

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 235334
Customer:
SHERIFF OFFICE

Invoice Date: 01/13/2020 4:19:18 PM
Last Change:

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0101
By: HAS

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

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

WELLS FARGO BANK NA VS. STEPHANIE ANN & MATTHEW PAVONE

NO. 100-2019 ED

NO. 527-2019 JD

DATE/TIME OF SALE: NOVEMBER 20, 2019

BID PRICE (INCLUDES COST)

\$ 50060.00 (2823.63)

POUNDAGE - 2% OF BID

\$ 1000.00

TRANSFER TAX - 2% OF FAIR MKT

\$ _____

MISC. COSTS

\$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 4173.63

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Holliman Diamond + Jones

[Signature]

TOTAL DUE:

\$ 4173.63

LESS DEPOSIT:

\$ 1354.00

DOWN PAYMENT:

\$ _____

TOTAL DUE IN 8 DAYS

\$ 2823.63

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO BANK N.A.

vs.

Defendant
STEPHANIE ANN PAVONE
MATTHEW A PAVONE

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, November 20, 201

Writ of Execution No. : 2019CV527

Advance Sheriff Costs: \$1,350.00

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

Sheriff Costs

| | | |
|---------------------------------|--------------------------|-------------------|
| Advertising Sale (Newspaper) | | \$15.00 |
| Advertising Sale Bills & Copies | | \$17.50 |
| Crying Sale | | \$10.00 |
| Docketing | | \$15.00 |
| Levy | | \$15.00 |
| Mailing Costs | | \$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 | \$71.75 |
| Total Distribution Costs | \$71.75 |

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

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

Grand Total:

\$2,923.63

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

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE
COMPLETE EACH SECTION**

RECORDER'S USE ONLY

State Tax Paid

Book

Page

Instrument Number

Date Recorded

SECTION I TRANSFER DATA

| | | | | | |
|---|-------------|--|----------------|---|-------------------|
| Date of Acceptance of Document 11/21/19 | | | | | |
| Grantor(s)/Lessor(s) Timonthy Chamberlain | | Telephone Number (570) 389-5622 | | Grantee(s)/Lessee(s) FEDERAL HOME LOAN MORTGAGE CORPORATION | |
| Mailing Address PO Box 380, W. Main Street | | Mailing Address 8200 Jones Branch Drive, Mailstop 202 | | | |
| City Bloomsburg | State PA | ZIP Code 17815 | City McLean | State VA | ZIP Code 22102 |

SECTION II REAL ESTATE LOCATION

| | | | | | |
|--|--|---|--|--|--|
| Street Address 31 DISTILLERY HILL ROAD, BENTON, PA 17814-8102 | | | City, Township, Borough BENTON TOWNSHIP | | |
| County COLUMBIA | School District BENTON AREA SCHOOL DISTRICT | Tax Parcel Number 03 -03 -008-00,000 | | | |

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ☐ YES ☒ NO

| | | |
|--|--|--|
| 1. Actual Cash Consideration \$ 50,000.00 (winning bid) | 2. Other Consideration + -0- | 3. Total Consideration = \$ 50,000.00 |
| 4. County Assessed Value \$ 15908.00 | 5. Common Level Ratio Factor X 4.41 | 6. Computed Value = \$70,154.28 |

SECTION IV EXEMPTION DATA – Refer to instructions for exemption status

| | | |
|--|---|---|
| 1a. Amount of Exemption Claimed = \$70,154.28 | 1b. Percentage of Grantor's Interest in 100% + -0- | 1c. Percentage of Grantor's Interest Conveyed 100% |
|--|---|---|

2. Check Appropriate Box Below for Exemption Claimed.

☐ Will or interstate succession.

(Name of Decedent)

(Estate File Number)


- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
(If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge or division. (Attach copy of articles.)
- ☒ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

This is an exempt transaction based on P.S. Sect. 91 (b)(1)(v) and 12 U.S.C. Sect. 1723a (c)(2). This is a government instrumentality.

SECTION V CORRESPONDENT INFORMATION – All inquiries may be directed to the following person:

| | | | | |
|--|--|----------------------|----------------------------------|-------------------|
| Name Phelan Hallinan Diamond & Jones, LLP | | | Telephone Number 215-563-7000 | |
| Mailing Address 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza | | City Philadelphia | State PA | ZIP Code 19103 |

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 11/21/19 |
|--|------------------|

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



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,

A handwritten signature in cursive script, appearing to read "Simon H. Jones".

