COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 235334 Customer: Invoice Date: 01/13/2020 4:19:18 PM

Last Change:

RECEIPT Receipt By: MAIL Reg/Drw ID: 0101

By: HAS

SHERIFF OFFICE

Cha#	Charge / Payment / Fee Description		Amount Inst # / Inst Date	Municipality
1 1	DEED Grantor - PAVONE, STEPHANIE A Grantee - FEDERAL HOME LOAN MORTGAGE CORP Consideration - \$4,173.63 Tax Basis - \$0.00 Return Via - MAIL Fees Summary: STATE WRIT TAX JCS/ACCESS TO JUSTICE AFFORDABLE HOUSING RECORDING FEES - RECORDER RECORDER IMPROVEMENT FUND COUNTY IMPROVEMENT FUND	\$0.50 \$40.25 \$13.00 \$13.00 \$3.00 \$2.00	\$71.75 202000293 01/13/20 4:19:19 PM	BENTON TOWNSHIE
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES		\$71.75	
	PAYMENTS CHECK: 8767 - SHERIFF OFFICE TOTAL PAYMENTS		\$71.75 \$71.75	
	AMOUNT DUE PAYMENT ON INVOICE BALANCE DUE ON INVOICE		\$71.75 (\$71.75) \$0.00	

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

WELLS FARGO BANK NA VS. STEPHANIE ANN & MATTHEW PAVONE

NO. 100-2019 ED	NO. 527-2019 J	ID
DATE/TIME OF SALE: NOVEMBE	R 20, 2019	\
BID PRICE (INCLUDES COST)	\$ 50060,00 (2 \$ 1000,00	1973,63)
POUNDAGE – 2% OF BID	\$ 1000,00	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS	\$ 250.00	
TOTAL AMOUNT NEEDED TO PURCH		s_4173,63
PURCHASER(S):		
ADDRESS:		
NAMES(S) ON DEED:		
PURCHASER(S) SIGNATURE(S):	nt for Phology	Canott bromsia navillet
	J Han	~ <u>~</u>
TOTAL DUE:		s 4173,63
LESS DEPOSIT:		\$ 4173,63 \$ 1350,00
DOWN PAYMENT	Γ:	\$
TOTAL DUE IN 8	DAYS	s 2823, 63

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	<u>Plaintiff</u> WELLS FARGO BANK N.A.	vs.	<u>Defendant</u> STEPHANIE ANN PA MATTHEW A PAV		7
ONE I SUITE	e Plaintiff: AN HALLINAN DIAMOND & JONI PENN CENTER AT SUBURAN ST E 1400 1617 JFK BLVD ADELPHIA, PA 19103-1814		Sheriff's Sale Date: Writ of Execution No. : Advance Sheriff Costs:	Wednesday, 2019CV527] , November 20, 201

Location of the real estate: 31 DISTILLERY HILL ROAD, BENTON, PA 17814

S

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		\$60.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,329.80
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
Continued or Cancelled Sale	Postponed to: 11/20/2019	\$10.00
Service		\$270.00
Service Mileage		\$40.00
Distribution Form		\$25.00
Copies		\$9.00
Notary Fee		\$15.00
Tax Claim Search		\$5.00
Surcharge		\$190.00
	Total Sheriff Costs	\$2,361.30
Municipal Costs		
Sewer		\$490.58
	Total Municipal Costs	\$490.58
Distribution Costs		
Recording Fees		\$7 1.75
-	Total Distribution Costs	\$71.75
	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	

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

Grand Total:	\$2,923.63



RE	CORDER'S USE ONLY	
State Tax Pard		
Sook:	Page	
Instrument Number		
Date Recorded	**************************************	

		*	OOMI LLI C					
SECTION I	TRANSFER DATA							
Date of Acceptance of Do		1. 1.						
	<u> </u>	<u> 1911161</u>						
Grantor(s)/Lessor(s) Telephone Number			Grantee(s)/Lessee(s)	0.131	Telephone l			
Timonthy Chamberlain (570) 389-5622		22	FEDERAL HOME L MORTGAGE CORP		1-800-373-:	3343		
Mailing Address				·	OKATION	L		
PO Box 380, W. Main St	reet			Mailing Address 8200 Jones Branch D	rive Mailston 202			
City	1000	State	ZIP Code	City	11.0, manatop 202	State	ZIP (
Bloomsburg		PA	17815	McLean		VA	2210	
SECTION II	REAL ESTATE LOCA		<u> </u>	1			1 1	
Street Address			City, Township, Boro	ough				
	OAD, BENTON, PA 17814	8102		BENTON TOWNSH	-			
County		School Distri	ct		Tax Parcel Numb	er		
COLUMBIA BENTON AREA SCHOO		REA SCHOOL	DISTRICT	03 -03 -008-00,00	00			
SECTION III	VALUATION DATA							
Was transaction part of an assignment or relocation? YES NO								
Actual Cash Consideration 2. Other Consideration			3. Total Considera	ation				
\$ 50,000.00 (winning bid) + -0-				=\$ 50,000.00				
4. County Assessed Value 5. Common Level Ratio I		evel Ratio Fac	ctor	6. Computed Value				
\$ 15908.00 X 4.41				= \$70,154.28			<u> </u>	
SECTION IV EXEMPTION DATA – Refer to instructions for exemption status								
1a. Amount of Exemption	Claimed		ge of Grantor':	s Interest in 100%	1c. Percentage of	Grantor's In	terest Conveye	ed
= \$70,154.28 + -0- 100%			,					
	ox Below for Exemption Cla	aimed.					·	
☐ Will or interstate succession.								
			•	of Decedent)		(Estate	File Number)	
	Attach complete copy of trus							
	t. (Attach complete copy of t							
	incipal and agent/straw party					tion		
	amonwealth, the U.S. and ins			aron, condemnation of	in neu or condemna	iiiOil.		
	r in lieu of condemnation, att gagor to a holder of a mortga			f mortgage and notales	eianment \			
	gagor to a noider of a mortga, matory deed. (Attach comple	-			ывшиси.)			
	matory deed. (Attach comple consolidation, merge or divis							
	tailed explanation of exempti				al sheets)			
	ransaction based on P.S. Sect		-			strumentalit	v	
	· T					 -	,.	
SECTION V	CORRESPONDENT IN	NFORMATIO	Pari IIA – NC	uiries may be directe	a to the following	g person:		
Name Phelan Hallinan Diamond	l & Jones, LLP					i	Telephone Nur 215-563-7000	ıber
Mailing Address		· · · · · · · · · · · · · · · · · · ·		City			State	ZIP Code
1617 JFK Boulevard, Suite 14	00, One Penn Center Plaza			Philadelphia			PA	19103
Under penalties of law, I declare that	I have examined this statement, including	accompanying inform	ation, and to the best	of my knowledge and belief, it is t	rue, correct and complete.			
Signature of Correspondent or	· · · · · · · · · · · · · · · · · · ·	1	1				Date	/.a
FAILURE TO COM	PLETE THIS FORM PROPERLY		OUESTED DOCUM	MENTATION MAY RESUL	T IN THE RECORDER	S REFUSAL TO	PRECORD THE	/



