

SHERIFF'S SALE COST SHEET

NO. 1165 ED NO. 391 VS. Sharon JD DATE/TIME OF SALE 5/10/00

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>1.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>10.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>46.00</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>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>311.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>961.50</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1087.50</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>0.00</u>
TOTAL *****	\$ <u>0.00</u>

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>0.00</u>
SCHOOL DIST. 20	\$ <u>0.00</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL *****	\$ <u>5.00</u>

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>0.00</u>
WATER 20	\$ <u>0.00</u>
TOTAL *****	\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ <u>0.00</u>
TOTAL *****	\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 1509.00

Mancini & Associates

201A Fairview Drive
Monaca, PA 15061
Phone (724) 728-4233
Fax (724) 728-4239

Daniel J. Mancini, Esq.
*Licensed in PA and FL

September 26, 2008

Columbia County Sheriff
P.O. Box 380
35 West Main Street
Bloomsburg, PA 17815

ATTN: Real Estate

**STAY SHERIFF'S SALE
BEVERLY SHANGRAW
224 MARTZVILLE ROAD
BERWICK, PA 18603
2008-CV-390
SALE DATE 10/1/08**

Dear Sheriff,

Kindly stay the Sheriff's Sale scheduled for October 1, 2008. This defendant is currently in Bankruptcy.

If there is anything else you may need, please do not hesitate to contact me. Thank you in advance for your cooperation.

Respectfully submitted,



Daniel J. Mancini, Esquire

DANIEL J. MANCINI & ASSOCIATES
201A Fairview Drive
Monaca, PA 15061
Phone (724) 728-4233
Fax (724) 728-4239
mancinilawfirm@attorneydanielmancini.com

Fax Cover Sheet

DATE: 9/26/08

TO: Columbia County Sheriff
ATTN: Real Estate

PHONE:
FAX: (570) 389-5625

FROM: Daniel J. Mancini, Esquire

PHONE: (724) 728-4233
FAX: (724) 728-4239

RE: Beverly Shangraw Case #2008-CV-390

Number of pages including cover sheet: 2

COMMENT: Please stay the sheriff Sale that is scheduled for October 1, 2008.
Thank you.

STATEMENT OF CONFIDENTIALITY

The documents included with this facsimile transmittal sheet contain information from the offices of the **Daniel J. Mancini & Associates** which is confidential and/or privileged and/or exempt from disclosure under applicable laws. This information is intended to be for the use of the addressee named on this transmittal sheet. If you are not the addressee, note that any disclosure, copying, distribution or use of the contents of this faxed information is prohibited. If you have received this facsimile in error, please notify us by telephone (collect) immediately so that we can arrange for the retrieval of the original documents at no cost to you.

**PLEASE INITIAL & RETURN VIA FAX TO VERIFY
THIS SALE WILL BE STAYED.
THANK YOU!*

SHERIFF'S SALE COST SHEET

Wells Fargo Bank NA vs. Beverly Shangraw
 NO. 66-08 ED NO. 390-08 JD DATE/TIME OF SALE June 25, 08 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>386.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>907.38</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1132.38</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>719.07</u>
SCHOOL DIST.	20	\$
DELINQUENT	20	\$ <u>526.35</u>
TOTAL ***** \$ <u>5979.42</u>		

MUNICIPAL FEES DUE:		
SEWER	20	\$ <u>178.26</u>
WATER	20	\$
TOTAL ***** \$ <u>178.26</u>		

SURCHARGE FEE (DSTE)		\$ <u>110.00</u>
MISC.		\$
TOTAL ***** \$ <u>0-</u>		

TOTAL COSTS (OPENING BID) \$ 7837.56



July 25, 2008

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

WELLS FARGO BANK, N.A. AS TRUSTEE

VS.

BEVERLY M. SHANGRAW

DOCKET # 66ED2008

JD # 390JD2008

Dear Timothy:

The updated amount due on sewer account #125812 for the property located at 224 Martzville Road Berwick, Pa through December 31, 2008 is \$250.07. Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Greer
Authority Clerk

**BEATRICE LAW OFFICES
ATTORNEYS & COUNSELLORS AT LAW
PO BOX 70
HUGHESVILLE, PA 17737
(570)546-2050**



**JAMES BEATRICE, JR.
ALTHEA C. BEATRICE
ANTHONY C. BEATRICE**

FACSIMILE TRANSMITTAL FORM

TO: Tim Chamberlain, Sheriff of Columbia County
Tele: 570-389-5622
Fax: 570-389-5625

FROM: Attorney Beatrice's Office

RE: Stay Sale of Real Estate of
Shangraw, Beverly at
224 Martzville Rd., Berwick
Docket Number 5-08-bk-51756
Chapter 13 Bankruptcy Filing

Number of Pages Including Cover: 4 **DATE:** June 24, 2008

Dear Sheriff

Attached please find copy of filing of Chapter 13 Bankruptcy. Kindly stay sale scheduled for above mentioned real estate. If you have any questions please call.

Sincerely yours,

James Beatrice, Jr.

CONFIDENTIALITY NOTICE

The information transmitted herewith may be confidential and protected from disclosure by law as proprietary information., attorney-client communications, attorney work product or otherwise. It is intended for the exclusive use of the named recipient.

If you are not the named recipient, disclosure or distribution of the information transmitted herewith may be subject to legal restriction or sanction, and you are requested to notify us by telephone to arrange for return of the information and all copies.

COPY

BJ (Official Form 101/08)

**United States Bankruptcy Court
Middle District of Pennsylvania**
Voluntary Petition

Name of Debtor (if individual, enter Last, First, Middle): Shangraw, Beverly M	Name of Joint Debtor (Spouse) (Last, First, Middle):
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names): FKA Beverly M Schechterly	All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all): xxx-xx-2904	Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all):
Street Address of Debtor (No. and Street, City, and State): 224 Martzville Rd Berwick, PA	Street Address of Joint Debtor (No. and Street, City, and State):
ZIP Code 18603	ZIP Code
County of Residence or of the Principal Place of Business: Columbia	County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address):	Mailing Address of Joint Debtor (if different from street address):
ZIP Code	ZIP Code

Location of Principal Assets of Business Debtor
(if different from street address above):

5:08-bK-51756

Type of Debtor (Form of Organization) (Check one box) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.) 	Nature of Business (Check one box) <ul style="list-style-type: none"> <input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input type="checkbox"/> Other 	Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box) <ul style="list-style-type: none"> <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input checked="" type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding
Tax-Exempt Entity (Check box, if applicable) <ul style="list-style-type: none"> <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code). 		Nature of Debts (Check one box) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input type="checkbox"/> Debts are primarily business debts