On behalf of Phelan Hallinan Diamond & Jones, LLP

PH # 1037304

19- 527

SHERIFF'S SALE COST SHEET

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

| | | |
|---------------------------------|------------------|------------------|
| DOCKET/RETURN | \$15.00 | |
| SERVICE PER DEF. | \$ <u>270.00</u> | |
| LEVY (PER PARCEL | \$15.00 | |
| MAILING COSTS | \$ <u>60.00</u> | |
| ADVERTISING SALE BILLS & COPIES | \$17.50 | |
| ADVERTISING SALE (NEWSPAPER) | \$15.00 | |
| MILEAGE | \$ <u>40.00</u> | |
| POSTING HANDBILL | \$15.00 | |
| CRYING/ADJOURN SALE | \$10.00 | |
| SHERIFF'S DEED | \$35.00 | |
| TRANSFER TAX FORM | \$25.00 | |
| DISTRIBUTION FORM | \$25.00 | |
| COPIES | \$ <u>9.00</u> | |
| NOTARY | \$ <u>15.00</u> | |
| TOTAL ***** | | \$ <u>566.50</u> |

| | | |
|-----------------------|-------------------|-------------------|
| WEB POSTING | \$150.00 | |
| PRESS ENTERPRISE INC. | \$ <u>1329.80</u> | |
| SOLICITOR'S SERVICES | \$100.00 | |
| TOTAL ***** | | \$ <u>1579.80</u> |

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

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

| | | |
|---------------------|------------------|------------------|
| MUNICIPAL FEES DUE: | | |
| SEWER 20 | \$ <u>490.58</u> | |
| WATER 20 | \$ | |
| TOTAL ***** | | \$ <u>490.58</u> |

| | | |
|----------------------|------------------|---------------|
| SURCHARGE FEE (DSTE) | \$ <u>190.00</u> | |
| MISC. _____ | \$ | |
| _____ | \$ | |
| TOTAL ***** | | \$ <u>-0-</u> |

TOTAL COSTS (OPENING BID) \$ 2913.63

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

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

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A.

COURT OF COMMON PLEAS

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 *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

Date

By:

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

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney for Plaintiff

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000

WELLS FARGO BANK, N.A.

Plaintiff

v.

MATTHEW A. PAVONE
STEPHANIE A. PAVONE

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2019-CV-527

**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.

Phelan Hallinan Diamond & Jones, LLP

DATE:

OCT 15 2019

By:

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

PHELAN HALLINAN DIAMOND & JONES, LLP

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

WELLS FARGO BANK, N.A.

Plaintiff

v.

MATTHEW A. PAVONE
STEPHANIE A. PAVONE

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2019-CV-527

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

Date: **OCT 15 2019**

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

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

FILED
PROTHONOTARY

2019 MAY 23 P 3:4

CLERK OF COURTS
COUNTY OF COLUMBIA

WELLS FARGO BANK, N.A.
Plaintiff

vs.

MATTHEW A. PAVONE
STEPHANIE A. PAVONE
Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No. 2019-CV-527

ORDER

AND NOW, this 23rd 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**.

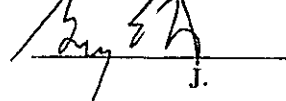
It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C), on the above captioned Defendant, MATTHEW A. PAVONE, by:

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.

3. Publication per Pa.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:

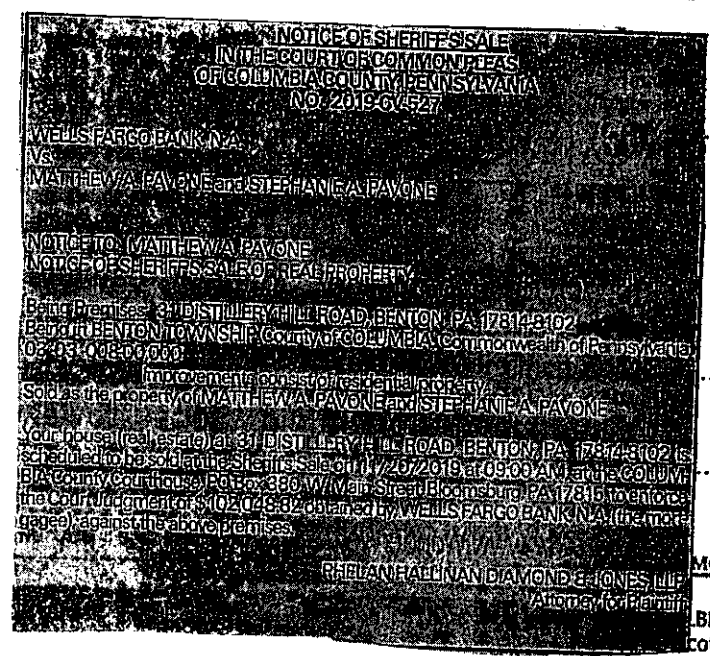

J.