1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-568-7616
deedinstructions@phelanhallinan.com

November 21, 2019

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

Re: MATTHEW A. PAVONE

STEPHANIE A. PAVONE

31 DISTILLERY HILL ROAD, BENTON, PA 17814-8102

2019-CV-527

Dear Sir or Madam:

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

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

Very truly yours,

On behalf of Phelan Hallinan Diamond & Jones, LLP

PH # 1037304

P1-527

SHERIFF'S SALE COST SHEET

VS	
NO ED NO J	D DATE/TIME OF SALE
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$_276,66
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>60,00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>40,60</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>9160</u>
NOTARY	\$ 15,00
NOTARY TOTAL ********	******* \$ 56,50
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$1329,80
SOLICITOR'S SERVICES	\$100.00 ******* \$ 1579, 80
TOTAL *******	******* \$ 15 17, 80
PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>71,75</u> ********* \$ <u>81,75</u>
TOTAL *******	********* \$ <u>8/, \ / 5</u>
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ 5.00
TOTAL *******	****** \$ 5,00
MUNICIPAL FEES DUE:	1100 50
SEWER 20_	\$ 470,50
WATER 20	\$ <u>490,58</u> \$_ ********** \$ <u>490,58</u>
TOTAL ********	*******
OVER CALL IN CIT. THE CO. CIT.	# 190 m
SURCHARGE FEE (DSTE)	\$ 110,10
MISC	<u>\$</u>
<u> </u>	\$ ******** \$ _6 _
TOTAL ********	
TOTAL COCTO (OF	PENING BID) \$ 29/3,63
TOTAL COSTS (OF	ENTING BID)

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.

v. MATTHEW A. PAVONE and STEPHANIE A. PAVONE

No.: 2019-CV-527

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

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

WELLS FARGO BANK, N.A.

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

٧.

TERM

MATTHEW A. PAVONE STEPHANIE A. PAVONE

No.: 2019-CV-527 No.: 2019-ED-100

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.

OCT 15 2019	Ву:
Date	Peter Wapner, Esq., Id. No.318263
	Attorney for Plaintiff

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

WELLS FARGO BANK, N.A.

COLUMBIA COUNTY

Plaintiff : COURT OF COMMON PLEAS

v. : CIVIL DIVISION

MATTHEW A. PAVONE : NO. 2019-CV-527 STEPHANIE A. PAVONE : NO. 2019-CV-527

Defendants

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 MATTHEW A. PAVONE in accordance with Court Order dated May 23, 2019 by first class mail on September 3, 2019. The property was posted on September 7, 2019. Notice was published in the Daily Press Enterprise on September 28, 2019;

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:

Phelan Hallinan Diamond & Jones, LLP

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

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

WELLS FARGO BANK, N.A.

: COLUMBIA COUNTY

Plaintiff : COURT OF COMMON PLEAS

v. : CIVIL DIVISION

MATTHEW A. PAVONE : NO. 2019-CV-527

STEPHANIE A. PAVONE

Defendants

CERTIFICATION OF SERVICE

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:

MATTHEW A. PAVONE 92 DAGOBERT STREET WILKES BARRE, PA 18702

STEPHANIE A. PAVONE 31 DISTILLERY HILL ROAD BENTON, PA 17814-8102

OCT 1 5 2019

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

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

PROTHEROTARY

WELLS FARGO BANK, N.A.

Plaintiff

Court of Common Pleas

CLEEK DE COMP

vs.

Civil Division

CLENK OF COURTS OF

MATTHEW A. PAVONE STEPHANIE A. PAVONE

Defendants

COLUMBIA County

No. 2019-CV-527

ORDER

AND NOW, this 23 day of May, 2019, upon consideration of Plaintiff's motion for Service Pursuant to Special Order of Court, it is hereby ORDERED and DECREED, that said Motion is GRANTED.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C), on the above captioned Defendant, MATTHEW A. PAVONE, by:

- Posting of the premises: 31 DISTILLERY HILL ROAD, BENTON, PA 17814-8102 by the Sheriff or a non-party competent adult; and
- 2. First class mail to MATTHEW A. PAVONE at the last known address, 92 DAGOBERT STREET, WILKES BARRE, PA 18702 and the mortgaged premises located at 31 DISTILLERY HILL ROAD, BENTON, PA 17814-8102. Service by mail is complete upon the date of mailing.

 3. Application per 12 R.C.P. 430 (b)(1).

It is further **ORDERED** and **DECREED** that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to ensure compliance with this Court Order.

BY/THE COURT

PH # 1037304/SRE

Tosumasser, per frame ni recevenne and plass Office: w Posumasser, per frame ni recevenne and 2 ID Code** PAVONE WILKES BARRE WILKES BARRE PAVONE PAVONE WILKES BARRE PAVONE PA 17814-8102		CI A. VC	TOTAL NO	Affiv Stainn Hore			
Para Para		of Pieces Listed by Sender	of Pieces Repeived at Post Office 14	Posturate with Dota	of Duaning		
Pearmater, per frame of receiving carphology Pearmater, per frame of receiving carphology	helan Haltinan Diamond & Jones, LLP 617 JFK Boulevard, Suite 1400 he Penn Center Plaza hiladeiphua, PA 19103	, и		rosmins with vide			
RE. MATTHEW A PAVUNE Re. Matters Pavune Percentage Re. Special Hand		www.dubber					
NST NOS		Posmaster, pet fnome al recerring	сырболес)				
USINS® Fracking Number	H# 10373047 RE: MATTHEW A. PAVONE COLUMBIA) / SPL / 1021 / NOS						Garage Constitution of the
PAVONE_MATTHEW A. \$0.50	USPS® Tracking Number Firm-specific Identiffer	. (Name,	ddress	Postage	Fee	Special Hand	
WILKES BARRE PA 18702 PAVONE, MATTHEW A 31 DISTILLERY HILL ROAD BENTON PA 17814-8102 \$0.50		PAVONE, MATTHEW A. 92 DAGOBERT STREET	The second control of	0.00			10 s
BENTON PA 18702 31 DISTILLERY HILL ROAD BENTON PA 17814-8102 \$0.50				. 0C.0€		The second second	Hart Market
BENTON PA 17814-8102		MILKES BARRE PAVONE, MATTHEW A.	ŧ				
BENTON PA 17814-8102		31 DISTILLERY HILL ROA		\$0.50		mpa Allaha m	
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STATE OF PENNSYLVANIA COUNTY OF COLUMBIA

} SS

James T. Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said, Town, County and State since that day and on the attached notice September 28 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.

