
Signature of Attorney or other Originator requesting service on behalf of XX Plaint		Telephone Number	Date	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevan Philadelphia, PA 19103-1814	endant rd, Suite 1400	(215)563-7000		
SPACE BELOW FOR USE OF SHERIFF	ONLY — I	OO NOT WRITE BELO	W THIS LINE	
PLAINTIFF		Court Number		
		,- <u>,-,-,,-</u>		
RETURNED:				
AFFIRMED and subscribed to before me this day	SO ANSWERS	Chariff	Date	
	Signature of Dep	o. Shefiii		
of20				
	Signature of Sher	riff	Date	
	Sheriff of			

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s) Rebecca C.

Wall 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 OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK NA vs. WALL, REBECCA C					Case Number 2018CV428		
	SERVICE CO	OVER SHE	EET	•••			
Service De	talls:			an a training			
Category:	Real Estate Sale - Sale Notice				117		
Manner:	< Not Specified >	Expires:	3	Warrant:			
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS						
Serve To:		Final Servi	Ce :	en e			
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally · Adu	lten Charge	Posted · Other		
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult in Charge:	Michelle Lantar				
Phone:	Bloomsburg, PA 17815 DOB:	Relation:					
Alternate Address:		Date:	10-2-18	Time:	11:56		
Phone:	The state of the s	Deputy:	5	Mileage:	Name of the same of the same		
Attorney /	Originator;						
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000	na vinancia na se masebre. Ne sa mala mba m			
Service Att	(empts:				1.1.2		
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DOMESTIC RELATIONS OF

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA	RGO BANK NA				Number		
WALL, RE	BECCA C	2018CV428					
	SERVICE O	OVER SHE	ET				
Service De	(alls:						
Category:	Real Estate Sale - Sale Notice						
Manner:	< Not Specified >	Expires:	And the state of t	Warrant:			
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS						
Serve To:		Final Servi			Borner		
Name:	Columbia County Tax Office	Served:	Personally · Adultan Charge · Posted · Other				
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	Liz	Whitenight			
Phone:	570-389-5649 DOB :	Relation:	Cheek				
Alternate Address:		Date:	10-2-18	Time:	11:48		
Phone:		Deputy:	5	Mileage:	Solven and the second s		
Attorney /	Originator:						
Name:	PHELAN HALLINAN DIAMOND & JONES LL	Phone:	215-563-7000	A STATE OF THE STA			
Service At	tempts:				en e		
Date:	SCHOOL STATE OF THE SCHOOL						
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COLUMBIA COUNTY TAX C 2018CV428

PO BOX 380, BLOOMSBURG, PA 17815

O EXPIRATION

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2018-CV-428 2018 - ED-117

Wells Fargo Bank, NA

٧.

Rebecca C. Wall

owner(s) of property situate in the **BERWICK BOROUGH**, COLUMBIA County, Pennsylvania, being

<u>226 East Front Street, Berwick, PA 18603-4810</u> Parcel No. 04A-06-033

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$122,328.47

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

The land referred to in this Commitment is described as follows:

ALL THAT CERTAIN lot, piece or parcel of land, together with the two-story frame single dwelling house and improvements thereon erected, lying and being situate on the southerly side of East Front Street between Pine and Chestnut Streets in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of East Front Street at corner of Lot No. 32 as marked and numbered on the General Plan of the Borough of Berwick; thence in a southerly direction along line of Lot No. 32 (property now or late of Fannie Hagenbauch) a distance of One Hundred Forty (140) feet to line of land now or late of Elizabeth Fairman English; thence in an easterly direction on a line parallel with East Front Street a distance of Forty-nine and one-half (49-1/2) feet to the westerly line of Lot No. 36 (formerly now or late of Annie Trescott); thence in a northerly direction along the westerly line of Lot No. 36 a distance of One Hundred Forty (140) feet to the southerly line of East Front Street, aforesaid; thence in a westerly direction along the southerly line of East Front Street a distance of Forty-nine and one-half (49-1/2) feet to the place of beginning.

This description is intended to cover the northerly portion of Lot No. 35 as marked and numbered in that portion of the general plan of east Front Street in the Borough of Berwick, covering lots between Pine and Chestnut Streets.

BEING KNOWN AND DESIGNATED AS TAX PARCEL #04A-06-033.

TITLE TO SAID PREMISES IS VESTED IN Rebecca C. Wall, by Deed from Stephen Halczak and Wonetta M. Halczak, h/w, Dated 12/01/2003, Recorded 12/19/2003, Instrument No. 200316241.