Filing Fee (Check one box) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 4A. <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B. 	Chapter 11 Debtors Check one box: <ul style="list-style-type: none"> <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <ul style="list-style-type: none"> <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,190,000. Check all applicable boxes: <ul style="list-style-type: none"> <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(h).
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Statistical/Administrative Information *** James Beatrice, Jr *** <ul style="list-style-type: none"> <input type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input checked="" type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors. 	THIS SPACE IS FOR COURT USE ONLY Middle District of PA Wilkes-Barre Division JUN 24 2008 10:23AM EDT ECF Wilkes-Barre ENTERED											
Estimated Number of Creditors <table border="1"> <tr> <td><input checked="" type="checkbox"/> 1-49</td> <td><input type="checkbox"/> 50-99</td> <td><input type="checkbox"/> 100-199</td> <td><input type="checkbox"/> 200-499</td> <td><input type="checkbox"/> 500-999</td> <td><input type="checkbox"/> 1,000-4,999</td> <td><input type="checkbox"/> 5,000-9,999</td> <td><input type="checkbox"/> 10,000-24,999</td> <td><input type="checkbox"/> 25,000-99,999</td> <td><input type="checkbox"/> 100,000-499,999</td> <td><input type="checkbox"/> OVER 500,000</td> </tr> </table>	<input checked="" type="checkbox"/> 1-49	<input type="checkbox"/> 50-99	<input type="checkbox"/> 100-199	<input type="checkbox"/> 200-499	<input type="checkbox"/> 500-999	<input type="checkbox"/> 1,000-4,999	<input type="checkbox"/> 5,000-9,999	<input type="checkbox"/> 10,000-24,999	<input type="checkbox"/> 25,000-99,999	<input type="checkbox"/> 100,000-499,999	<input type="checkbox"/> OVER 500,000	
<input checked="" type="checkbox"/> 1-49	<input type="checkbox"/> 50-99	<input type="checkbox"/> 100-199	<input type="checkbox"/> 200-499	<input type="checkbox"/> 500-999	<input type="checkbox"/> 1,000-4,999	<input type="checkbox"/> 5,000-9,999	<input type="checkbox"/> 10,000-24,999	<input type="checkbox"/> 25,000-99,999	<input type="checkbox"/> 100,000-499,999	<input type="checkbox"/> OVER 500,000		
Estimated Assets <table border="1"> <tr> <td><input type="checkbox"/> \$0 to \$50,000</td> <td><input type="checkbox"/> \$50,001 to \$100,000</td> <td><input checked="" type="checkbox"/> \$100,001 to \$500,000</td> <td><input type="checkbox"/> \$500,001 to \$1 million</td> <td><input type="checkbox"/> \$1,000,001 to \$10 million</td> <td><input type="checkbox"/> \$10,000,001 to \$50 million</td> <td><input type="checkbox"/> \$50,000,001 to \$100 million</td> <td><input type="checkbox"/> \$100,000,001 to \$500 million</td> <td><input type="checkbox"/> \$500,000,001 to \$1 billion</td> <td><input type="checkbox"/> More than \$1 billion</td> </tr> </table>	<input type="checkbox"/> \$0 to \$50,000	<input type="checkbox"/> \$50,001 to \$100,000	<input checked="" type="checkbox"/> \$100,001 to \$500,000	<input type="checkbox"/> \$500,001 to \$1 million	<input type="checkbox"/> \$1,000,001 to \$10 million	<input type="checkbox"/> \$10,000,001 to \$50 million	<input type="checkbox"/> \$50,000,001 to \$100 million	<input type="checkbox"/> \$100,000,001 to \$500 million	<input type="checkbox"/> \$500,000,001 to \$1 billion	<input type="checkbox"/> More than \$1 billion		
<input type="checkbox"/> \$0 to \$50,000	<input type="checkbox"/> \$50,001 to \$100,000	<input checked="" type="checkbox"/> \$100,001 to \$500,000	<input type="checkbox"/> \$500,001 to \$1 million	<input type="checkbox"/> \$1,000,001 to \$10 million	<input type="checkbox"/> \$10,000,001 to \$50 million	<input type="checkbox"/> \$50,000,001 to \$100 million	<input type="checkbox"/> \$100,000,001 to \$500 million	<input type="checkbox"/> \$500,000,001 to \$1 billion	<input type="checkbox"/> More than \$1 billion			
Estimated Liabilities <table border="1"> <tr> <td><input type="checkbox"/> \$0 to \$50,000</td> <td><input type="checkbox"/> \$50,001 to \$100,000</td> <td><input checked="" type="checkbox"/> \$100,001 to \$500,000</td> <td><input type="checkbox"/> \$500,001 to \$1 million</td> <td><input type="checkbox"/> \$1,000,001 to \$10 million</td> <td><input type="checkbox"/> \$10,000,001 to \$50 million</td> <td><input type="checkbox"/> \$50,000,001 to \$100 million</td> <td><input type="checkbox"/> \$100,000,001 to \$500 million</td> <td><input type="checkbox"/> \$500,000,001 to \$1 billion</td> <td><input type="checkbox"/> More than \$1 billion</td> </tr> </table>	<input type="checkbox"/> \$0 to \$50,000	<input type="checkbox"/> \$50,001 to \$100,000	<input checked="" type="checkbox"/> \$100,001 to \$500,000	<input type="checkbox"/> \$500,001 to \$1 million	<input type="checkbox"/> \$1,000,001 to \$10 million	<input type="checkbox"/> \$10,000,001 to \$50 million	<input type="checkbox"/> \$50,000,001 to \$100 million	<input type="checkbox"/> \$100,000,001 to \$500 million	<input type="checkbox"/> \$500,000,001 to \$1 billion	<input type="checkbox"/> More than \$1 billion		
<input type="checkbox"/> \$0 to \$50,000	<input type="checkbox"/> \$50,001 to \$100,000	<input checked="" type="checkbox"/> \$100,001 to \$500,000	<input type="checkbox"/> \$500,001 to \$1 million	<input type="checkbox"/> \$1,000,001 to \$10 million	<input type="checkbox"/> \$10,000,001 to \$50 million	<input type="checkbox"/> \$50,000,001 to \$100 million	<input type="checkbox"/> \$100,000,001 to \$500 million	<input type="checkbox"/> \$500,000,001 to \$1 billion	<input type="checkbox"/> More than \$1 billion			

BK (Official Form 1)(1/08)

Page 2

Voluntary Petition <i>(This page must be completed and filed in every case)</i>		Name of Debtor(s): Shangraw, Beverly M	
All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet)			
Location Where Filed: - None -	Case Number:	Date Filed:	
Location Where Filed:	Case Number:	Date Filed:	
Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet)			
Name of Debtor: - None -	Case Number:	Date Filed:	
District:	Relationship:	Judge:	
Exhibit A (To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.) <input type="checkbox"/> Exhibit A is attached and made a part of this petition.		Exhibit B (To be completed if debtor is an individual whose debts are primarily consumer debts.) I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b). <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> <u>/s/ James Beatrice, Jr.</u> Signature of Attorney for Debtor(s) James Beatrice, Jr. </div> <div> <u>June 24, 2008</u> (Date) </div> </div>	
Exhibit C			
Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety? <input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition. <input checked="" type="checkbox"/> No.			
Exhibit D			
(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.) <input checked="" type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition. If this is a joint petition: <input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.			
Information Regarding the Debtor - Venue (Check any applicable box)			
<input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District <input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District <input type="checkbox"/> Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.			
Certification by a Debtor Who Resides as a Tenant of Residential Property (Check all applicable boxes)			
<input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.) <div style="border-bottom: 1px solid black; margin-bottom: 5px; width: 100%;"> (Name of landlord that obtained judgment) </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px; width: 100%;"> (Address of landlord) </div> <input type="checkbox"/> Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and <input type="checkbox"/> Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition. <input type="checkbox"/> Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(f)).			

11 (Official Form 1)(1/08)

Page 3

Voluntary Petition

(This page must be completed and filed in every case.)

Name of Debtor(s)

Shangraw, Beverly M

Signature(s) of Debtor(s) (Individual/Joint)

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §542(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X /s/ Beverly M Shangraw

Signature of Debtor Beverly M Shangraw

X

Signature of Joint Debtor

Telephone Number (If not represented by attorney)

June 24, 2008

Date

Signature of Attorney*

X /s/ James Beatrice, Jr.

Signature of Attorney for Debtor(s)

James Beatrice, Jr.

Printed Name of Attorney for Debtor(s)

Beatrice Law Offices

Firm Name

PO Box 70

Hughesville, PA 17737

Address

570-546-2050

Telephone Number

June 24, 2008

Date

*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

Signature of Debtor (Corporation/Partnership)

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X

Signature of Authorized Individual

Printed Name of Authorized Individual

Title of Authorized Individual

Date

Signatures**Signature of a Foreign Representative**

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

☐ I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.☐ Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

X

Signature of Foreign Representative

Printed Name of Foreign Representative

Date

Signature of Non-Attorney Bankruptcy Petition Preparer

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

Printed Name and title, if any, of Bankruptcy Petition Preparer

Social Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer. (Required by 11 U.S.C. § 110.)

Address

X

Date

Signature of Bankruptcy Petition Preparer or officer, principal, responsible person or partner whose Social Security number is provided above

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank NA vs Beverly Shingraw

NO. 66-08 ED NO. 390-08 JD

DATE/TIME OF SALE: June 25, 08 0930

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry 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 June 4, 11, 18, 2008 as printed and published; 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 18th day of June 2008.

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

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

66

Mancini & Associates

201A Fairview Drive
Monaca, PA 15061
Phone (724) 728-4233
Fax (724) 728-4239

Daniel J. Mancini, Esq.
*Licensed in PA and FL

May 30, 2008

Columbia County Sheriff
P.O. Box 380
35 West Main Street
Bloomsburg, PA 17815

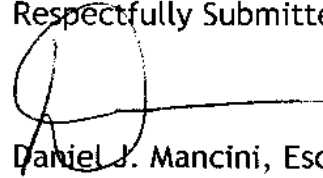
RE: WELLS FARGO BANK NA AS TRUSTEE
VS
BEVERLY M. SHANGRAW
Affidavit of Service for Mortgage Foreclosure
2008-CV-390

To Whom It May Concern:

Enclosed find a Return of Service along with the Notice Pursuant to Rule 3129 that was sent to notify the Creditors of the scheduled Sheriff sale. Please file these documents with the above mentioned case. We have sent the originals to the Prothonotary for filing.

Thank you in advance for your assistance in this matter. If you have any questions or need additional information, please do not hesitate to telephone our office.

Respectfully Submitted,



Daniel J. Mancini, Esquire
PA Bar ID 39353

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

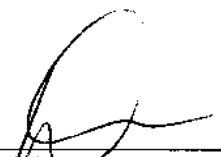
MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Aliquippa, Pennsylvania on May 23, 2008, a true and correct copy of Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to all lien holders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), which mailing receipts are attached. Service addresses are as follows:

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL
MORTGAGE CO. OF PENNSYLVANIA
417 Central Road
Suite 2
Bloomsburg, PA 17815

COLUMBIA COUNTY TAX CLAIM BUREAU
Po Box 380
Courthouse
35 West Main Street
Bloomsburg, PA 17815

By 
Daniel J. Mancini, Esq.
Attorney for Plaintiff



NOS-Creditor - Shangraw
Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

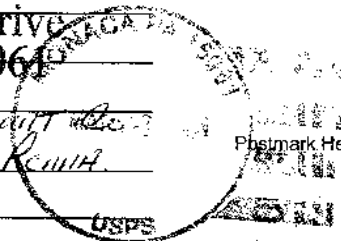
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From:

Mancini & Associates
201A Fairview Drive
Monaca, PA 15061

To:

Beneficial Consumer Discount Co.
Beneficial MFG Co. of Penna.
417 Central Road
Suite 2
Bloomsburg, PA 17815



Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



NOS-Creditor - Shangraw
Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

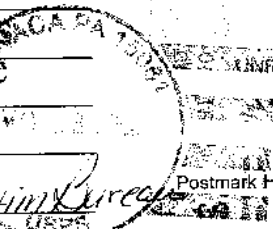
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From:

Mancini & Associates
201A Fairview Drive
Monaca, PA 15061

To:

Columbia County Tax Claim Bureau
P.O. Box 380 - Courthouse
23 West Main Street
Bloomsburg, PA 17815



Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
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(724)728-4233

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

VS

MORTGAGE FORECLOSURE

BEVERLY M. SHANGRAW
DEFENDANT

NOTICE PURSUANT TO PA. R.C.P. 3129

Notice is hereby given to the following parties who hold one or more mortgage, judgment or tax liens or any claim against the real estate of **224 MARTZVILLE ROAD, BERWICK, PA 18603**.