PH # 1037304/SRE

1037304

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

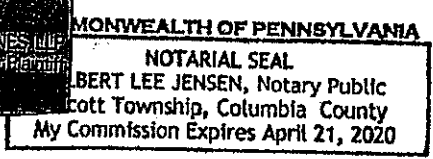
James T. Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 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.



James T. Micklow

30 day of September 2019

Albert Lee Jensen
(Notary Public)



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

.....

AFFIDAVIT OF SERVICE (FHLMC)

PLAINTIFF
WELLS FARGO BANK, N.A.

COLUMBIA COUNTY

PH # 1037304

DEFENDANT
MATTHEW A. PAVONE
STEPHANIE A. PAVONE

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

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

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

****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**

SERVED

Served and made known to MATTHEW A. PAVONE, Defendant on the 7th day of SEPTEMBER 19, at 12:15 o'clock P. M., at 31 DISTILLERY HILL RD, BENTON PA, 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.

☒ Other: POSTED PROPERTY

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

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

DATE: 9/7/19

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

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

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

Comments: _____

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

BY: _____

PRINTED NAME: _____

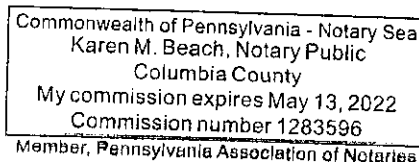
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 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.

.....
James T. Micklow

Sworn and subscribed to before me this 3rd day of October 2019.....

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



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

.....

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 |
|--------------|--------------|------|
| 148 | 148 | |

Benton Municipal Water and Sewer

PO Box 516

Benton PA 17814

(570)-925-6341

Amount Due

| | CURRENT | PAST DUE |
|-------|---------|----------|
| Water | 21.00 | 215.78 |
| Sewer | 27.00 | 226.80 |

ACCOUNT # 050047

ADDRESS 31 DIST HILL ROAD

| | | |
|-------------------|-----|--------|
| Before 10/20/2019 | pay | 490.58 |
| After 10/20/2019 | pay | 495.38 |

| | | |
|-------------------|-----|--------|
| Before 10/20/2019 | pay | 490.58 |
| After 10/20/2019 | pay | 495.38 |

RETURN THIS PORTION WITH PAYMENT

PLEASE PAY YOUR BILL IN FULL TO AVOID
WATER SHUT-OFF! THANK YOUMATTHEW PAVONE
STEPHANIE PAVONE
31 DIST HILL ROAD
BENTON PA 17814

KEEP THIS PORTION FOR YOUR RECORDS

Attn: Sherill Chamberlain

The Benton Mun Sewer Water Auth has an outstanding
SW Bill for the Pavones - Matthew and Stephanie.
We received notice that a Sale will take place on
Wed, Oct. 9th, 2019 at 9AM. It will be greatly
appreciated if you can collect the Amount due of
\$ 490.58. Thank you

Vicki 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

Account:

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

Ad ID: 1175650
Description: **MATTHEW PAVONE SALE**
Run Dates: **09/18/19 to 10/02/19**
Class: **2**
Agate Lines: **204**
Blind Box:

Total Ad Cost \$1,329.80
Amount Paid \$0.00

| <u>Publication</u> | <u>Start</u> | <u>Stop</u> | <u>Inserts</u> | <u>Cost</u> |
|--------------------|--------------|-------------|----------------|-------------|
| Press Enterprise | 09/18/19 | 10/02/19 | 3 | \$1,329.80 |

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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
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

v.

**MATTHEW A. PAVONE
STEPHANIE A. PAVONE**
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2019-CV-527**
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 10/09/2019 at 09:00 AM in the above-captioned matter has been continued until 11/20/2019 at 09:00 AM.

Date: SEP 16 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

Attorney for Plaintiff

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

WELLS FARGO BANK, N.A.
Plaintiff

v.

