

# SHERIFF'S SALE COST SHEET

Wells Fargo VS. Shangraw  
 NO. 115-09 ED NO. 390-02 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	<u>\$55.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	<u>\$349.77</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	<u>\$1.00</u>
NOTARY	<u>\$15.00</u>
TOTAL ***** \$ <u>349.77</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	<u>\$935.28</u>
SOLICITOR'S SERVICES	<del>\$75.00</del>
TOTAL ***** \$ <u>1085.28</u>	

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL ***** \$ <u>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>60.00</u>
MISC.	\$
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 1500.00

**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 September 2, 2009.  
**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!*

*115*

**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

August 24, 2009

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 9/2/09**

Dear Sheriff,

Kindly stay the Sheriff's Sale scheduled for August 24, 2009. The bank is reviewing this case to see if it qualifies for a modification. To date no monies have exchanged hands.

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

## 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

August 11, 2009

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

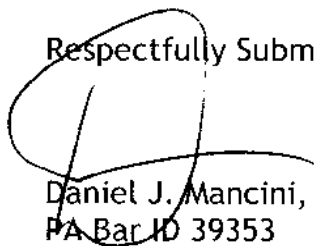
**RE: WELLS FARGO BANK NA AS TRUSTEE**  
**VS**  
**BEVERLY M. SHANGRAW**  
Affidavit of Service for Mortgage Foreclosure  
2008-CV-390

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

CIVIL ACTION - LAW

CASE NO: 2008-CV-390

VS

MORTGAGE FORECLOSURE

BEVERLY M. SHANGRAW  
DEFENDANT

**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


Connie Gingher  
1615 Lincoln Avenue  
Berwick, PA 18603

Department of Revenue  
Inheritance Tax Division  
Strawberry Square  
Harrisburg, PA 17105

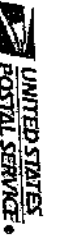
Department of Public Welfare  
TPL Casualty Unit  
Estate Recovery Program  
PO Box 8486  
Willow Oak Building  
Harrisburg, PA 17105-8486

Department of Revenue  
Bureau of Compliance  
Sheriff Sale Section  
PO Box 281230  
Harrisburg, PA 17128-1230

Columbia County Domestic Relations  
15 Perry Avenue  
Bloomsburg, PA 17815



By \_\_\_\_\_  
Daniel L. Mancini, Esq.  
Attorney for Plaintiff



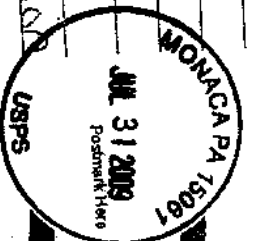
1705- Creditor - Shingren

**Certificate of Mailing**

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

From:

Mancini & Associates  
201A Fairview Drive  
Monaca, PA 15061



To: Dept. of Revenue  
Inheritance Tax Division  
Steinberg Square  
Harrisburg, PA 17105

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



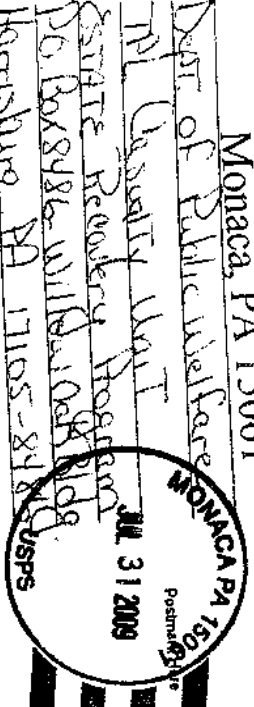
1705- Creditor - Shingren

**Certificate of Mailing**

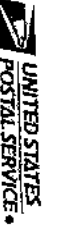
This Certificate of Mailing provides evidence that mail has been prepared for mailing. This form may be used for domestic and international mail.

From:

Mancini & Associates  
201A Fairview Drive  
Monaca, PA 15061



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



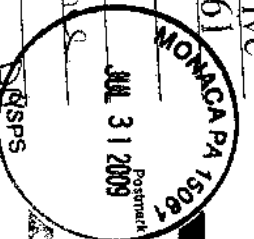
1705- Creditor - Shingren

**Certificate of Mailing**

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

From:

Mancini & Associates  
201A Fairview Drive  
Monaca, PA 15061



To: Dept. of Revenue  
Bureau of Graphic Arts  
Shelf Sale Section  
PO Box 281330, Harrisburg, PA 17128

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



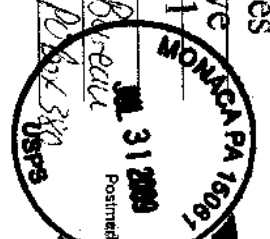
1705- Creditor - Shingren

**Certificate of Mailing**

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

From:

Mancini & Associates  
201A Fairview Drive  
Monaca, PA 15061



To: Columbia Co. Tax Claim Bureau  
Columbia Co. Courthouse  
35 West Main Street  
Harrisburg, PA 17105

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



108-Creditor-Shangrao

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.

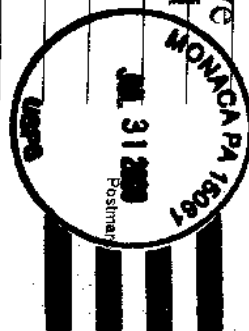
From:

Mancini & Associates

201A Fairview Drive

Monaca, PA 15061

To: Connie Lingher  
1615 Lincoln Avenue  
Berwick, PA 18603



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



108-Creditor-Shangrao

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.