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL
MORTGAGE CO. OF PENNSYLVANIA

417 Central Road

Suite 2

Bloomsburg, PA 17815

MBV&PG 200701474 RECORDED 2/8/2007 AMOUNT \$15,581.85

COLUMBIA COUNTY TAX CLAIM BUREAU

Po Box 380

Courthouse

35 West Main Street

Bloomsburg, PA 17815

04B-02-132

YEAR 2006 AMOUNT \$2,520.20 AMOUNT \$2,554.04

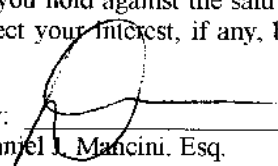
YEAR 2007 AMOUNT \$2,416.21 AMOUNT \$2,481.95

You are hereby notified that on **Wednesday, June 25, 2008 at 10:00 A.M.** prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, on the judgment of, **WELLS FARGO BANK, NA AS TRUSTEE**, the Sheriff of Columbia County, Pennsylvania will expose at Public Sale at the **Sheriff's Office, Courthouse, Bloomsburg, Columbia County, PA**, the real estate of **BEVERLY M. SHANGRAW**, known and numbered as **224 MARTZVILLE ROAD, BERWICK, PA 18603, Columbia County**. A description of said real estate is hereto attached.

You are further notified that a Schedule of Distribution of Proposed Distribution will be filed by the Sheriff of Columbia County within thirty (30) days, and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

You are further notified that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

DATE: May 23, 2008

By: 
Daniel J. Mancini, Esq.
Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

VS

MORTGAGE FORECLOSURE

BEVERLY M. SHANGRAW
DEFENDANT

LONG PROPERTY DESCRIPTION

MORTGAGE LEGAL DESCRIPTION

ALL THOSE TWO (2) CERTAIN PIECES, PARCELS OR TRACTS OF LAND LOCATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF MARTZVILLE ROAD, SAID POINT BEING AT THE NORTHEAST CORNER OF LOT NO. 2 AS SHOWN ON "LOTS LAID OUT ON THE PROPERTY OF J.L. KYLE AND E.G. SCOTT IN BRIAR CREEK TOWNSHIP COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AS WALNUT GLEN FARM, DATED AUGUST 29, 1950", SAID LOT NO. 2 BEING LOT NOW OR LATE OF CARL HESS AND OTHERS; THENCE SOUTH TWENTY-TWO (22) DEGREES FIFTY (50) MINUTES WEST, ALONG LAND OF SAID CARL HESS, A DISTANCE OF ONE HUNDRED FORTY-NINE AND FIVE-TENTHS (149-5/10) FEET, BE THE SAME MORE OR LESS, TO A POINT ON LAND NOW OR LATE OF FIRST NATIONAL BANK OF MICHAEL CRAW; THENCE NORTH FIFTY-FIVE (55) DEGREES FIFTY TWO (52) MINUTES EAST, ONE HUNDRED AND EIGHTY (180) FEET TO A POINT WHERE SAID COURSE INTERSECTS THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE; THENCE IN A NORTH SIXTY-NINE (69) DEGREES THIRTY (30) MINUTES WESTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE, NINETY-EIGHT (98) FEET, MORE OR LESS, TO A POINT, THE PLACE OF BEGINNING.

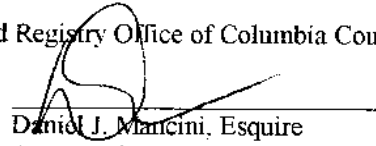
ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 18603-1803.

PARCEL#: 04B-02-132

Being the same premises conveyed to Beverly M. Shangraw, by Deed of Beverly M. Shangraw F/K/A Beverly Schecchterly, an unmarried woman, dated 6/25/2005 and recorded 8/16/2005 in Columbia County Deed Book 20050 page 8630.

DWELLING KNOWN AS 224 MARTZVILLE ROAD, BERWICK, PA 18603.

IDENTIFIED as TAX/PARCEL ID#: 04B-02-132 in the Deed Registry Office of Columbia County, Pennsylvania.


Daniel J. Mancini, Esquire
Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

VS

MORTGAGE FORECLOSURE

BEVERLY M. SHANGRAW
DEFENDANT

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)**

WELLS FARGO BANK, NA AS TRUSTEE, Plaintiff in the above action, by its attorney, Daniel J. Mancini, Esquire, sets forth as of the date the Praecept for the Writ of Execution was filed, the following information concerning the real property located at **224 MARTZVILLE ROAD, BERWICK, PA 18603**.

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

Beverly M. Shangraw
224 Martzville Road
Berwick, PA 18603

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

Beverly M. Shangraw
224 Martzville Road
Berwick, PA 18603

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

WELLS FARGO BANK, NA AS TRUSTEE
701 Corporate Center Drive, Raleigh, NC 27607
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061
2008-CV-390 JUDGMENT SENT FOR RECORDING 4/9/2008 AMOUNT \$117,200.27

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

WELLS FARGO BANK, NA AS TRUSTEE
701 Corporate Center Drive, Raleigh, NC 27607
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061
MBV&PG 200508631 RECORDED 8/16/2005 AMOUNT \$103,500.00

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO.
OF PENNSYLVANIA
417 Central Road
Suite 2
Bloomsburg, PA 17815
MBV&PG 200701474 RECORDED 2/8/2007 AMOUNT \$15,581.85

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

UNKNOWN

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:

COLUMBIA COUNTY TAX CLAIM BUREAU

Po Box 380

Courthouse

35 West Main Street

Bloomsburg, PA 17815

04B-02-132

YEAR 2006 AMOUNT \$2,520.20 AMOUNT \$2,554.04


YEAR 2007 AMOUNT \$2,416.21 AMOUNT \$2,481.95

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

UNKNOWN

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

Dated this 23rd Day of May 2008



Daniel J. Mancini, Esq.
Attorney Bar No.: 39353

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

VS

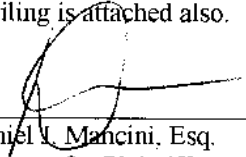
MORTGAGE FORECLOSURE

BEVERLY M. SHANGRAW
DEFENDANT

RETURN OF SERVICE

I hereby certify that a true and correct copy of Notice of Sale of Real Estate pursuant to PA R.C.P. 3129 was sent to the Defendant, BEVERLY M. SHANGRAW, at her respective address which is **224 MARTZVILLE ROAD, BERWICK, PA 18603**. The Notice of Sheriff's sale was sent by Certified / Registered Mail, which I deposited in the U.S. Mails at Monaca, Pennsylvania on May 23, 2008..

In addition to the Notice set forth above, a Notice of Sale was also sent to each Defendant via Regular First Class Mail on May 23, 2008. A copy of Certificate of Mailing is attached also.

By 
Daniel J. Mancini, Esq.
Attorney for Plaintiff

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit usps.com

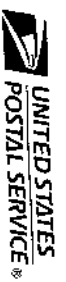
Monaca, PA 15066

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To Beverly M. Shangraw
 Street, Apt. No. or PO Box No. 224 Martzville Road
 City, State, Zip Berwick PA 18603
 PS Form 3800, August 2006 See Reverse for Instructions

2297 2665 E000 0510 9002



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS[®] for mailing. This form may be used for domestic and international mail.

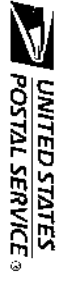
From:

Mancini & Associates
201A Fairview Drive
Monaca, PA 15066

To:

Beverly M. Shangraw
224 Martzville Road
Berwick PA 18603

PS Form 3817, April 2007 PSN 7530-02-000-9065



Nos - Shangraw
Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS[®] for mailing. This form may be used for domestic and international mail.

From:

Mancini & Associates
201A Fairview Drive
Monaca, PA 15066

To:

Beverly M. Shangraw
224 Martzville Road
Berwick PA 18603

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

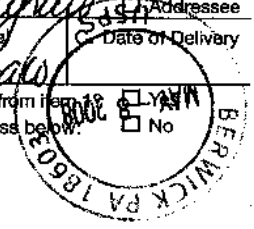
1. Article Addressed to:

Beverly M. Shangraw
224 Martzville Road

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Beverly Shangraw ☐ Agent ☐ Addressee
- B. Received by (Printed Name) Beverly Shangraw C. Date of Delivery 10/18/07
- D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type ☐ Certified Mail ☐ Express Mail



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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

WELLS FARGO BANK

VS.

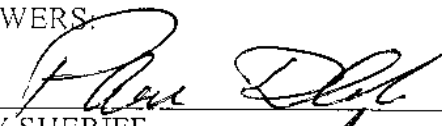
BEVERLY SHANGRAW

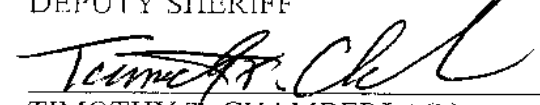
WRIT OF EXECUTION #66 OF 2008 ED

POSTING OF PROPERTY

May 23, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF BEVERLY SHANGRAW. AT 224 MARTZVILLE ROAD BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS.