SNOTICE OF SHERIFFE SATE INTEL COURTING COMMINITY FEAS OF COURTING COMMINITY FEAS OF COURTING COMMINITY FEAS NOT 2015 OF 227 NOT 2015 OF 2015 OF 227 NOT 2015 OF 2015 OF 227 STATE OF THE NUMBER OF 227 STATE OF 2
Lott Township, Columbia County My Commission Expires April 21, 2020
And now,, 20, I hereby certify that the advertising and publication charges amounting to \$

AFFIDAVIT OF SERVICE (FHLMC)

PLAINTIFF WELLS FARGO BANK, N.A. **COLUMBIA COUNTY**

PH # 1037304

DEFENDANT MATTHEW A. PAVONE STEPHANIE A. PAVONE

BY:_____

PRINTED NAME:

SERVICE TEAM/spl COURT NO.: 2019-CV-527

SERVE MATTHEW A. PAVONE AT:
31 DISTILLERY HILL ROAD
BENTON, PA 17814-8102
**IF SERVICE IS UNSUCCESSFUL, PLEASE POST THE
PROPERTY ON THE LAST SERVICE ATTEMPT**
**PLEASE POST PROPERTY IF UNABLE TO OBTAIN
SUCCESSFUL SERVICE *** PLEASE POST PROPERTY ON
YOUR LAST ATTEMPT**
Previous Successful Service

TYPE OF ACTION XX Notice of Sheriff's Sale SALE DATE: October 9, 2019

SERVED
Served and made known to MATTHEW A. PAVONE, Defendant on the 7 th day of SEPTEMBER 19, at 12:15, o'clock P. M., at 31 DISTILLERY VILLERO, BENTON 14, 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. Vother: Posted Profert.
Description: Age Height Weight Race Sex Other
NOT SERVED
On theday of, 20, ato'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;
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.

James T. Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said, Town, County and State since that day and on the attached notice September 18, 25 & October 2, 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
Haren 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,, 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.

AHn: Sheriff Account Info ACCOUNT# 050047 ADDRESS 31 DIST HILL ROAD SERVICE FROM 08/21/2019 TO 09/20/2019 Meter Readings **CURR READING** PREV READING USED Benton Municipal Water and Sewer 148 148 PO Box 516 Benton PA 17814-**Amount Due** (570)-925-6341 CURRENT PAST DUE Water 21.00 215.78 Sewer 27.00 226.80 ACCOUNT# 050047 ADDRESS 31 DIST HILL ROAD Before 10/20/2019 490.58 Before 10/20/2019 pay 490.58 After 10/20/2019 pay 495.38 After 10/20/2019 pay 495.38 RETURN THIS PORTION WITH PAYMENT **MATTHEW PAVONE** PLEASE PAY YOUR BILL IN FULL TO AVOID STEPHANIE PAVONE WATER SHUT-OFF! THANK YOU 31 DIST HILL ROAD BENTON PA 17814 KEEP THIS PORTION FOR YOUR RECORDS

Afth. Sherill Chamberlain

The Benton Mun Sewer Water Auth has an outstanding

The Benton Mun Sewer Water Auth has an outstanding

Sw Bill for the Pavones - Matthew and Stephenie.

We received notice that a Sale will to be place on

We received notice that a Sale will be greatly

Wed, Oct. 9th 2019 at 9th. It will be greatly

appreciated if you can collect the Amount due of

appreciated if you can collect the Amount due of

Wicki Moyer

BMWSA

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 08/14/19

Ad ID:

1175650

Description:

MATTHEW PAVONE SALE

Run Dates:

09/18/19 to 10/02/19

Class:

204

Agate Lines:

Blind Box:

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address:

Publication

Press Enterprise

PO BOX 380

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost Amount Paid

\$1,329.80

\$0.00

Stop Start 09/18/19 10/02/19

<u>inserts</u>

Cost \$1,329.80

SHERIFFS SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2019CV527

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

WEDNESDAY, OCTOBER 09, 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, to-wit:

Perinsylvania, bordined and sescribed as solicitys, down, the new Beginning at a post on the Public road leading from Benton to the old McHenry Distillery, thence along said Public road North Fifty-Six (56) degrees Fifty (50) minutes West, Fifty-Fix (55) feet to a post, thence along Lot No. 12, South Thirty-Three (33) degrees Ten (10) minutes West, One Hundred Ninety-Eight (198) feet to a post on the North side of Eli Alley, thence along said Eli Alley South Fifty-So. (56) degrees Fifty (50) minutes East, Fifty Five (55) feet to a post comer of Lot No. 10; thence along Lot No. 10 North Thirty-Three

(33) degrees Ten (10) minutes East, One Hundred Ninety-Eight (193) feet to the place of beginning, Containing One-Quarter acre, strict measure, TTLE TO SAID PREMISES IS VESTED Matthew A. Pavone and Stephanie A. Pavone, h/w, by Deed from Charles R. Hartzell and Lucie L. Hartzell, h/w, Dated 08/23/2007. Recorded 08/23/2007, Instrument No. 200708714. Tax Parcel: 03-03-008-00,000

Premises Being: 31 DISTILLERY HILL ROAD, BENTON, PA 17814-8102

PROPERTY ADDRESS: 31 DISTILLERY HILL ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 03-03-008-00,000

Seized and taken into execution to be sold as the property of STEPHANIE ANN PAVONE, MATTHEW A. PAVONE in suit of WELLS FARGO BANK, N.A.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) TERMS OF SALE: MINIMOM 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 default-ing 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.

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

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

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

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

Re: WELLS FARGO BANK, N.A. v. MATTHEW A. PAVONE et al.

No.: 2019-CV-527

Dear Sir/Madam:

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

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

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

Property is listed for the 11/20/2019 Sheriff Sale.

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Legal Assistant

CC: MATTHEW A. PAVONE and STEPHANIE A. PAVONE

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A	•	:	
Plaintiff		:	CIVIL DIVISION
		:	
v.		:	No.: <u>2019-CV-527</u>
		:	
MATTHEW A. PAVONE		:	
STEPHANIE A. PAVONE			
Defendant(s)			
	<u>CERTIFICATE OF FILING</u>		

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice

of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: _____ SEP 1 6 7019 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

has been continued until 11/20/2019 at 09:00 AM.