MATTHEW A. PAVONE
STEPHANIE A. PAVONE
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2019-CV-527**
:
:

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 16 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

v.

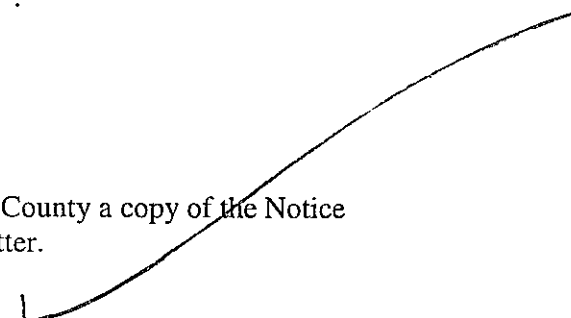
**MATTHEW A. PAVONE
STEPHANIE A. PAVONE**
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2019-CV-527**
:
:

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 16 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

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A.

COURT OF COMMON PLEAS

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 12 2019

Date

By: _____

Peter Wapner, Esquire
Attorney for Plaintiff

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

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

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,

v.

MATTHEW A. PAVONE
STEPHANIE A. PAVONE
Defendant(s)

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

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

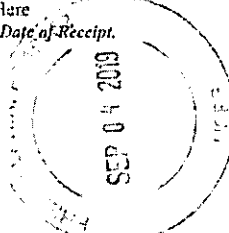
COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

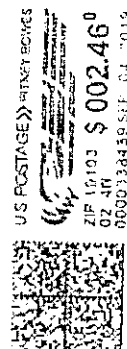
As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of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

Date: SEP 12 2019

Peter Wapner, Esquire
Attorney for Plaintiff

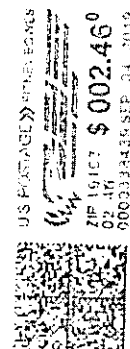
Certificate of Mailing – Firm

| | | | | | | |
|--|---|--|--|--|--|--|
| Name and Address of Sender Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 PH # 1037304 / RE: MATTHEW A. PAVONE (COLUMBIA) / RMS - 10/09/2019 SALE / 1021 / With Team | | TOTAL NO of Pieces Listed by Sender <p align="center">6</p> | TOTAL NO. of Pieces Received at Post Office™ | Affix Stamp Here Postmark with Date of Receipt. <div style="text-align: center; margin-top: 20px;">  </div> | | |
| | | Postmaster, per (name of receiving employee) | | | | |
| | Address (Name, Street, City, State, and ZIP Code™) | Postage | Fee | | | |
| 1. | TENANT/OCCUPANT 31 DISTILLERY HILL ROAD BENTON PA 17814-8102 | \$0.50 | | | | |
| 2. | ABSOLUTE RESOLUTIONS 118 KUNIGUNDE DRIVE MILFORD PA 18337 | \$0.50 | | | | |
| 3. | ABSOLUTE RESOLUTIONS VI LLC C/O PRESSLER AND PRESSLER LLP 7 Eaton Road Parsippany NJ 07054-5020 | \$0.50 | | | | |
| 4. | ABSOLUTE RESOLUTIONS VI LLC C/O RALPH GULKO, ESQUIRE PRESSLER AND PRESSLER, LLP 814 WEST AVENUE JENKINTOWN PA 19046 | \$0.50 | | | | |
| 5. | CAVALRY SPV I, LLC, AS ASSIGNEE OF CITIBANK 500 Summit Lake Drive Suite 400 Valhalla NY 10595-1340 | \$0.50 | | | | |
| 6. | CAVALRY SPV I, LLC, AS ASSIGNEE OF CITIBANK C/O DAVID J. APOTHAKE, ESQUIRE APOTHAKE SCIAN P.C. 520 FELLOWSHIP ROAD SUITE C306 PO BOX 5496 MOUNT LAUREL NJ 08054-5496 | \$0.50 | | | | |