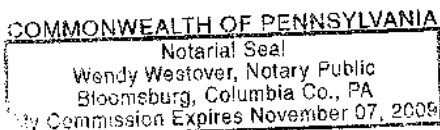

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23ST DAY OF MAY 2008





OFFICE OF F.A.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

Complete items 1, 2, and 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Article Number 7007 0710 0002 4094 7426
S Form 3811, February 2004
Domestic Return Receipt 102595-02-M-1540

3. Service Type
☒ Certified Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ Registered
☐ Insured Mail
☐ C.O.D.
4. Restricted Delivery? (Extra Fee)
☐ Yes
☐ No

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below:
No
B. Received by (Printed Name)
C. Date of Delivery
A. Signature
Agent
Addressee

COMPLETE THIS SECTION ON DELIVERY

ENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Article Number 7007 0710 0002 4094 7426
S Form 3811, February 2004
Domestic Return Receipt 102595-02-M-1540

3. Service Type
☒ Certified Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ Registered
☐ Insured Mail
☐ C.O.D.
4. Restricted Delivery? (Extra Fee)
☐ Yes
☐ No

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below:
No
B. Received by (Printed Name)
C. Date of Delivery
A. Signature
Agent
Addressee

COMPLETE THIS SECTION ON DELIVERY

ENDER: COMPLETE THIS SECTION

U.S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET-5TH FLOOR
PHILADELPHIA, PA 19107

Complete items 1, 2, and 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Article Number 7007 0710 0002 4094 7419
S Form 3811, February 2004
Domestic Return Receipt 102595-02-M-1540

3. Service Type
☒ Certified Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ Registered
☐ Insured Mail
☐ C.O.D.
4. Restricted Delivery? (Extra Fee)
☐ Yes
☐ No

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below:
No
B. Received by (Printed Name)
C. Date of Delivery
A. Signature
Agent
Addressee

COMPLETE THIS SECTION ON DELIVERY

ENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Article Number 7007 0710 0002 4094 7402
S Form 3811, February 2004
Domestic Return Receipt 102595-02-M-1540

3. Service Type
☒ Certified Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ Registered
☐ Insured Mail
☐ C.O.D.
4. Restricted Delivery? (Extra Fee)
☐ Yes
☐ No

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below:
No
B. Received by (Printed Name)
C. Date of Delivery
A. Signature
Agent
Addressee

COMPLETE THIS SECTION ON DELIVERY

ENDER: COMPLETE THIS SECTION

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

COMPLETE THIS SECTION ON DELIVERY

Signature
B. Received by (Printed Name)
C. Date of Delivery
A. Signature
Agent
Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below:
No

ENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

3. Service Type
☒ Certified Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ Registered
☐ Insured Mail
☐ C.O.D.
4. Restricted Delivery? (Extra Fee)
☐ Yes
☐ No

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WELLS FARGO BANK, NA AS TRUSTEE

Docket # 66ED2008

VS

MORTGAGE FORECLOSURE

BEVERLY M. SHANGRAW

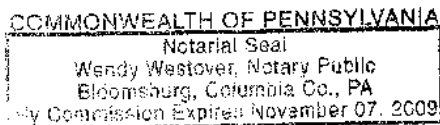
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, APRIL 15, 2008, AT 9:50 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BEVERLY SHANGRAW AT 224 MARTZVILLE ROAD, BERWICK BY HANDING TO RICHARD CORDINGLY, SON, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, APRIL 16, 2008


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

Tax Notice 2008 County & Municipality

MAKE CHECKS PAYABLE TO:
BERWICK BORO

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & HOLIDAYS
CLOSED FRIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA COUNTY **DATE** 03/01/2008 **BILL NO.** 5857

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	31,930	6.146	192.32	196.24	215.86
SINKING		1.345	42.09	42.95	47.25
FIRE		1.25	39.11	39.91	41.91
LIGHT		1.75	54.76	55.88	58.67
BORO RE		10.6	331.69	338.46	355.38

The discount & penalty have been calculated for your convenience

PAY THIS AMOUNT	April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after
-----------------	----------------------------------	---------------------------------	--------------------------

SHANGRAW BEVERLY M
224 MARTZVILLE ROAD
BERWICK PA 18603

IF YOU DESIRE A RECEIPT, SEND A SELF-ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

CNTY	TWP	Discount	Penalty	PARCEL	Land	Buildings	Total Assessment	This tax returned to courthouse on: January 1, 2009
		2 %	2 %	048-02-132-00,000	5,841	26,089	31,930	
		10 %	5 %	224 MARTZVILLE RD				
				3352 Acres				

FILE COPY

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/14/2008

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 66ED2008

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT BEVERLY M. SHANGRAW
ATTORNEY FIRM MANCINI AND ASSOC

PERSON/CORP TO SERVED	PAPERS TO SERVED
BEVERLY SHANGRAW	MORTGAGE FORECLOSURE
224 MARTZVILLE ROAD	
BERWICK	

SERVED UPON Richard Conningly

RELATIONSHIP Son IDENTIFICATION _____

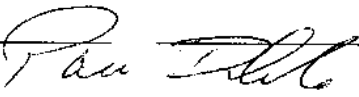
DATE 04.15.08 TIME 0950 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
DEPUTY	<u></u>	DATE	<u>04.15.08</u>

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/14/2008

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 66ED2008

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT BEVERLY M. SHANGRAW
ATTORNEY FIRM MANCINI AND ASSOC

PERSON/CORP TO SERVED

CONNIE GINGHER-TAX COLLECTOR

1615 LINCOLN AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04.15.08 TIME 1125 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB ☒ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

Flora Dille

DATE 04.15.08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/14/2008

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 66ED2008

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT BEVERLY M. SHANGRAW
ATTORNEY FIRM MANCINI AND ASSOC

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON GLORIA BOBERSKI

RELATIONSHIP M612 IDENTIFICATION _____

DATE 04.15.08 TIME 0940 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ☒ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Rice Dille

DATE 04.15.08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/14/2008

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 66ED2008

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT BEVERLY M. SHANGRAW
ATTORNEY FIRM MANCINI AND ASSOC

PERSON/CORP TO SERVED
BENEFICIAL CONS DIS CO
417 CENTRAL ROAD STE 2
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON ROSE MILLER

RELATIONSHIP SALE ASS IDENTIFICATION _____

DATE 4-15-08 TIME 1325 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB ☒ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

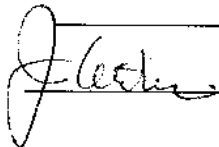
TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY



DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/14/2008

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 66ED2008

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT BEVERLY M. SHANGRAW
ATTORNEY FIRM MANCINI AND ASSOC

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN COLE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 4-15-8 TIME 1525 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ☒ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

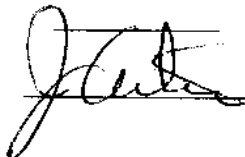
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 4-15-8



April 15, 2008

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

WELLS FARGO BANK, N.A. AS TRUSTEE

VS.

BEVERLY M. SHANGRAW

DOCKET # 66ED2008

JD # 390JD2008

Dear Timothy:

The amount due on sewer account #125812 for the property located at 224
Martzville Road Berwick, Pa through June 30, 2008 is \$178.26.

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

Sincerely,

Kelly Greer
Authority Clerk

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/14/2008

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 66ED2008

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT BEVERLY M. SHANGRAW
ATTORNEY FIRM MANCINI AND ASSOC

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 4-15-8 TIME 0800 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB X POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

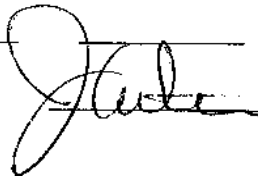
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 4-15-8

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:15-APR-08

FEE:\$5.00

CERT. NO:4498

SHANGRAW BEVERLY M
224 MARTZVILLE ROAD
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20050-8630
LOCATION: 224 MARTZVILLE RD BERWICK
PARCEL: 04B-02 -132-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2006	PRIM	2,554.04	50.74		115.00	2,719.78
2007	PRIM	2,481.95	53.62		0.00	2,535.57
TOTAL DUE :						\$5,255.35

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July ,2008

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2007

REQUESTED BY: Timothy T. Chamberlain, Sheriff
dm.

REAL ESTATE OUTLINE

ED # 66-08

DATE RECEIVED 4-14-08

DOCKET AND INDEX 4-14-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST

CHECK FOR \$~~1,250.00~~ OR 1500.00

CK# 5161

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

SALE DATE

June 25, 08 TIME 0930

POSTING DATE

May 21, 08

ADV. DATES FOR NEWSPAPER

1ST WEEK June 4

2ND WEEK 11

3RD WEEK 18, 08

SHERIFF'S SALE

WEDNESDAY JUNE 25, 2008 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 66 OF 2008 ED AND CIVIL WRIT NO. 390 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE TWO (2) CERTAIN PIECES, PARCELS OR TRACTS OF LAND LOCATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF MARTZVILLE ROAD, SAID POINT BEING AT THE NORTHEAST CORNER OF LOT NO. 2 AS SHOWN ON "LOTS LAID OUT ON THE PROPERTY OF J. D. KILE AND E. G. SCOTT IN BRIAR CREEK TOWNSHIP COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AS WALNUT GLEN FARM, DATED AUGUST 29, 1950", SAID LOT NO. 2 BEING LOT NOW OR LATE OF CARL HESS AND OTHERS; THENCE SOUTH TWENTY-TWO (22) DEGREES FIFTY (50) MINUTES WEST, ALONG LAND OF SAID CARL HESS, A DISTANCE OF ONE HUNDRED FORTY-NINE AND FIVE-TENTHS (149-5/10) FEET, BE THE SAME MORE OR LESS, TO A POINT ON LAND NOW OR LATE OF FIRST NATIONAL BANK OR MICHAEL ORAM; THENCE NORTH FIFTY-FIVE (55) DEGREES FIFTY TWO (52) MINUTES EAST, ONE HUNDRED AND EIGHTY (180) FEET TO A POINT WHERE THIS COURSE INTERSECTS THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE; THENCE IN A NORTH SIXTY-NINE (69) DEGREES THIRTY (30) MINUTES WESTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE, NINETY-EIGHT (98) FEET, MORE OR LESS, TO A POINT, THE PLACE OF BEGINNING.

ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 186031333.

PARCEL#: 04B-02-132

Being the same premises conveyed to Beverly M. Shangraw, by Deed of Beverly M. Shangraw F/K/A Beverly Schechterly, an unmarried woman, dated 6/25/2005 and recorded 8/16/2005 in Columbia County Deed Book 20050 page 8630.

DWELLING KNOWN AS 224 MARTZVILLE ROAD, BERWICK, PA 18603.

IDENTIFIED as TAX/PARCEL ID#: 04B-02-132 in the Deed registry office of Columbia County Pennsylvania.

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 (8) days after the sale is 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 either to 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 a default all sums paid by 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.

Plaintiff's Attorney
Daniel Mancini
201A Fairview Drive
Monaca, PA 15061

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

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Plaintiff's Attorney
Daniel Mancini
201A Fairview Drive
Monaca, PA 15061

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY JUNE 25, 2008 AT 9:30 AM

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PARCEL#: 04B-02-132

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Plaintiff's Attorney
Daniel Mancini
201A Fairview Drive
Monaca, PA 15061

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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

CIVIL ACTION – LAW

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW

DEFENDANT

CERTIFICATE OF LOCATION

224 MARTZVILLE ROAD
BERWICK, PA 18603

BOROUGH OF BERWICK

PARCEL No: 04B-02-132

CIVIL Division

Case Number: 2008-CV-390

2008-ED-064
Type of Pleading

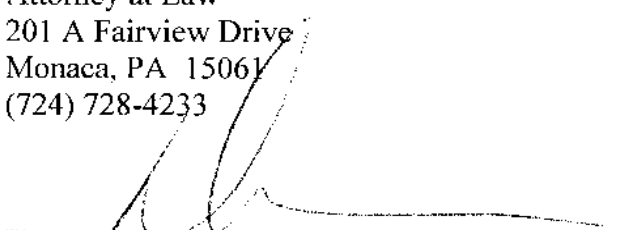
Mortgage Foreclosure
Writ of Execution

Code and Classification:

Filed on Behalf Of:
Plaintiff

Counsel of Record:

Daniel J. Mancini, Esquire
Attorney at Law
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233


By: DANIEL J. MANCINI, ESQ.
PA I.D. No. 39353

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

VS

BEVERLY M. SHANGRAW
DEFENDANT

CIVIL ACTION - LAW

CASE NO: 2008-CV-390

2008-ED-146
MORTGAGE FORECLOSURE

Writ of Execution

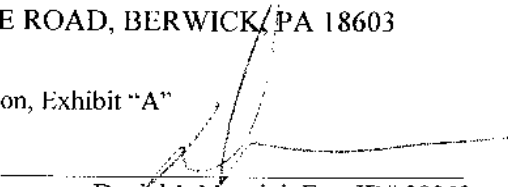
TO THE SHERIFF OF COLUMBIA COUNTY:

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

224 MARTZVILLE ROAD, BERWICK, PA 18603

Please see attached Property description, Exhibit "A"

I verify that I am the Attorney for the Plaintiff


Daniel J. Mancini, Esq. ID# 39353

AMOUNT DUE \$117,200.27

INTEREST
from 03/01/07 \$ _____
to 04/08/08
(Costs to be added) \$ _____

Date: 4/14/08

By 

Prothonotary

UNISOURCE

INFORMATION SERVICES

Appraisal * Title * Settlement * Default

100 Beecham Drive Pittsburgh, PA 15206-9774

Phone:866.733.7390 * Fax:866.215.2041

ORDER: T005-906736

RE: SHANGRAW, BEVERLY M

224 MARTZVILLE ROAD
BERWICK, PA 186031333
COLUMBIA COUNTY

LEGAL DESCRIPTION

ALL THOSE TWO (2) CERTAIN PIECES, PARCELS OR TRACTS OF LAND LOCATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: PARCEL NO. 1: BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF MARTZVILLE ROAD, SAID POINT BEING AT THE NORTHEAST CORNER OF LOT NO. 2 AS SHOWN ON "LOTS LAID OUT ON THE PROPERTY OF J.D. KILE AND E.G. SCOTT IN BRIAR CREEK TOWNSHIP COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AS WALNUT GLEN FARM, DATED AUGUST 29, 1950", SAID LOT NO. 2 BEING LOT NOW OR LATE OF CARL HESS AND OTHERS; THENCE SOUTH TWENTY-TWO (22) DEGREES FIFTY (50) MINUTES WEST, ALONG LAND OF SAID CARL HESS, A DISTANCE OF ONE HUNDRED FORTY-NINE AND FIVE-TENTHS (149-5/10) FEET, BE THE SAME MORE OR LESS, TO A POINT ON LAND NOW OR LATE OF FIRST NATIONAL BANK OR MICHAEL ORAM; THENCE NORTH FIFTY-FIVE (55) DEGREES FIFTY TWO (52) MINUTES EAST, ONE HUNDRED AND EIGHTY (180) FEET TO A POINT WHERE THIS COURSE INTERSECTS THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE; THENCE IN A NORTH SIXTY-NINE (69) DEGREES THIRTY (30) MINUTES WESTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE, NINETY-EIGHT (98) FEET, MORE OR LESS, TO A POINT, THE PLACE OF BEGINNING.

ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 186031333.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNSYLVANIA

CIVIL ACTION – LAW

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW

DEFENDANT

CERTIFICATE OF LOCATION

224 MARTZVILLE ROAD
BERWICK, PA 18603

BOROUGH OF BERWICK

PARCEL No: 04B-02-132

CIVIL Division

Case Number: 2008-CV-390

2008-ED-66

Type of Pleading

Mortgage Foreclosure
Writ of Execution

Code and Classification:

Filed on Behalf Of:
Plaintiff

Counsel of Record:

Daniel J. Mancini, Esquire
Attorney at Law
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233

CLERK OF COURTS OFFICE
FORN. & DOM. REL. DIV.
BERWICK, PA

2008 APR 14 A 9:32

FILED
PROTHONOTARY

By: DANIEL J. MANCINI, ESQ.
PA I.D. No. 39353

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

2008-ED-166
MORTGAGE FORECLOSURE

Writ of Execution

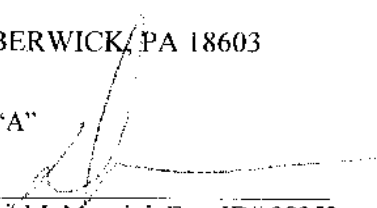
TO THE SHERIFF OF COLUMBIA COUNTY:

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

224 MARTZVILLE ROAD, BERWICK, PA 18603

Please see attached Property description, Exhibit "A"

I verify that I am the Attorney for the Plaintiff


Daniel J. Mancini, Esq. ID# 39353

AMOUNT DUE \$117,200.27

INTEREST

from 03/01/07

\$ _____

to 04/08/08

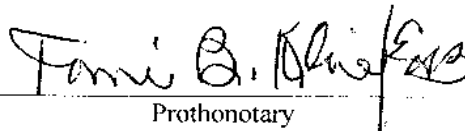
(Costs to be added)

\$ _____

Date:

4/14/08

By


Prothonotary

UNISOURCE

INFORMATION SERVICES

Appraisal * Title * Settlement * Default
Phone: 866.733.7390 * Fax: 866.215.2041

100 Beecham Drive Pittsburgh, PA 15206-9774

ORDER: T005-906736

RE: SHANGRAW, BEVERLY M

224 MARTZVILLE ROAD
BERWICK, PA 186031333
COLUMBIA COUNTY

LEGAL DESCRIPTION

ALL THOSE TWO (2) CERTAIN PIECES, PARCELS OR TRACTS OF LAND LOCATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:
PARCEL NO. 1: BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF MARTZVILLE ROAD, SAID POINT BEING AT THE NORTHEAST CORNER OF LOT NO. 2 AS SHOWN ON "LOTS LAID OUT ON THE PROPERTY OF J.D. KILE AND E.G. SCOTT IN BRIAR CREEK TOWNSHIP COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AS WALNUT GLEN FARM, DATED AUGUST 29, 1950", SAID LOT NO. 2 BEING LOT NOW OR LATE OF CARL HESS AND OTHERS; THENCE SOUTH TWENTY-TWO (22) DEGREES FIFTY (50) MINUTES WEST, ALONG LAND OF SAID CARL HESS, A DISTANCE OF ONE HUNDRED FORTY-NINE AND FIVE-TENTHS (149-5/10) FEET, BE THE SAME MORE OR LESS, TO A POINT ON LAND NOW OR LATE OF FIRST NATIONAL BANK OR MICHAEL ORAM; THENCE NORTH FIFTY-FIVE (55) DEGREES FIFTY TWO (52) MINUTES EAST, ONE HUNDRED AND EIGHTY (180) FEET TO A POINT WHERE THIS COURSE INTERSECTS THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE; THENCE IN A NORTH SIXTY-NINE (69) DEGREES THIRTY (30) MINUTES WESTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE, NINETY-EIGHT (98) FEET, MORE OR LESS, TO A POINT, THE PLACE OF BEGINNING.

ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 186031333.

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

CIVIL ACTION – LAW

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW

DEFENDANT

CERTIFICATE OF LOCATION

224 MARTZVILLE ROAD
BERWICK, PA 18603

BOROUGH OF BERWICK

PARCEL No: 04B-02-132

CIVIL Division

Case Number: 2008-CV-390

2008 ED Lev
Type of Pleading

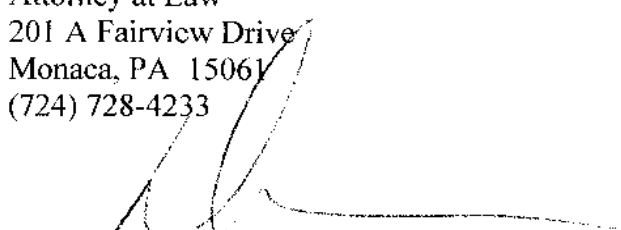
Mortgage Foreclosure
Writ of Execution

Code and Classification:

Filed on Behalf Of:
Plaintiff

Counsel of Record:

Daniel J. Mancini, Esquire
Attorney at Law
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233


By: DANIEL J. MANCINI, ESQ.
PA I.D. No. 39353

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
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mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

2008-ED-66
MORTGAGE FORECLOSURE

Writ of Execution

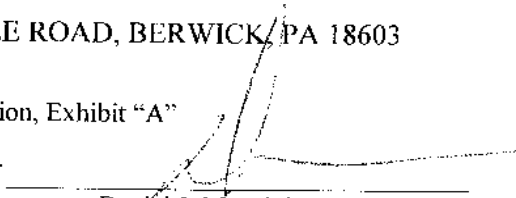
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224 MARTZVILLE ROAD, BERWICK, PA 18603

Please see attached Property description, Exhibit "A"

I verify that I am the Attorney for the Plaintiff


Daniel J. Mancini, Esq. ID# 39353

AMOUNT DUE \$117,200.27

INTEREST
from 03/01/07 \$ _____
to 04/08/08 \$ _____
(Costs to be added) \$ _____

Date: 4/14/08

By 

Prothonotary



UNISOURCE
INFORMATION SERVICES

*Appraisal * Title * Settlement * Default*
Phone: 866.733.7390 * Fax: 866.215.2041

100 Beecham Drive Pittsburgh, PA 15206-9774

ORDER: T005-906736

RE: SHANGRAW, BEVERLY M

224 MARTZVILLE ROAD
BERWICK, PA 186031333
COLUMBIA COUNTY

LEGAL DESCRIPTION

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ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 186031333.

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IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

2008-ED-66
MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE:

TIME:

LOCATION: Columbia County Sheriff's Office
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

DWELLING KNOWN AS 224 MARTZVILLE ROAD, BERWICK, PA 18603.

Legal Descriptions: All that certain property situated in the county of COLUMBIA, and the Commonwealth of PENNSYLVANIA, being described as follows: PARCEL 04B-02-132 and being more fully described in a deed dated 06/25/2005, and recorded 08/16/2005, among the land records of the county and state set forth above, in 200508630

Being the same premises conveyed to Beverly M. Shangraw, by Deed of Beverly M. Shangraw F/K/A Beverly Schechterly, an unmarried woman, dated 6/25/2005 and recorded 8/16/2005 in Columbia County Deed Book 20050 page 8630.

THE LOCATION of your property to be sold is:

**224 MARTZVILLE ROAD
BERWICK, PA 18603**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

NO: 2008-CV-390

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property

BEVERLY M. SHANGRAW

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, Pennsylvania, Columbia County Courthouse.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

**NORTH PENN LEGAL SERVICES
W. 5TH STREET,
BLOOMSBURG, PA 17815
(570) 784.8760**

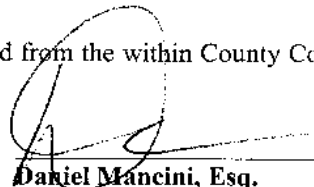
THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the within County Court House before presentation to the Court.


Daniel Mancini, Esq.

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

2008-ED-110
MORTGAGE FORECLOSURE

LONG PROPERTY DESCRIPTION

MORTGAGE LEGAL DESCRIPTION

ALL THOSE TWO (2) CERTAIN PIECES, PARCELS OR TRACTS OF LAND LOCATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF MARTZVILLE ROAD, SAID POINT BEING AT THE NORTHEAST CORNER OF LOT NO. 2 AS SHOWN ON "LOTS Laid OUT ON THE PROPERTY OF J.L. KILE AND E.G. SCOTT IN BRIAR CREEK TOWNSHIP COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AS WALNUT GLEN FARM, DATED AUGUST 29, 1950", SAID LOT NO. 2 BEING LOT NOW OR LATE OF CARL HESS AND OTHERS; THENCE SOUTH TWENTY-TWO (22) DEGREES FIFTY (50) MINUTES WEST, ALONG LAND OF SAID CARL HESS, A DISTANCE OF ONE HUNDRED FORTY-NINE AND FIVE-TENTHS (149-5/10) FEET, BE THE SAME MORE OR LESS, TO A POINT ON LAND NOW OR LATE OF FIRST NATIONAL BANK OR MICHAEL GRAM; THENCE NORTH FIFTY-FIVE (55) DEGREES FIFTY TWO (52) MINUTES EAST, ONE HUNDRED AND EIGHTY (180) FEET TO A POINT WHERE THIS COURSE INTERSECTS THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE; THENCE IN A NORTH SIXTY-NINE (69) DEGREES THIRTY (30) MINUTES WESTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE, NINETY-EIGHT (98) FEET, MORE OR LESS, TO A POINT, THE PLACE OF BEGINNING.

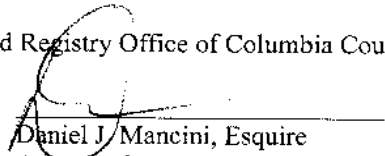
ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 186031833.

PARCEL#: 04B-02-132

Being the same premises conveyed to Beverly M. Shangraw, by Deed of Beverly M. Shangraw F/K/A Beverly Schechterly, an unmarried woman, dated 6/25/2005 and recorded 8/16/2005 in Columbia County Deed Book 20050 page 8630.

DWELLING KNOWN AS 224 MARTZVILLE ROAD, BERWICK, PA 18603.

IDENTIFIED as TAX/PARCEL ID#: 04B-02-132 in the Deed Registry Office of Columbia County, Pennsylvania.


Daniel J. Mancini, Esquire
Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

VS

BEVERLY M. SHANGRAW
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

^{2008-ED-166}
MORTGAGE FORECLOSURE

LONG PROPERTY DESCRIPTION

MORTGAGE LEGAL DESCRIPTION

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ADDRESS: 224 MARTEVILLE ROAD; BERWICK, PA 186031333.

PARCEL#: 04B-02-132

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DWELLING KNOWN AS 224 MARTZVILLE ROAD, BERWICK, PA 18603.

IDENTIFIED as TAX/PARCEL ID#: 04B-02-132 in the Deed Registry Office of Columbia County, Pennsylvania.


Daniel J. Mancini, Esquire
Attorney for Plaintiff

Daniel Mancini & Associates
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Monaca, PA 15061
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mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

VS

BEVERLY M. SHANGRAW
DEFENDANT

CIVIL ACTION - LAW

CASE NO: 2008-CV-390

2008-ED-W
MORTGAGE FORECLOSURE

LONG PROPERTY DESCRIPTION

MORTGAGE LEGAL DESCRIPTION

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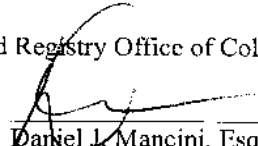
ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 196031833.

PARCEL#: 04B-02-132

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DWELLING KNOWN AS 224 MARTZVILLE ROAD, BERWICK, PA 18603.

IDENTIFIED as TAX/PARCEL ID#: 04B-02-132 in the Deed Registry Office of Columbia County, Pennsylvania.


Daniel J. Mancini, Esquire
Attorney for Plaintiff

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Daniel J. Mancini, Esq.,
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IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

CIVIL ACTION - LAW

CASE NO: 2008-CV-390

2008-ED-124

MORTGAGE FORECLOSURE

VS

BEVERLY M. SHANGRAW
DEFENDANT

LONG PROPERTY DESCRIPTION

MORTGAGE LEGAL DESCRIPTION

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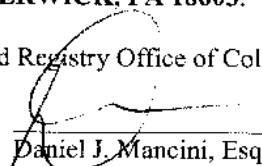
ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 18603-1333.