Date: SEP 1 6 2019

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A. Plaintiff	: : CIVIL DIVISION
v.	: : No.: <u>2019-CV-527</u>
MATTHEW A. PAVONE STEPHANIE A. PAVONE Defendant(s)	÷
NOTICE OF THE DATE OF CO	ONTINUED SHERIFF'S SALE
The Sheriff's Sale scheduled for 10/09/20	19 at 09:00 AM in the above-captioned matter

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

215-563-7000

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

Plaintiff : CIVIL DIVISION

v. : No.: <u>2019-CV-527</u>

:

MATTHEW A. PAVONE STEPHANIE A. PAVONE

Defendant(s)

CERTIFICATION OF SERVICE

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

MATTHEW A. PAVONE 92 DAGOBERT STREET WILKES BARRE, PA 18702

MATTHEW A. PAVONE 31 DISTILLERY HILL ROAD BENTON, PA 17814-8102

MATTHEW A. PAVONE 1150 ROBERTS VALLEY RD HARRISBURG, PA 17110-1762

STEPHANIE A. PAVONE
31 DISTILLERY HILL ROAD
BENTON, PA 17814-8102

Date:	SEP	1	6	2019	

STEPHANIE A. PAVONE 1150 ROBERTS VALLEY RD HARRISBURG, PA 17110-1762

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.	•	:	
Plaintiff		:	CIVIL DIVISION
		:	
v.		:	No.: <u>2019-CV-527</u>
		:	
MATTHEW A. PAVONE		:	
STEPHANIE A. PAVONE			
Defendant(s)			
	CEDTIFICATION OF THE INC.		

CERTIFICATE OF FILING

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

Date:	SEP 1 6 2019	
		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, N.A.

COURT OF COMMON PLEAS

ATTORNEY FOR PLAINTIFF

Plaintiff

CIVIL DIVISION

v.

TERM

MATTHEW A. PAVONE STEPHANIE A. PAVONE

No.: 2019-CV-527 No.: 2019-ED-100

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.

	SEP 1 2 2019	Ву:	
Date	<u> </u>	Peter Waj	oner, 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, N.A. VS. MATTHEW A. PAVONE, and STEPHANIE A.

PAVONE,

COLUMBIA County, No.: 2019-CV-527, No.: 2019-ED-100

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 10/09/2019 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

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, N.A. Plaintiff,	: :
·	: CIVIL DIVISION
v.	;
MATTHEW A. PAVONE STEPHANIE A. PAVONE Defendant(s)	No.: 2019-CV-527 No.: 2019-ED-100
AFFIDAVIT OF SERVICE	E PURSUANT TO RULE 3129.2
COMMONWEALTH OF PENNSYLVANIA PHILADELPHIA COUNTY)) SS:
any known interested party in the manner requ persons or parties named, at that address, set for	orth on the Affidavit and as amended if applicable. 17) and/or Certified Mail Return Receipt stamped exhibit "A"
	Peter Wapner, Esquire Attorney for Plaintiff

Certificate of Mailing - Firm TOTAL NO TOTAL NO. Name and Address of Sender Affix Stamp Here Postmark with Date of Receipt. of Pieces Listed by Sender of Pieces Received at Post Office 'M Phelan Halliman Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 2019 6 SEP Posimaster, per (name of receiving employee) US POSTAGE) PATAET BOYNES PH # 1037304 / RE: MATTHEW A. PAVONE (COLUMBIA) / RMS - 10/09/2019 SALE / 1021 / Writ ZIF 10103 \$ 00; 02 40 0000334395UF Team USPS® Tracking Number
Firm-specific Identifier Address el Alclifi Postage Fee (Name, Street, City, State, and ZIP CodeTh) TEVANT/OCCUPANT
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118 KUNIGUNDE DRIVE 17814-8102 2. \$0.50 MILFORD PA 18337
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PO BOX 5496
MOUNT LAUREL NJ 08054-5496

PS Form 3665, January 2017 (Page 1 of 3)

Certificate of Mailing - Firm TOTAL NO TOTAL NO. Affix Stamp Here Name and Address of Sender of Pieces Listed by Sender of Pieces Received at Post Office the Postmark with Date of Receipt. Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Spite 1400 2013 One Penn Center Plaza Philadelphia, PA 19103 6 63S Posimaster, per (name of receiving employee) 002.46° US POSTAGES enter Bongs PH # 1037304 / RE: MATTHEW A. PAVONE (COLUMBIA) / RMS - 10/09/2019 SALE / 1021 / Writ Team 00 48 SERECCOOD \$ 00% Address USPS® Tracking Number Firm-specific Identifier el Airlift Postage Fee (Name, Street, City, State, and ZIP Code^{Th)}) TENANT/OCCUPANT
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PO BOX 5496
MOUNT LAUREL NJ 08054-5496

PS Form 3665, January 2017 (Page 1 of 3)

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	P.O. BOX 380		\$0.50	
	BLOOMSBURG	PA 17815		
5.		NSYLVANIA DEPARTMENT		
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INTERNAL REVENUE SERVICE ADVISORY
1000 Liberty Avenue Room 704 Fce fillilA k 1. \$0.50 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 2. \$0.50 Harrisburg 17108-1754 PS Form 3665, January 2017 (Page 3 of 3)

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

> Representing Lenders in Pennsylvania

Foreclosure Manager

September 12, 2019

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. v.

MATTHEW A. PAVONE and STEPHANIE A. PAVONE 31 DISTILLERY HILL ROAD BENTON, PA 17814-8102

No.: 2019-CV-527

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for October 9, 2019 due to the following: Service of NOS.

The Property is to be relisted for the November 20, 2019 Sheriff Sale.

Thank you for your cooperation in this matter.

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T, Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	RGO BANK N.A IE ANN PAVONE				Case Number 2019CV527
		c (et al.)			
		SHERIFF'	S RETURN OF	SERVICE	
09/04/2019	SERVICE WAS	PUTY JESSICA SURK PERFORMED BY PO FATE LOCATED AT 31	STING A TRUE COP	Y OF THE REQUE OAD, BENTON, P	ESTED HANDBILL UPON
				SO ANSWE	T. Chambalain
September (05, 2019			ТІМОТНҰ	Ť. CHAMBERLAIN, SHERIFF
			NOTARY	NOT. SARAH JANE KLIN TOWN OF BLOOMS	TH OF PENNSYLVANIA ARIAL SEAL NGAMAN, NOTARY PUBLIC SBURG, COLUMBIA COUNTY N EXPIRES OCT. 4, 2020
	d subscribed to b			0	<i>V0</i>
5TH	day of	SEPTEMBER	,	Souch you	ne Klingaman

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA	RGO BANK N.A.			Case N	Number
	STEPHANIE ANN (et al.)			20190	CV527
	SERVICE CO	OVER SHE	ET		
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Category:	Real Estate Sale - Posting - Sale Bill			Zone:	Sans Summer
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 10/09/2019 AT 9:00 AM SHERIFF'S SALE BILL		Auditoria de la constanta de l		
Serve To:		Final Servi	ce:		
Name:	(POSTING)	Served:	Personally · Ad	dult In Charge	Posted · Other
Primary Address:	31 DISTILLERY HILL ROAD BENTON, PA 17814	Adult In Charge:	,		
Phone:	DOB:	Relation:	t www.com.com.com.com.com.com.com.com.com.com		
Alternate Address:		Date:	7/4/19	Time:	19\$5
Phone:		Deputy:	88	Mileage:	
Attorney /	Originator:			grade de la companya	**************************************
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		
Service At	tempts:	- et	1	pr -	A. A. sphile shift
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POSTING