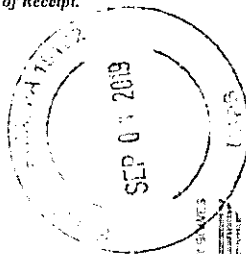
Certificate of Mailing – Firm

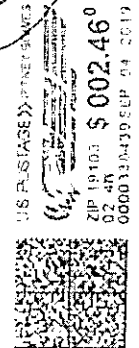
| | | | | |
|--|---|--|---|--|
| Name and Address of Sender Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 | | TOTAL NO of Pieces Listed by Sender <div align="center" style="border: 1px solid black; width: 40px; margin: 0 auto;">6</div> | TOTAL NO of Pieces Received at Post Office™ | Affix Stamp Here <i>Postmark with Date of Receipt.</i> <div align="center" style="border: 1px solid black; border-radius: 50%; width: 100px; height: 100px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);"> SEP 04 2019 PHILADELPHIA PA </div> </div> |
| PH # 1037304 / RE: MATTHEW A. PAVONE (COLUMBIA) / RMS - 10/09/2019 SA1.B / 1021 / Write Team | | Postmaster, per (name of receiving employee) | | |
| USPS® Tracking Number Firm-specific Identifier | Address (Name, Street, City, State, and ZIP Code™) | Postage | Fee | |
| 1. | TENANT/OCCUPANT 31 DISTILLERY HILL ROAD BENTON PA 17814-8102 | \$0.50 | | |
| 2. | ABSOLUTE RESOLUTIONS 118 KUNIGUNDE DRIVE MILFORD PA 18337 | \$0.50 | | |
| 3. | ABSOLUTE RESOLUTIONS VI LLC C/O PRESSLER AND PRESSLER LLP 7 Entin Road Patuxent NJ 07054-5020 | \$0.50 | | |
| 4. | ABSOLUTE RESOLUTIONS VI LLC C/O RALPH GULKO, ESQUIRE PRESSLER AND PRESSLER, LLP 804 WEST AVENUE JENKINTOWN PA 19046 | \$0.50 | | |
| 5. | CAVALRY SPV I, LLC, AS ASSIGNEE OF CITIBANK 500 Summit Lake Drive Suite 400 Valhalla NY 10595-1340 | \$0.50 | | |
| 6. | CAVALRY SPV I, LLC, AS ASSIGNEE OF CITIBANK C/O DAVID J. APOTHAKE, ESQUIRE APOTHAKE SCIAN P.C. 520 FELLOWSHIP ROAD SUITE C306 PO BOX 5496 MOUNT LAUREL NJ 08054-5496 | \$0.50 | | |



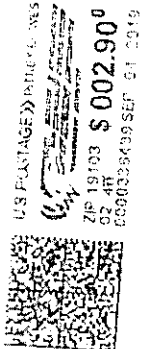
el Airtel

Certificate of Mailing - Firm

| | | | | |
|--|--|--|---|----------------|
| Name and Address of Sender Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 PH # 1037304 / RE: MATTHEW A. PAVONE (COLUMBIA) / RMS - 10/09/2019 SAT.E / 1021 / Wnt Team | TOTAL NO. of Pieces Listed by Sender <p align="center">6</p> | TOTAL NO. of Pieces Received at Post Office™ | Affix Stamp Here Postmark with Date of Receipt. <div style="text-align: center;">  </div> | |
| Postmaster, per (name of receiving employee) | | | | |
| USPS® Tracking Number Firm-specific Identifier | Address (Name, Street, City, State, and ZIP Code™) | Postage | Fee | Airlift |
| 1. | COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION 6th Floor, Strawberry Sq. Dept 280601 Harrisburg PA 17128 | \$0.50 | | |
| 2. | DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. Box 8486 Willow Oak Building Harrisburg PA 17105 | \$0.50 | | |
| 3. | FNB BANK, N.A. P.O. BOX 98 EAST PETERSBURG PA 17520-0098 | \$0.50 | | |
| 4. | FNB BANK, N.A. MAIN OFFICE 54 MILL STREET DANVILLE PA 17821 | \$0.50 | | |
| 5. | DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG PA 17815 | \$0.50 | | |
| 6. | COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES P.O. Box 2675 Harrisburg PA 17105 | \$0.50 | | |



Certificate of Mailing – Firm

| | | | | | |
|--|--|--|---|--|--|
| Name and Address of Sender Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 PH # 1037304 / RE: MATTHEW A. PAVONE (COLUMBIA) / RMS - 10/09/2019 SALE / 1021 / With Team | TOTAL NO. of Pieces Listed by Sender <p align="center">2</p> | TOTAL NO. of Pieces Received at Post Office™ | Affix Stamp Here Postmark with Date of Receipt. | | |
| Postmaster, per (name of receiving employee) | | | | | |
| USPS® Tracking Number Firm-specific Identifier | Address (Name, Street, City, State, and ZIP Code™) | Postage | Fee | d Airtel | |
| 1. | INTERNAL REVENUE SERVICE ADVISORY 1000 Liberty Avenue Room 704 Pittsburgh PA 15222 | \$0.50 | |  | |
| 2. | U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg PA 17108-1754 | \$0.50 | | | |
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**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



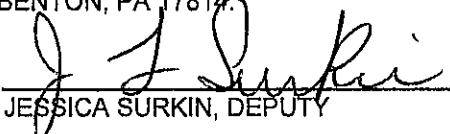
Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
STEPHANIE ANN PAVONE (et al.)