PARCEL#: 04B-02-132

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IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

VS

BEVERLY M. SHANGRAW
DEFENDANT

CIVIL ACTION - LAW

CASE NO: 2008-CV-390

2008 ED-116
MORTGAGE FORECLOSURE

LONG PROPERTY DESCRIPTION

MORTGAGE LEGAL DESCRIPTION

ALL THOSE TWO (2) CERTAIN PIECES, PARCELS OR TRACTS OF LAND LOCATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF MARTZVILLE ROAD, SAID POINT BEING AT THE NORTHEAST CORNER OF LOT NO. 2 AS SHOWN ON "LOTS LAID OUT ON THE PROPERTY OF J.D. KILE AND E.G. SCOTT IN BRIAR CREEK TOWNSHIP COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AS WALNUT GLEN FARM, DATED AUGUST 22, 1950", SAID LOT NO. 2 BEING LOT NOW OR LATE OF CARL HESS AND OTHERS; THENCE SOUTH TWENTY-TWO (22) DEGREES FIFTY (50) MINUTES WEST, ALONG LAND OF SAID CARL HESS, A DISTANCE OF ONE HUNDRED FORTY-NINE AND FIVE-TENTHS (149-5/10) FEET, BE THE SAME MORE OR LESS, TO A POINT ON LAND NOW OR LATE OF FIRST NATIONAL BANK OR MICHAEL GRAM; THENCE NORTH FIFTY-FIVE (55) DEGREES FIFTY TWO (52) MINUTES EAST, ONE HUNDRED AND EIGHTY (180) FEET TO A POINT WHERE THIS COURSE INTERSECTS THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE; THENCE IN A NORTH SIXTY-NINE (69) DEGREES THIRTY (30) MINUTES WESTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE, NINETY-EIGHT (98) FEET, MORE OR LESS, TO A POINT, THE PLACE OF BEGINNING.

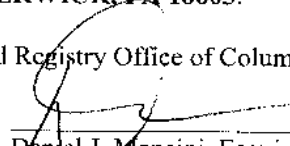
ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 18603.333.

PARCEL#: 04B-02-132

Being the same premises conveyed to Beverly M. Shangraw, by Deed of Beverly M. Shangraw F/K/A Beverly Schechterly, an unmarried woman, dated 6/25/2005 and recorded 8/16/2005 in Columbia County Deed Book 20050 page 8630.

DWELLING KNOWN AS **224 MARTZVILLE ROAD, BERWICK, PA 18603.**

IDENTIFIED as TAX/PARCEL ID#: 04B-02-132 in the Deed Registry Office of Columbia County, Pennsylvania.


Daniel J. Mancini, Esquire
Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

VS

BEVERLY M. SHANGRAW
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

2008-ED-100
MORTGAGE FORECLOSURE

AFFIDAVIT OF NAMES AND ADDRESSES
OF OWNERS AND DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

DANIEL J. MANCINI, Esq., being duly authorized to make this affidavit on behalf of the Plaintiff in the above action WELLS FARGO BANK, NA AS TRUSTEE, being duly sworn according to law deposes and says that to the best of his knowledge, information and belief the owner of 224 MARTZVILLE ROAD, BERWICK, PA 18603, the real property to be sold in the within execution and the defendants in the judgment is BEVERLY M. SHANGRAW, whose last known address is 224 MARTZVILLE ROAD, BERWICK, PA 18603.

DATE: April 9, 2008



DANIEL J. MANCINI, ESQUIRE
Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

2008-ED-101
MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) SS:

Daniel J. Mancini, being duly sworn according to law, deposes and says that he is the attorney of record, for the above-named Plaintiff, that he makes this Affidavit on Plaintiff's behalf, and that the statements in this Affidavit are true to the best of his knowledge, information and belief.

Defendant BEVERLY M. SHANGRAW is over 21 years of age.

Defendant is not in the military service of the United States as contemplated by the Soldier's and Sailor's Civil Relief Act, as amended.

This affidavit is made in connection with the judgment upon a note and mortgage secured upon the premises located at 224 MARTZVILLE ROAD, BERWICK, PA 18603.

By: 

Daniel J. Mancini, Esq.

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW
DEFENDANT

CIVIL ACTION – LAW

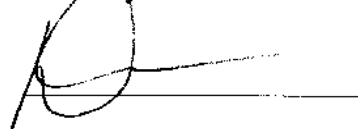
CASE NO: 2008-CV-390

2008 ED-166
MORTGAGE FORECLOSURE

Waiver of Watchman

I, Daniel J. Mancini, Esq., do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Attorney for Plaintiff



Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

2008-ED-166
MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

WELLS FARGO BANK, NA AS TRUSTEE, Plaintiff in the above action, by its attorney, Daniel J. Mancini, Esquire, sets forth as of the date the Praeceptum for the Writ of Execution was filed, the following information concerning the real property located at **224 MARTZVILLE ROAD, BERWICK, PA 18603**.

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

Beverly M. Shangraw
224 Martzville Road
Berwick, PA 18603

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

Beverly M. Shangraw
224 Martzville Road
Berwick, PA 18603

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

WELLS FARGO BANK, NA AS TRUSTEE
701 Corporate Center Drive, Raleigh, NC 27607
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061
2008-CV-390 JUDGMENT SENT FOR RECORDING 4/9/2008 AMOUNT \$117,200.27

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

WELLS FARGO BANK, NA AS TRUSTEE
701 Corporate Center Drive, Raleigh, NC 27607
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061
MBV&PG 200508631 RECORDED 8/16/2005 AMOUNT \$103,500.00

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO.
OF PENNSYLVANIA
417 Central Road
Suite 2
Bloomsburg, PA 17815
MBV&PG 200701474 RECORDED 2/8/2007 AMOUNT \$15,581.85

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

UNKNOWN

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:

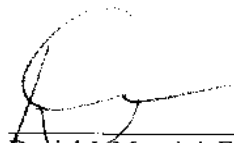
TAX CLAIM BUREAU
Courthouse
35 West Main Street
Bloomsburg, PA 17815
04B-02-132
YEAR 2006 AMOUNT \$2,520.20
YEAR 2007 AMOUNT \$2,416.21

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

UNKNOWN

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

Dated this 10th Day of April 2008



Daniel J. Mancini, Esq.
Attorney Bar No.: 39353

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNSYLVANIA

CIVIL ACTION – LAW

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW

DEFENDANT

CERTIFICATE OF LOCATION

224 MARTZVILLE ROAD
BERWICK, PA 18603

BOROUGH OF BERWICK

PARCEL No: 04B-02-132

CIVIL Division

Case Number: 2008-CV-390

2008-ED-106
Type of Pleading

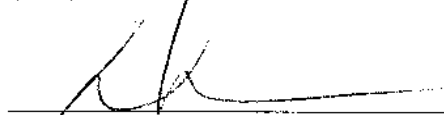
Mortgage Foreclosure
Praecipe for Default Judgment

Code and Classification:

Filed on Behalf Of:
Plaintiff

Counsel of Record:

Daniel J. Mancini, Esquire
Attorney at Law
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233


By: DANIEL J. MANCINI, ESQ.
PA I.D. No. 39353

CLERK OF COURT'S OFFICE
COLUMBIA COUNTY, PA

2009 APR 14 A 9:31

FILED
PROthonotary

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW
DEFENDANT

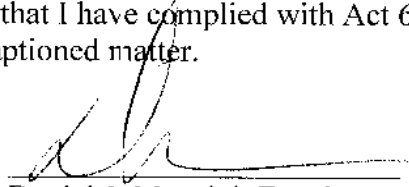
CIVIL ACTION – LAW

CASE NO: 2008-CV-390

2008-ED-66
MORTGAGE FORECLOSURE

AFFIDAVIT OF ACT 91 OF 1983

I, Daniel J. Mancini, Esquire, hereby affirm that I have complied with Act 6 and Act 91 of 1983, notice requirements in the above-captioned matter.


Daniel J. Mancini, Esquire

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

VS

BEVERLY M. SHANGRAW
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

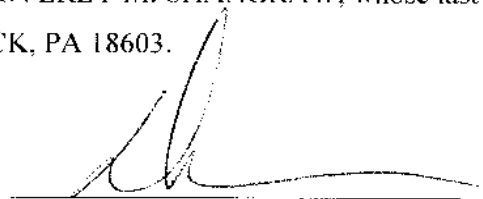
2008-ED 66
MORTGAGE FORECLOSURE

AFFIDAVIT OF NAMES AND ADDRESSES
OF OWNERS AND DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

DANIEL J. MANCINI, Esq., being duly authorized to make this affidavit on behalf of the Plaintiff in the above action WELLS FARGO BANK, NA AS TRUSTEE, being duly sworn according to law deposes and says that to the best of his knowledge, information and belief the owner of 224 MARTZVILLE ROAD, BERWICK, PA 18603 the real property to be sold in the within execution and the defendant in the judgment is BEVERLY M. SHANGRAW, whose last known address is 224 MARTZVILLE ROAD, BERWICK, PA 18603.

DATE: April 8, 2008



DANIEL J. MANCINI, ESQUIRE
Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

VS

BEVERLY M. SHANGRAW
DEFENDANT

CIVIL ACTION LAW

CASE NO: 2008-CV-390

2008-ED-W
MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

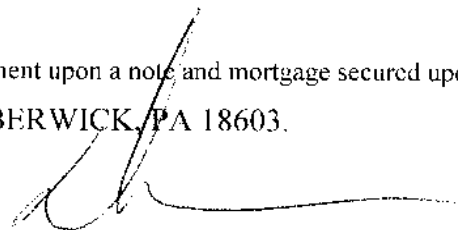
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) SS:

Daniel J. Mancini, being duly sworn according to law, deposes and says that he is the attorney of record, for the above-named Plaintiff, that he makes this Affidavit on Plaintiff's behalf, and that the statements in this Affidavit are true to the best of his knowledge, information and belief.