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31 DISTILLERY HILL ROAD, BENTON, PA 17814

NO EXTINA

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Date: 08/28/2019 Cert. NO: 35803

PAVONE MATTHEW A & STEPHANIE A 31 DISTELLERY HILL ROAD BENTON PA 17814

District: BENTON TWP
Deed: 20070 -8714
Location: 31 DISTILLERY HILL RD
Parcel Id:03 -03 -008-00,000

Assessment: 15,908 Balances as of 08/28/2019

YEAR TAX TYPE TAN NO TAX CLAIM TAXES DUE TAX AMOUNT PENALTY DISCOUNT

PAID

BALANCE

By: Columbia	Counta	Sheriff	Per:	dm.
•)			

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	RGO BANK N.A. STEPHANIE ANN (et al.)	Case Number 2019CV527		
	SERVICE C	OVER SHE	EET	
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Notes:	SALE DATE & TIME: 10/09/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS	Certmail
Serve To:		Final Servi	ce:	en e
Name:	MATTHEW A PAVONE	Served:	Personally · Ad	dult in Charge · Posted · Other
Primary Address:	31 DISTILLERY HILL ROAD BENTON, PA 17814	Adult in Charge:		
Phone:	DOB:	Relation:		
Alternate Address:	1150 ROBERTS VALLEY ROAD HARRISBURG, PA 17110	Date:		Time:
Phone:	THE CONTROL OF THE CO	Deputy:	Annual contraction of the section of	Mileage:
Attorney /	Originator:		25 (14 <u>2.31</u>	
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000	Andrew Company and the second of the second
Service At	femots:			
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PAVONE, MATTHEW A 2019CV527

31 DISTILLERY HILL ROAD, BENTON, PA 17814

NO EXPIRATION

Document Receipt

Trans # 1694

16946 Carrier / service:

USPS Server First-Class Mail®

8/13/2019 12:00:00 AM

Ship to:

MR. MATTHEW A. PAVONE

92 DAGOBERT STREET

Tracking #:

71901140006000165423

Doc Ref #:

2019ED100

Postage 5.6000

WILKES-BARRE PA 18702

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	RGO BANK N.A. STEPHANIE ANN (et al.)			Case Number 2019CV527			
	SERVICE CO	OVER SH	EET				
Service De	7,000,000		eright Services of the control of th				
Category:	Real Estate Sale - Sale Notice) Line control of the property of the control of th	Zone:			
Manner:	< Not Specified >	Expires:		Warrant:			
Notes:	SALE DATE & TIME: 10/09/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS						
Serve To:		Final Servi	ce:				
Name:	STEPHANIE ANN PAVONE	Served:	Personally · Add	ult In Charge · Posted · Other			
Primary Address:	31 DISTILLERY HILL ROAD BENTON, PA 17814	Adult In Charge:					
Phone.	DOB:	Relation:					
Alternate Address:	1150 ROBERTS VALLEY ROAD HARRISBURG, PA 17110	Date:	A 180 A	Time:			
Phone:		Deputy:		Mileage:			
Attorney /	Originator:		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1				
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000				
Service At Date: Time: Mileage: Deputy:	témpts:						
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PAVONE, STEPHANIE ANN

2019CV527

31 DISTILLERY HILL ROAD, BENTON, PA 17814

NO EXPIRATION

Print Your Documents Page 1 of 1

Document Receipt

Trans # 16947 Carrier / service: USPS Server First-Class Mail® 8/13/2019 12:00:00 AM

Ship to:

MRS. STEPHANIE A. PAVONE

1150 ROBERTS VALLEY ROAD Tracking #: 71901140006000165430

Doc Ref #: 2019ED100

Postage 5.6000

HARRISBURG PA 17110

Print Your Documents Page 1 of 1

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



71901140006000165454

RALPH GULKO ESQ.
ABSOLUTE RESOLUTIONSVILLC
PRESSLER AND PRESSLER
804 WEST AVE
JENKINSTOWN PA 19046

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

/1901140006000165416

ABSOLUTE RESOLUTIONS 118 KUNIGUNDE DRIVE

MILFORD

PA 18337

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	RGO BANK N.A.]	Case N	lumber		
vs. PAVONE,	STEPHANIE ANN (et al.)		20190	CV527			
	SERVICE CO	OVER SHE	EET				
Service De			National Control of the Control of t				
Category:	Real Estate Sale - Sale Notice			Zone:	100		
Manner:	< Not Specified >	Expires:		Warrant:			
Notes:	SALE DATE & TIME: 10/09/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS						
Serve To:		Final Servi	ce:		· · · · · ·		
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally · Adt	Ht.In Charge)	Posted · Other		
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:	MICHELLE FEITHER				
Phone:	DOB:	Relation:		LEPL			
Alternate Address:		Date:	8/14/19	Time:	0905		
Phone:	The second secon	Deputy:		Mileage:			
Attorney /	Originator:						
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000				
Service At	tempts:						
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DOMESTIC RELATIONS OF