Case Number
2019CV527

SHERIFF'S RETURN OF SERVICE

09/04/2019 07:45 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 31 DISTILLERY HILL ROAD, BENTON, PA 17814.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

September 05, 2019

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

NOTARY

Affirmed and subscribed to before me this

5TH day of SEPTEMBER, 2019



HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400, 1677 JFK BLVD, PHILA

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
PAVONE, STEPHANIE ANN (et al.)

Case Number
2019CV527

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/09/2019 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 31 DISTILLERY HILL ROAD
BENTON, PA 17814

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

7/4/19

Time:

1945

Deputy:

8

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

| | | | | | |
|--|--|--|--|--|--|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Service Attempt Notes:

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

(POSTING)

2019CV527

31 DISTILLERY HILL ROAD, BENTON, PA 17814

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 08/28/2019

Fee: \$5.00

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 | TAX AMOUNT | PENALTY | DISCOUNT | PAID | BALANCE |
|------|------------------------|------------|---------|----------|------|---------|
| | NO TAX CLAIM TAXES DUE | | | | | |

By: Columbia County Sheriff Per: dm.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
PAVONE, STEPHANIE ANN (et al.)

Case Number
2019CV527

SERVICE COVER SHEET

Service Details:

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

Cert Mail

Serve To:

Name: MATTHEW A PAVONE

Primary Address: 31 DISTILLERY HILL ROAD
BENTON, PA 17814

Phone: **DOB:**

Alternate Address: 1150 ROBERTS VALLEY ROAD
HARRISBURG, PA 17110

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

| | | | | | |
|-----------------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

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

PAVONE, MATTHEW A

2019CV527

31 DISTILLERY HILL ROAD, BENTON, PA 17814

NO EXPIRATION

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 16946 | Carrier / service: | USPS Server | First-Class Mail® | 8/13/2019 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|-----------------------|

Ship to:

MR. MATTHEW A. PAVONE

92 DAGOBERT STREET

WILKES-BARRE PA 18702

Tracking #: 71901140006000165423

Doc Ref #: 2019ED100

Postage 5.6000

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
PAVONE, STEPHANIE ANN (et al.)

Case Number
2019CV527

SERVICE COVER SHEET

Service Details:

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

Cut Mail

Serve To:

Name: STEPHANIE ANN PAVONE

Primary Address: 31 DISTILLERY HILL ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address: 1150 ROBERTS VALLEY ROAD
HARRISBURG, PA 17110

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

| | | | | | |
|----------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

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

PAYONE, STEPHANIE ANN

2019CV527

31 DISTILLERY HILL ROAD, BENTON, PA 17814

NO EXPIRATION

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

Columbia County
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



71901140006000165416

ABSOLUTE RESOLUTIONS
118 KUNIGUNDE DRIVE

MILFORD PA 18337

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
PAVONE, STEPHANIE ANN (et al.)

Case Number
2019CV527

SERVICE COVER SHEET

Service Details:

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:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: MICHELLE FEITNER

Relation: CLERK

Date: 8/14/19 Time: 0905

Deputy: 4 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

| | | | | | |
|----------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2019CV527

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK N.A.
vs.
PAVONE, STEPHANIE ANN (et al.)

Case Number
2019CV527

SERVICE COVER SHEET

Service Details:

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:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: STEPH YATKO

Relation: CLEVEL

Date: 8/14/19

Time: 0855

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

| | | | | | |
|----------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV527

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK N.A.
vs.
PAVONE, STEPHANIE ANN (et al.)