Defendant BEVERLY M. SHANGRAW is over 21 years of age.

Defendant is not in the military service of the United States as contemplated by the Soldier's and Sailor's Civil Relief Act, as amended.

This affidavit is made in connection with the judgment upon a note and mortgage secured upon the premises located at 224 MARTZVILLE ROAD, BERWICK, PA 18603.

By:  _____

Daniel J. Mancini, Esq.

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) 714-6300

WELLS FARGO BANK

VS

Docket # 390CV2008

2008-ED-140
NOTICE AND COMPLAINT and MORTGAGE
FORECLOSURE

BEVERLY SHANGRAW

SHERIFF'S COST \$ 50.00 PAID

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, MARCH 05, 2008, AT 2:30 PM, SERVED THE WITHIN NOTICE AND COMPLAINT and MORTGAGE FORECLOSURE UPON BEVERLY SHANGRAW AT 224 MARTZVILLE ROAD, BERWICK BY HANDING TO RICHARD CORDINGLY, SON, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

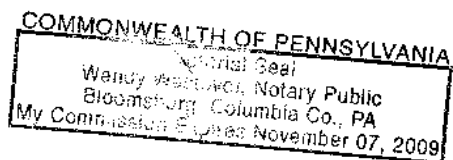
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, MARCH 06, 2008

Wendy Westover
NOTARY PUBLIC

Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
SHERIFF

P. D'Angelo
X
P. D'ANGELO
DEPUTY SHERIFF



Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

2008-ED-146
MORTGAGE FORECLOSURE

TO: Beverly M. Shangraw
224 Martzville Rd.
Berwick, PA 18603

DATE OF NOTICE: March 26, 2008

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN. AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED TO ENFORCE THE DEBT. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY AS AN ATTEMPT TO ENFORCE THE DEBT OR RECOVERY OF A LIEN AGAINST PROPERTY.

IMPORTANT NOTICE

Because you have failed to enter a written appearance personally or by attorney to assert your defenses or objections to the claims set forth against you. Unless you file a written answer to this notice, a Judgment may be entered against you without a trial. You should take this notice to a lawyer or cannot afford one, go to or telephone the following office to find out more.

NORTH PENN LEGAL SERVICES
168 W. 5TH STREET,
BLOOMSBURG, PA 17815
(570) 784.8760

Daniel J. Mancini, Esquire
Attorney for Plaintiff

POSTAL SERVICE®
Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Mancini & Associates
201 A Fairview Drive
Monaca, PA 15061

To:

Beverly Shangraw
224 Martzville Rd.
Berwick, PA 18603

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

VS

MORTGAGE FORECLOSURE

BEVERLY M. SHANGRAW
DEFENDANT

**RULE 236
NOTICE OF DEFAULT**

To: BEVERLY M. SHANGRAW
224 MARTZVILLE ROAD
BERWICK, PA 18603

You are hereby notified that the following Order, Decree or Judgment has been entered against you on April 14, 2008.

A Judgment of Default in the amount of \$ 117,200.27 plus costs.

Tami B. Klise /mm
Prothonotary

If you have any questions concerning the above, please contact:

DANIEL J. MANCINI, ESQUIRE
MANCINI & ASSOCIATES
201 A FAIRVIEW DRIVE
MONACA, PA 15061
724-728-4233

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

VS

BEVERLY M. SHANGRAW
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

2008-ED 666
MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)**

WELLS FARGO BANK, NA AS TRUSTEE, Plaintiff in the above action, by its attorney, Daniel J. Mancini, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **224 MARTZVILLE ROAD, BERWICK, PA 18603**.

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

Beverly M Shangraw
224 Martzville Road
Berwick, PA 18603

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

Beverly M. Shangraw
224 Martzville Road
Berwick, PA 18603

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

WELLS FARGO BANK, NA AS TRUSTEE
701 Corporate Center Drive, Raleigh, NC 27607
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061
2008-CV-390 JUDGMENT SENT FOR RECORDING 4/9/2008 AMOUNT \$117,200.27

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

WELLS FARGO BANK, NA AS TRUSTEE
701 Corporate Center Drive, Raleigh, NC 27607
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061
MBV&PG 200508631 RECORDED 8/16/2005 AMOUNT \$103,500.00

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO.
OF PENNSYLVANIA
417 Central Road
Suite 2
Bloomsburg, PA 17815
MBV&PG 200701474 RECORDED 2/8/2007 AMOUNT \$15,581.85

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

UNKNOWN

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:


TAX CLAIM BUREAU
Courthouse
35 West Main Street
Bloomsburg, PA 17815
04B-02-132
YEAR 2006 AMOUNT \$2,520.20
YEAR 2007 AMOUNT \$2,416.21

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

UNKNOWN

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

Dated this 10th Day of April 2008



Daniel J. Mancini, Esq.
Attorney Bar No.: 39353

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

2008-ED-166
MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE:

TIME:

LOCATION: Columbia County Sheriff's Office
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

DWELLING KNOWN AS 224 MARTZVILLE ROAD, BERWICK, PA 18603.

Legal Descriptions: All that certain property situated in the county of COLUMBIA, and the Commonwealth of PENNSYLVANIA, being described as follows: PARCEL 04B-02-132 and being more fully described in a deed dated 06/25/2005, and recorded 09/16/2005, among the land records of the county and state set forth above, in 200508630

Being the same premises conveyed to Beverly M. Shangraw, by Deed of Beverly M. Shangraw F/K/A Beverly Schechterly, an unmarried woman, dated 6/25/2005 and recorded 8/16/2005 in Columbia County Deed Book 20050 page 8630.

THE LOCATION of your property to be sold is:

224 MARTZVILLE ROAD
BERWICK, PA 18603

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

NO: 2008-CV-390

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property

BEVERLY M. SHANGRAW

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, Pennsylvania, Columbia County Courthouse.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

**NORTH PENN LEGAL SERVICES
W. 5TH STREET,
BLOOMSBURG, PA 17815
(570) 784.8760**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the within County Court House before presentation to the Court.



Daniel Mancini, Esq.

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW
DEFENDANT

CIVIL ACTION - LAW

CASE NO: 2008-CV-390

2008-ED tele
MORTGAGE FORECLOSURE

LONG PROPERTY DESCRIPTION

MORTGAGE LEGAL DESCRIPTION

ALL THOSE TWO (2) CERTAIN PIECES, PARCELS OR TRACTS OF LAND LOCATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF MARTZVILLE ROAD, SAID POINT BEING AT THE NORTHEAST CORNER OF LOT NO. 1 AS SHOWN ON "LOTS LAID OUT ON THE PROPERTY OF J.D. KILE AND E.G. SCOTT IN BRIAR CREEK TOWNSHIP COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AS WALNUT GLEN FARM, DATED AUGUST 29, 1950", SAID LOT NO. 1 BEING LOT NOW OR LATE OF CARL HESS AND OTHERS; THENCE SOUTH TWENTY-TWO (22) DEGREES FIFTY (50) MINUTES WEST, ALONG LAND OF SAID CARL HESS, A DISTANCE OF ONE HUNDRED FORTY-NINE AND FIVE-TENTHS (149-5/10) FEET, BE THE SAME MORE OR LESS, TO A POINT ON LAND NOW OR LATE OF FIRST NATIONAL BANK OR MICHAEL GRAM; THENCE NORTH FIFTY-FIVE (55) DEGREES FIFTY TWO (52) MINUTES EAST, ONE HUNDRED AND EIGHTY (180) FEET TO A POINT WHERE THIS COURSE INTERSECTS THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE; THENCE IN A NORTH SIXTY-NINE (69) DEGREES THIRTY (30) MINUTES WESTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE, NINETY-EIGHT (98) FEET, MORE OR LESS, TO A POINT, THE PLACE OF BEGINNING.

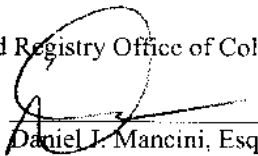
ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 18603-1333.

PARCEL#: 04B-02-132

Being the same premises conveyed to Beverly M. Shangraw, by Deed of Beverly M. Shangraw F/K/A Beverly Schechterly, an unmarried woman, dated 6/25/2005 and recorded 8/16/2005 in Columbia County Deed Book 20050 page 8630.

DWELLING KNOWN AS 224 MARTZVILLE ROAD, BERWICK, PA 18603.

IDENTIFIED as TAX/PARCEL ID#: 04B-02-132 in the Deed Registry Office of Columbia County, Pennsylvania.


Daniel J. Mancini, Esquire
Attorney for Plaintiff

DANIEL J. MANCINI
ATTORNEY AT LAW
201A FAIRVIEW DRIVE 724-728-4233
MONACA, PA 15061

60-7322/2433
2792038426

5161

DATE April 10, 2008

PAY TO THE ORDER OF Columbia County Sheriff \$ 1500.00

Fifteen hundred & 00/100

DOLLARS



HOPEWELL OFFICE
ALQUIPPA, PA 15001

A Subsidiary of ESB Financial Corp.

MEMO Shangraw - 2008-CV-390

Daniel J. Mancini
5161

⑆24337322⑆ 2792038426⑆

MP

SPRINT