2019CV527

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

COLUMBIA COUNTY TAX C

2019CV527

Notes: SALE DATE & TIME: 10/09/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: Columbia County Tax Office Served: Personally Adult In Charge Rosted Other Primary PO Box 380 Adult In Charge: STEPH REPLY ON Charge: STEPH REPLY ON Charge: STEPH Relation: CLEVAL Alternate Address: Phone: Deputy: 4 Mileage: Attorney / Originator:	VS.	RGO BANK N.A. STEPHANIE ANN (et al.)		Ì		Number CV527	
Category: Real Estate Sale - Sale Notice Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 10/09/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: Columbia County Tax Office Served: Personally Adult in Charge Rosted Oth Adult in Charge: Struck Bloomsburg, PA 17815 Phone: 570-389-5649 DOB: Relation: CLEY Address: Date: Phone: Deputy: Ly Mileage: Attorney / Originator: Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000 Service Attempt Notes: 1. 2. 3. 4.		SERVICE O	OVER SHE	ET			
Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 10/09/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: Columbia County Tax Office Served: Personally Addit in Charge Rosted Oth Primary PO Box 380 Address: Bloomsburg, PA 17815 Charge: ST0-389-5649 DOB: Relation: CLEYJ. Alternate Address: Date: BHAM Time: 0855 Attorney / Originator: Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000 Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Service De	táils:			* * *		
Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 10/09/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: Columbia County Tax Office Served: Personally Adult In Charge Rosted Oth Adult In Charge: Served: Po Box 380 Address: Bloomsburg, PA 17815 Charge: STEPH YOUT CO. Alternate Address: Date: Phone: Deputy: L. Mileage: Automey / Originator: Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000 Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.		and the second of the second o	and said the said of the said		Zone:	100	
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: Columbia County Tax Office Served: Personally Adult in Charge Rosted Oth Primary Address: Bloomsburg, PA 17815 Charge: STEPH YUTLO Alternate Address: Date: Phone: Deputy: L. Mileage: Attorney / Originator: Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000 Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Manner:	ter and the second of the seco	Expires:	The market with Az of the Shake	Warrant:		
Name: Columbia County Tax Office Primary PO Box 380 Bloomsburg, PA 17815 Phone: 570-389-5649 Adult In Charge: SEPH YUNGO Relation: CLEVY Atternate Address: Date: BIMB Time: 0855 Phone: Deputy: L. Mileage: Attorney / Originator: Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000 Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Notes:	SALE DATE & TIME: 10/09/2019 AT 9:00 AM					
Primary PO Box 380 Adult In Charge: STEPH YELLO Phone: 570-389-5649 DOB: Relation: CLPVL Alternate Address: Phone: Deputy: 4 Mileage: Attorney / Originator: Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000 Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Serve To:		Final Servi	COL.	A CONTRACTOR OF THE STATE OF TH		
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Address: Phone: Deputy: L Mileage: Attorney / Originator: Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Phone:	570-389-5649 DOB :	Relation:	CLE	<u> </u>		
Attorney / Originator: Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000 Service Attempts: Date:	Alternate Address:	The second secon	Date:	8/14/19	Time:	0855	
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NO EXPIRATION

PO BOX 380, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	RGO BANK N.A. STEPHANIE ANN (et al.)		Case Number 2019CV527		
	SERVICE CO	OVER SHE	EET		
Service De					
Category:	Real Estate Sale - Sale Notice	W. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	Zone:		
Manner:	Posting - Order	Expires:	Warrant:		
Notes:	SALE DATE & TIME: 10/09/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS		
Serve To:		Final Servi	ce :		
Name:	OCCUPANT	Served:	Personally · Adult In Charge · Posted Other		
Primary Address:	31 DISTILLERY HILL ROAD BENTON, PA 17814	Adult In Charge:			
Phone:	DOB:	Relation:			
Alternate Address:		Date:	8/14/19 Time: 11-31		
Phone:		Deputy:	\$ Mileage:		
Attomey / Name:	Originator: PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		
Service At	tempts:				
Date: Time:					
Mileage: Deputy:					
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4. 5.					

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2019CV527

31 DISTILLERY HILL ROAD, BENTON, PA 17814

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	ARGO BANK N.A.			Case Number	
vs. PAVONE,	STEPHANIE ANN (et al.)			2019CV527	
	SERVICE C	OVER SHE	ET		
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Category:	Real Estate Sale - Sale Notice	THE THE VALUES WITH MALE TO STORE THE	graves, 18 1 - 1, 18 8 p. 11, 11 - 10, 19 p.	Zone: 100	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 10/09/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S RIG	ЭНТЅ		. :
Serve To:		Final Servic			
Name:	Cathy Gordon	Served:	Personally) Adu	ult In Charge · Posted · Oth	er
Primary Address:	85 Gordon Road Benton, PA 17814	Adult In Charge:			
Phone:	570-925-2517 DOB :	Relation:			
Alternate Address:		Date:	8/14/19	Time: 11.2	. 2
Phone:		Deputy:	S	Mileage:	
Attorney /	Originator:		Terrer of	And the second second	į
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		
Service At	tempts:	egawere, y	Mark Mark Control		3
Date:					ָ ֪֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֩֞֞֞֞֞֩֞֞֩֞֞֞֩֞
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6.			····		<u> </u>

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622

SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX (570) 389-5625 24 HOUR PHONE (570) 784-6300

PRESS ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Date: 8/12/19

Re: Sheriff's Sale Advertising Dates

Welk Fargo vs. Matthew and Stephanie Pavone

No. 100 of 2019 E.D. and No. 527 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week Sept. 18th 2019

2nd Week Sept. 25th 2019

3rd Week Oct. 2rd 2019

SALE DATE: Oct. 9th 2019

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

: 100

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2019CV527

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

WEDNESDAY, OCTOBER 09, 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.

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a post on the Public road leading from Benton to the old McHenry Distillery, thence along said Public road North Fifty-Six (56) degrees Fifty (50) minutes West, Fifty-Five (55) feet to a post; thence along Lot No. 12, South Thirty-Three (33) degrees Ten (10) minutes West, One Hundred Ninety-Eight (198) feet to a post on the North side of Eli Alley; thence along said Eli Alley South Fifty-Six (56) degrees Fifty (50) minutes East, Fifty-Five (55) feet to a post corner of Lot No. 10; thence along Lot No. 10 North Thirty-Three (33) degrees Ten (10) minutes East, One Hundred Ninety-Eight (198) feet to the place of beginning. Containing One-Quarter acre, strict measure.

TITLE TO SAID PREMISES IS VESTED Matthew A. Pavone and Stephanie A. Pavone, h/w, by Deed from Charles R. Hartzell and Lucie L. Hartzell, h/w, Dated 08/23/2007, Recorded 08/23/2007, Instrument No. 200708714.

Tax Parcel: 03 -03 -008-00 000

Premises Being: 31 DISTILLERY HILL ROAD, BENTON, PA 17814-8102

PROPERTY ADDRESS: 31 DISTILLERY HILL ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 03-03-008-00,000

Seized and taken into execution to be sold as the property of STEPHANIE ANN PAVONE, MATTHEW A PAVONE 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 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

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a post on the Public road leading from Benton to the old McHenry Distillery, thence along said Public road North Fifty-Six (56) degrees Fifty (50) minutes West, Fifty-Five (55) feet to a post; thence along Lot No. 12, South Thirty-Three (33) degrees Ten (10) minutes West, One Hundred Ninety-Eight (198) feet to a post on the North side of Eli Alley; thence along said Eli Alley South Fifty-Six (56) degrees Fifty (50) minutes East, Fifty-Five (55) feet to a post corner of Lot No. 10; thence along Lot No. 10 North Thirty-Three (33) degrees Ten (10) minutes East, One Hundred Ninety-Eight (198) feet to the place of beginning. Containing One-Quarter acre, strict measure.

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Tax Parcel: 03 -03 -008-00,000

Premises Being: 31 DISTILLERY HILL ROAD, BENTON, PA 17814-8102

03-03-008-00.000 Benton Tup.