Case Number
2019CV527

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 100

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 RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 31 DISTILLERY HILL ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted Other

Adult In Charge:

Relation:

Date: 8/14/19

Time: 11:31

Deputy: 8

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2019CV527

31 DISTILLERY HILL ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK N.A.
vs.
PAVONE, STEPHANIE ANN (et al.)

Case Number
2019CV527

SERVICE COVER SHEET

Service Details:

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:

Name: Cathy Gordon
Primary Address: 85 Gordon Road
Benton, PA 17814

Phone: 570-925-2517

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8/14/19

Time: 11:22

Deputy: 8

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GORDON, CATHY

2019CV527

85 GORDON ROAD, BENTON, PA 17814

NO EXPIRATION

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: 8/12/19

Re: Sheriff's Sale Advertising Dates

Wells Fargo Bank 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. 2nd 2019

SALE DATE: Oct. 9th 2019

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

03-03-008-00.000

Benton Twp.

REAL ESTATE OUTLINE

ED # 2019 ED 100

DATE RECEIVED 8-12-2019
DOCKET AND INDEX 2019 CV 527

CHECK FOR PROPER INFO.

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

CK# 001772460

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

| | | |
|--------------------------|----------------------------|------------------------------|
| SALE DATE | <u>Oct. 9th</u> | TIME <u>9:00</u> |
| POSTING DATE | | |
| ADV. DATES FOR NEWSPAPER | 1 ST WEEK | <u>Sept. 18th</u> |
| | 2 ND WEEK | <u>Sept. 25th</u> |
| | 3 RD WEEK | <u>Oct. 2nd</u> |

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

Wells Fargo Bank, N.A.

v.

Matthew A. Pavone
Stephanie A. Pavone

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2019-CV-527

2019-ED-100

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):

PREMISES: 31 Distillery Hill Road, Benton, PA 17814-8102
(See Legal Description attached)

Amount Due

Interest from 08/12/2019 at \$16.78 per diem

Costs to be added

\$102,048.82

\$

\$

Barbara N. Willett 185

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

Dated 8/12/2019
(SEAL)

PH # 1037304

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

PH # 1037304

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

FILED
PROTHONOTARY

2019 MAY 23 P 3:

CLERK OF COURTS OFF
COUNTY OF COLUMBIA

WELLS FARGO BANK, N.A.
Plaintiff

vs.

MATTHEW A. PAVONE
STEPHANIE A. PAVONE
Defendants

: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No. 2019-CV-527
:

ORDER

AND NOW, this 23rd 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.

3. Publication per Pa.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:


J.

PH # 1037304/SRE

Cert
mail

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.
Plaintiff

vs.

MATTHEW A. PAVONE
STEPHANIE A. PAVONE
Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No. 2019-CV-527

FILED
PROTHONOTARY
2019 MAY 23 P 3:4
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

ORDER

AND NOW, this 23rd 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 DAGOBERST 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. Publication per Pa.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:


J.

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
215-563-7000

Attorneys for Plaintiff

Wells Fargo Bank, N.A.
Plaintiff

v.

Matthew A. Pavone
Stephanie A. Pavone
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2019-CV-527
: 2019-ED-100
: 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
215-563-7000

Attorney for Plaintiff

Wells Fargo Bank, N.A.

vs.

Matthew A. Pavone
Stephanie A. Pavone

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: 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

V.

MATTHEW A. PAVONE
STEPHANIE A. PAVONE
DEFENDANT(S)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: CASE NO. 2019-CV-527
: 2019-ED-100
: COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

FILE COPY

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

2. 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 KUNIGUNDE DRIVE
MILFORD, PA 18337

ABSOLUTE RESOLUTIONS VI LLC
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. APOTHAKE,
ESQUIRE APOTHAKE SCIAN P.C.

520 FELLOWSHIP ROAD SUITE C306
PO BOX 5496
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 OAK BUILDING
HARRISBURG, PA 17105

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

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

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HUMAN SERVICES

~~P.O. BOX 2675~~ ✓
~~HARRISBURG, PA 17105~~

INTERNAL REVENUE SERVICE ADVISORY

~~1000 LIBERTY AVENUE ROOM 704~~ ✓
~~PITTSBURGH, PA 15222~~

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

~~228 WALNUT STREET, SUITE 220~~ ✓
~~PO BOX 11754~~
~~HARRISBURG, PA 17108-1754~~

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

Date: _____

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
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1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A.

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

Date

By:

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.

v.

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.

v.

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

Document Receipt

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Ship to:

FNB BANK N.A.

MAIN OFFICE

354 MILL STREET

Tracking #: 71901140006000165508

Doc Ref #: 2019ED100

Postage 5.6000

DANVILLE PA 17821

100

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Ship to:

FNB BANK N.A.