Tax Parcel: 04A-06-033

Premises Being: 226 EAST FRONT STREET, BERWICK, PA 18603-4810

Document Receipt

Ship to:

U.S. DEPARTEMENT OF JUSTICE MIDDLE DISTRICT

228 WALNUT STREET Tracking #: 71901140006000140307

P.O. BOX 11754 Doc Ref #: 2018ED117

Postage 5.4200

Document Receipt

Trans # 14303

Carrier / service:

USPS Server First-Class Mail®

10/2/2018 12:00:00 AM

Ship to:

U.S. DEPARTEMENT OF JUSTICE

MIDDLE DISTRICT

228 WALNUT STREET

P.O. BOX 11754

Tracking #: Doc Ref #: 71901140006000140307

Doctoro

2018ED117

Postage

5.4200

Document Receipt

Trans # 14304

Carrier / service:

USPS Server

First-Class Mail®

10/2/2018 12:00:00 AM

Ship to:

DEPARTMENT OF PUBLIC WELFARE

TPL CASUALTY

P.O. BOX 8486 WILLOW OAK BUILDING Tracking #:

Doc Ref#:

71901140006000140314

Postage

2018ED117 5.4200

HARRISBURG

PA 17105

Page 1 of 1 Print Your Documents

Document Receipt

10/2/2018 12:00:00 AM First-Class Mail® USPS Server Trans# 14302 Carrier / service:

Ship to:

REBECCA WALL

71901140006000140291 Tracking #: 1050 OLD GEORGETOWN RD#4

Doc Ref#: 2018ED117

5.4200 Postage

MOUNT PLEASANT

SC 29464

Document Receipt

Trans# 14300 Carrier / service: USPS Server First-Class Mail® 10/2/2018 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS ADMINISTRATION

ADMINISTRATION

 1150 FIRST AVENUE
 Tracking #:
 71901140006000140277

 SUITE 1001
 Doc Ref #:
 2018ED117

Postage 5.4200

KING OF PA 19406 PRUSSIA

Page 1 of 1 **Print Your Documents**

Document Receipt

Carrier / service: USPS Server 10/2/2018 12:00:00 AM First-Class Mail® Trans# 14301

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

71901140006000140284 600 ARCH STREET ROOM 3259 Tracking #:

Doc Ref#: 2018ED117

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans # 14299 Carrier / service: USPS Server First-Class Mail® 10/2/2018 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000140260

Doc Ref #: 2018ED117

Postage 5.4200

Document Receipt

Trans # 14298 Carrier / service: USPS Server First-Class Mail® 10/2/2018 12:00:00 AM

Ship to:

COMMONWEALT OF PA DEPT OF WELFARE

PO BOX 2675 Tracking #: 71901140006000140253

Doc Ref #: 2018ED117

Postage 5.4200

Document Receipt

Trans # 14298 Carrier / service: USPS Server First-Class Mail® 10/2/2018 12:00:00 AM

Ship to:

COMMONWEALT OF PA DEPT OF WELFARE

PO BOX 2675 Tracking #: 71901140006000140253

Doc Ref #: 2018ED117

Postage 5.4200

Page 1 of 1 **Print Your Documents**

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USPS Server 10/2/2018 12:00:00 AM First-Class Mail® Trans# 14297 Carrier / service:

Ship to:

INTERNAL REVENUE OF JUSTICE IRS

71901140006000140246 1000 LIBERTY AVENUE Tracking #.

Doc Ref#: 2018ED117 SUITE 220 5.4200 Postage

PITTSBURGH PA 15222

Document Receipt

Trans# 14297 USPS Server 10/2/2018 12:00:00 AM Carrier / service: First-Class Mail®

Ship to:

INTERNAL REVENUE OF JUSTICE IRS

1000 LIBERTY AVENUE 71901140006000140246 Tracking #.

SUITE 220 Doc Ref #: 2018ED117 Postage 5.4200

PA 15222 PITTSBURGH

Page 1 of 1 **Print Your Documents**

Columbia County Columbia County Sheriff 35 West Main Street PO Box 380

Bloomsburg PA 17815



REBECCA WALL 1050 OLD GEORGETOWN RD#4

MOUNT PLEASANT SC 29464

001738427

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TD Bank, NA 3-180/360

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

AMOUNT ****\$1,350.00

DATE 9/28/2018

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

Q.

TO THE TAX OF THE PROPOSED IN SAF [1019137] 226 EAST FRONT STREET (2018-CV-428)