REAL ESTATE OUTLINE

ED#2019 ED 100

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DATE RECEIVED $\sqrt{\frac{2-12-26}{2}}$	<u> </u>	
DOCKET AND INDEX 2019	1 CV 527	
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CHECK FOR PROPER	INFO.	
WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>×</u>	
WHEREABOUTS OF LKA	$\overline{}$	
NON-MILITARY AFFIDAVIT	X	
NOTICES OF SHERIFF SALE		
WAIVER OF WATCHMAN		
AFFIDAVIT OF LIENS LIST	<u>×</u>	101777117
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>00177246</u> 0
IF ANY OF ABOVE IS MISSIN	G DO NÓT PR	OCEED
	Out am	TIME 9:00
SALE DATE	<u> </u>	IIME
POSTING DATE	1 ST WEEK	Sept. 18th
ADV. DATES FOR NEWSPAPER	2 ND WEEK	Sept. 25th
	3 RD WEEK	Oct 2 M
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WRIT OF EXECUTION - (MORTGAGE FORECLOSURE) Pa R C P 3180-3183 and Rule 3257

Pa.R.C.P. 3180-3183 a	and Rule 3.	257	
Wells Fargo Bank, N.A.		COURT OF	F COMMON PLEAS
v.		CIVIL DIV	ISION
Matthew A. Pavone		NO.: 2019-0	
Stephanie A. Pavone	J		-ED-100
Commonwealth of Pennsylvania:		COLUMBI	A COUNTY
County of Columbia			
TO THE SHERIFF OF <u>COLUMBIA</u> COUNTY, PENNSYLVAN	IA:		
To satisfy the judgment, interest and costs in the above following property (specifically described property below):	e matter you	u are directed t	to levy upon and sell the
PREMISES: 31 Distillery Hill Road, Benton, PA 17814-8102 (See Legal Description attached)			
Amount Due		<u>\$102,048.</u>	82
Interest from 08/12/2019 at \$16.78 per diem		\$	
Costs to be added		\$	
	Bo	rborce N.	approcess, 182
	(Clerk	k) Office of the Pro	thy Support, Common Pleas Court

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

PH # 1037304

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

PROTHONOTAR

WELLS FARGO BANK, N.A.

Court of Common Pleas

7619 MAY 23 P 3:

Plaintiff

Civil Division

LERK OF COURTS OFF LLHTY OF COLUMNIA

VS.

COLL

COLUMBIA County

MATTHEW A. PAVONE STEPHANIE A. PAVONE

Defendants

No. 2019-CV-527

ORDER

AND NOW, this 23 day of May, 2019, upon consideration of Plaintiff's motion for Service Pursuant to Special Order of Court, it is hereby ORDERED and DECREED, that said Motion is GRANTED.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C), on the above captioned Defendant, MATTHEW A. PAVONE, by:

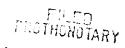
- Posting of the premises: 31 DISTILLERY HILL ROAD, BENTON, PA
 17814-8102 by the Sheriff or a non-party competent adult; and
- 2. First class mail to MATTHEW A. PAVONE at the last known address, 92
 DAGOBERT STREET, WILKES BARRE, PA 18702 and the mortgaged premises
 located at 31 DISTILLERY HILL ROAD, BENTON, PA 17814-8102. Service by mail is
 complete upon the date of mailing.
 3. Abdication per Telescope (1806)

It is further **ORDERED** and **DECREED** that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to ensure compliance with this Court Order.

BY THE COURT:

PH # 1037304/SRE

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA



WELLS FARGO BANK, N.A.

Court of Common Pleas

Plaintiff

Civil Division

CLIRK OF COURTS OFF CLUMY OF COLUMNIA

VS.

COLUMBIA County

MATTHEW A. PAVONE STEPHANIE A. PAVONE

Defendants

No. 2019-CV-527

ORDER

AND NOW, this 23 day of May , 2019, upon consideration of Plaintiff's motion for Service Pursuant to Special Order of Court, it is hereby ORDERED and DECREED, that said Motion is GRANTED.

It is further ORDERED and DECREED that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C), on the above captioned Defendant, MATTHEW A. PAVONE, by:

- 1. Posting of the premises: 31 DISTILLERY HILL ROAD, BENTON, PA 17814-8102 by the Sheriff or a non-party competent adult; and
- 2. First class mail to MATTHEW A. PAVONE at the last known address, 92 DAGOBERT STREET, WILKES BARRE, PA 18702 and the mortgaged premises located at 31 DISTILLERY HILL ROAD, BENTON, PA 17814-8102. Service by mail is complete upon the date of mailing. R.C.R. 430 (6)(1).

It is further ORDERED and DECREED that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to ensure compliance with this Court Order.

PH # 1037304/SRE

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

Attorneys for Plaintiff

Wells Fargo Bank, N.A.

215-563-7000

Plaintiff

: CIVIL DIVISION

v.

Matthew A. Pavone Stephanie A. Pavone

Defendant(s)

: NO.: 2019-CV-527

2019-ED-100

COURT OF COMMON PLEAS

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

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

Attorney for Plaintiff

Wells Fargo Bank, N.A.

215-563-7000

COLUMBIA County

:

COURT OF COMMON PLEAS

VS.

CIVIL DIVISION

Matthew A. Pavone Stephanie A. Pavone

: NO.: 2019-CV-527

2019-ED-100

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 Matthew A. Pavone is not in the Military or Naval Service of the United States.
- (b) that the defendant Stephanie A. Pavone is not in the Military or Naval Service of the United States.
- (c) that defendant Matthew A. Pavone is over 18 years of age and resides at 92 Dagobert Street, Wilkes Barre, PA 18702 and 31 Distillery Hill Road, Benton, PA 17814-8102.
- (d) that defendant Stephanie A. Pavone is over 18 years of age and resides at 1150 Roberts Valley rd, Harrisburg, PA 17110-1762 and 31 Distillery Hill Road, Benton, PA 17814-8102.

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.

PLAINTIFF

: CIVII DIVISION

V.

: CIVIL DIVISION

MATTHEW A. PAVONE STEPHANIE A. PAVONE DEFENDANT(S) : CASE NO. 2019-CV-527

2019-ED-100

COURT OF COMMON PLEAS

COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

:

WELLS FARGO BANK, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 31 DISTILLERY HILL ROAD, BENTON, PA 17814-8102.