P.O. BOX 98

Tracking #: 71901140006000165492

Doc Ref #: 2019ED100

Postage 5.6000

EAST PA 17520
PETERSBURG

Document Receipt

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Ship to:

FNB BANK N.A.

P.O. BOX 98

Tracking #: 71901140006000165492

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EAST PA 17520
PETERSBURG

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Ship to:

CAVALRY SPV LLC

DAVID APOTHAKE

520 FELLOWSHIP ROAD SUITE C306

Tracking #: 71901140006000165478

P.O. BOX 5496

Doc Ref #: 2019ED100

Postage 5.6000

MOUNT LAUREL NJ 08054

Document Receipt

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Ship to:

CAVALRY SPV I LLC

ASSIGNEE OF CITIBANK

500 SUMMIT LAKE DRIVE

Tracking #: 71901140006000165461

SUITE 400

Doc Ref #: 2019ED100

Postage 5.6000

VALHALLA NY 10595

Document Receipt

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Ship to:

CAVALRY SPV I LLC

ASSIGNEE OF CITIBANK

500 SUMMIT LAKE DRIVE

SUITE 400

Tracking #: 71901140006000165461

Doc Ref #: 2019ED100

Postage 5.6000

VALHALLA NY 10595

Document Receipt

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Ship to:

ABSOLUTE RESOLUTIONSVI LLC

RALPH GULKO ESQ.

PRESSLER AND PRESSLER

804 WEST AVE

JENKINSTOWN PA 19046

Tracking #: 71901140006000165454

Doc Ref #: 2019ED100

Postage 5.6000

Document Receipt

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Ship to:

ABSOLUTE RESOLUTIONS VI LLC

C/O PRESSLER AND
PRESSLER LLP

7 ENTIN ROAD

Tracking #: 71901140006000165447

Doc Ref #: 2019ED100

Postage 5.6000

PARSIPPANY NJ 07054

Document Receipt

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Ship to:

ABSOLUTE RESOLUTIONS VI LLC

C/O PRESSLER AND
PRESSLER LLP

7 ENTIN ROAD

Tracking #: 71901140006000165447

Doc Ref #: 2019ED100

Postage 5.6000

PARSIPPANY NJ 07054

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Ship to:

ABSOLUTE RESOLUTIONS

118 KUNIGUNDE DRIVE

Tracking #: 71901140006000165416

Doc Ref #: 2019ED100

Postage 5.6000

MILFORD PA 18337

Document Receipt

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Ship to:

TPL CASUALTY UNIT

DEPT OF PUBLIC WELFARE

WILLOW OAK BUILDING

Tracking #: 71901140006000165409

P.O. BOX 8486

Doc Ref #: 2019ED100

ESTATE RECOVERY PROGRAM

Postage 5.6000

HARRISBURG PA 17105

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000165393

Doc Ref #: 2019ED100

Postage 5.6000

PHILADELPHIA PA 19106

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

| | |
|-------------|----------------------|
| Tracking #: | 71901140006000165386 |
| Doc Ref #: | 2019ED100 |
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KING OF PA 19406
PRUSSIA

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000165379

Doc Ref #: 2019ED100

Postage 5.6000

HARRISBURG PA 17105

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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
ROOM 701A

Tracking #: 71901140006000165362

Doc Ref #: 2019ED100

Postage 5.6000

PITTSBURGH PA 15222

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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
ROOM 701A

Tracking #: 71901140006000165362

Doc Ref #: 2019ED100

Postage 5.6000

PITTSBURGH PA 15222

Document Receipt

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| Trans # | 16939 | Carrier / service: | USPS Server | First-Class Mail® | 8/13/2019 12:00:00 AM |
| Ship to: | | | | | |
| DEPARTMENT OF REVENUE | | COMMONWEALTH OF PA | | | |
| DEPARTMENT 281230 | | Tracking #: | 71901140006000165355 | | |
| | | Doc Ref #: | 2019ED100 | | |
| | | Postage | 5.6000 | | |
| HARRISBURG | PA | 17128 | | | |

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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000165348

Doc Ref #: 2019ED100

Postage 5.6000

HARRISBURG PA 17105-2675

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

TD Bank, NA
3-180/360

001772460

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE
8/8/2019

AMOUNT
*****\$1,350.00

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

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

AUTHORIZED SIGNATURE

Travis S. Hallinan

⑈001772460⑈ ⑆036001808⑆ 36150866E⑈