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

Name

Address (if address cannot be reasonably ascertained,

please so indicate)

MATTHEW A. PAVONE

31 DISTILLERY HILL ROAD BENTON, PA 17814-8102

92 DAGOBERT STREET WILKES BARRE, PA 18702

STEPHANIE A. PAVONE

31 DISTILLERY HILL ROAD BENTON, PA 17814-8102

1150 ROBERTS VALLEY RD HARRISBURG, PA 17110-1762

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

Name

Address (if address cannot be reasonably

ascertained, please so indicate)

MATTHEW A. PAVONE -

31 DISTILLERY HILL ROAD BENTON, PA 17814-8102

92 DAGOBERT STREET WILKES BARRE, PA 18702

STEPHANIE A. PAVONE

31 DISTILLERY HILL ROAD BENTON, PA 17814-8102

1150 ROBERTS VALLEY RD HARRISBURG, PA 17110-1762

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)

ABSOLUTE RESOLUTIONS

118 KUNICUNDE DRIVE MILFORD, RA 18337 ABSOLUTE RESOLUTIONS VILLC C/O PRESSLER AND PRESSLER LLP 7 ENTIN ROAD **PARSIPPANY, NJ 07054-5020**

ABSOLUTE RESOLUTIONS VI LLC C/O RALPH GULKO, ESQUIRE PRESSLER AND PRESSLER, LLP

804 WEST AVENUE JENKINTOWN, PA 19046



CAVALRY SPV I, LLC, AS ASSIGNEE OF CITIBANK

500 SUMMIT LAKE DRIVE SUITE 400 VALHALLA, NY 10595-1340

CAVALRY SPV I, LLC, AS ASSIGNEE OF CITIBANK C/O DAVID J. APOTHAKER,

520 FELLOWSHIP ROAD SUITE C306 PO BOX 5496



ESQUIRE APOTHAKER SCIAN P.C.

MOUNT LAUREL, NJ 08054-5496

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

FNB BANK, N.A.

P.O. BOX 98

EAST PETERSBURG, PA 17520-0098

FNB BANK, N.A.

MAIN OFFICE 354 MILL STREET DANVILLE, PA 17821

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

TENANT/OCCUPANT

31 DISTILLERY HILL ROAD BENTON, PA 17814-8102

COMMONWEALTH OF PENNSYLVANIA **BUREAU OF INDIVIDUAL TAXES** INHERITANCE TAX DIVISION

6TH FLOOR, STRAWBERRY SQ

DEPT 280601

HARRISBURG, PA 17128

DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY **PROGRAM**

P.O. BOX 8486

WILLOW QAK BUILDING HARRISBURG, PA 17105

COLUMBIA COUNTY COURTHOUSE

DOMESTIC RELATIONS OF **COLUMBIA COUNTY**

P.O. BOX 389 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

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.

AUG 08 2019

<u>Da</u> t	e:		

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

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A.

215-563-7000

COURT OF COMMON PLEAS

Plaintiff CIVIL DIVISION

v. TERM

MATTHEW A. PAVONE STEPHANIE A. PAVONE

No.: 2019-CV-527 2019-ED-100

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.

	AUG 08	2019	Ву:	
Date				Peter Wapner, Esq., Id. No.318263 Attorney for Plaintiff

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2019-CV-527

Wells Fargo Bank, N.A.

٧.

Matthew A. Pavone Stephanie A. Pavone

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

31 Distillery Hill Road, Benton, PA 17814-8102

Parcel No. 03 -03 -008-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$102,048.82

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, to-wit:

Beginning at a post on the Public road leading from Benton to the old McHenry Distillery, thence along said Public road North Fifty-Six (56) degrees Fifty (50) minutes West, Fifty-Five (55) feet to a post; thence along Lot No. 12, South Thirty-Three (33) degrees Ten (10) minutes West, One Hundred Ninety-Eight (198) feet to a post on the North side of Eli Alley; thence along said Eli Alley South Fifty-Six (56) degrees Fifty (50) minutes East, Fifty-Five (55) feet to a post corner of Lot No. 10; thence along Lot No. 10 North Thirty-Three (33) degrees Ten (10) minutes East, One Hundred Ninety-Eight (198) feet to the place of beginning. Containing One-Quarter acre, strict measure.

TITLE TO SAID PREMISES IS VESTED IN Matthew A. Pavone and Stephanie A. Pavone, h/w, by Deed from Charles R. Hartzell and Lucie L. Hartzell, h/w, Dated 08/23/2007, Recorded 08/23/2007, Instrument No. 200708714.

Tax Parcel: 03 -03 -008-00,000

Premises Being: 31 DISTILLERY HILL ROAD, BENTON, PA 17814-8102

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2019-CV-527

Wells Fargo Bank, N.A.

٧.

Matthew A. Pavone Stephanie A. Pavone

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

31 Distillery Hill Road, Benton, PA 17814-8102

Parcel No. 03 -03 -008-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$102,048.82

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) Matthew A.

Pavone and Stephanie A. Pavone 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

Judgment and Writ Department
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. 31480

Front Desk: (215) 563-7000 Ext. 31480

Fax: (215) 563-3826

SHERIFF'S DEPARTMENT

SHERIFF SERVICE		INSTRUCTIONS: Please type or print legibly, insuring		
PROCESS RECEIPT and AFFIDAVIT OF RET		readability of all copies. Do not detach any copies. Expiration date		
Plaintiff		No.: 2019-CV-527		
Wells Fargo Bank, N.A.		102017-67-327		
Defendant		Type or Writ of Complaint		
Matthew A. Pavone		EXECUTION/NOTICE OF SALE		
Stephanie A. Pavone				
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SI	ERVICE OR DESC	CRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.		
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 2 31 Distillery Hill Road	Zip Code)	:		
Benton, PA 17814-8102				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING	G SERVICE.		
PLEASE POST THE PREMISES WITH THE SHERIFF'S HA				
NOW,, 20_, 1, Sheriff of COLUMBIA County,	PA do hereby de	eputize the Sheriff of		
County, to execute the within and make return thereof according to law.				
	Sheriff of C	COLUMBIA County, Penna.		
NOTE ONLY ADDITION OF ENGLISHED ALD WANTED	011111111111111111111111111111	N		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody of	OF WATCHMAN	.N — Any deputy sheriff levying upon or attaching any		
attachment without liability on the part of such deputy or sheriff to any plainti	iff herein for any l	lose, destruction or removal of any such property before		
sheriff's sale thereof.				
Signature of Attorney or other Originator requesting service on behalf of XX Plair	ntiff	Telephone Number Date		
Def	fendant	Telephote Humes		
ADDRESS: One Penn Center at Supurban Station, 1617 John F. Kennedy Boulevi Philadelphia, PA 19105-1814	ard, Suite 1400	(215)563-7000		
SPACE BELOW FOR USE OF SHERIFF	FONLY — J	DO NOT WRITE BELOW THIS LINE		
PLAINTIFF		Court Number		
RETURNED:				
AFFIRMED and subscribed to before me this day	SO ANSWERS	Date		
447	Signature of Dep			
of20	Signature of She	eriff Date		
	Sheriff of			

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DAVID APOTHAKER

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2019ED100

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HARRISBURG PA 17105-2675

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

> TD Bank, NA 3-180/360

001772460

DATE 8/8/2019

AMOUNT ****\$1,350.00

 $\mathbb{M}_{\mathbb{Z}}$

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

abia County

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

TO THE ORDER OF

PZW [1037304] 31 DISTILLERY HILL ROAD (2019-CV-527)

AUTHORIZED SIGNATURE

||*CO1772460||* ||*C36001608||* 361508666||*