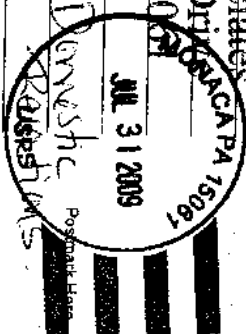
From:

Mancini & Associates

201A Fairview Drive

Monaca, PA 15061

To: Columba Co Deneshe  
15 Perry Ave.  
Bloomsburg, PA 17815



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



108-Creditor-Shangrao

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 Company  
417 Central Blvd  
Suite 2  
Bloomsburg, PA 17815



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

**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

Connie Gingham

1615 Lincoln Avenue

Berwick, PA 18603

Department of Revenue

Inheritance Tax Division

Strawberry Square

Harrisburg, PA 17105

Department of Public Welfare

TPI Casualty Unit

Estate Recovery Program

PO Box 8486

Willow Oak Building

Harrisburg, PA 17105-8486

Department of Revenue  
Bureau of Compliance  
Sheriff Sale Section  
PO Box 281230  
Harrisburg, PA 17128-1230

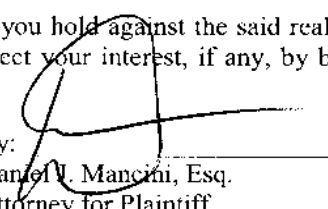
Columbia County Domestic Relations  
15 Perry Avenue  
Bloomsburg, PA 17815

You are hereby notified that on **Wednesday, September 2, 2009 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: July 31, 2009

  
By: \_\_\_\_\_  
Daniel V. 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

**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

**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. KILL 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 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.

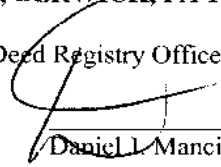
ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 186031839.

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 L. 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

**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

**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 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 RECORDED 4/14/2008 AMOUNT \$117,200.27 + INTEREST

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

Connie Gingham

1615 Lincoln Avenue

Berwick, PA 18603

Department of Revenue

Inheritance Tax Division

Strawberry Square

Harrisburg, PA 17105

Department of Public Welfare

TPL Casualty Unit

Estate Recovery Program

PO Box 8486

Willow Oak Building

Harrisburg, PA 17105-8486

Department of Revenue

Bureau of Compliance

Sheriff Sale Section

PO Box 281230

Harrisburg, PA 17128-1230

Columbia County Domestic Relations

15 Perry Avenue

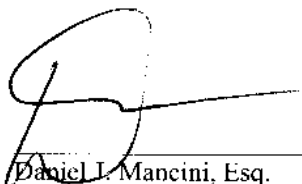
Bloomsburg, PA 17815

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 31<sup>ST</sup> Day of July 2009



Daniel L. 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

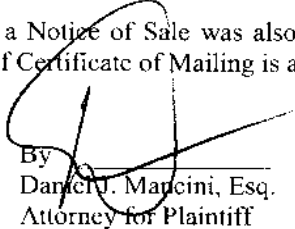
MORTGAGE FORECLOSURE

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 July 31, 2009..

In addition to the Notice set forth above, a Notice of Sale was also sent to each Defendant via Regular First Class Mail on July 31, 2009. A copy of Certificate of Mailing is attached also.

By   
Daniel J. Mancini, Esq.  
Attorney for Plaintiff

7008 3230 0001 2732 9479

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only. No Insurance Coverage Provided)	
Mancini & Associates	
201A Fairview Drive	
Monaca, PA 15061	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Sent To	
Beverly M. Shangraw	
Street, Apt. No., or PO Box No.	224 Martzville Rd
City, State, ZIP+4	Berwick, PA 18603
PS Form 3800, August 2006	
See Reverse for Instructions	



UNITED STATES  
POSTAL SERVICE®

nos-Shangraw  
Certificate of Mailing

To pay fee, affix stamps or  
insert postage here

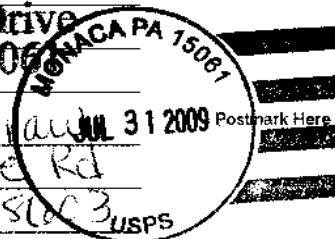
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.  
This form may be used for domestic and international mail.

From:

Mancini & Associates  
201A Fairview Drive  
Monaca, PA 15061

To:

Beverly M. Shangraw  
224 Martzville Rd  
Berwick, Pa 18603



PS Form 3817, April 2007 PSN 7530-02-000-9085

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 04-AUG-09

FEE: \$5.00

CERT. NO: 6451

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
2008	PRIM	2,220.31	0.00	0.00	2,220.31
2007	PRIM	2,553.43	0.00	0.00	2,553.43
2006	PRIM	2,761.72	0.00	0.00	2,761.72
TOTAL DUE :					\$7,535.46

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: September, 2009

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2008

REQUESTED BY:

*Columbia County Sheriff*

*IN  
Bankruptcy*



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 NA

VS.

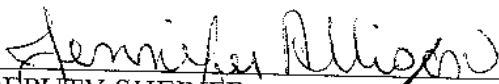
BEVERLY SHANGRAW


WRIT OF EXECUTION #115 OF 2009 ED

POSTING OF PROPERTY

July 30, 2009 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 JENNIFER ALLISON.

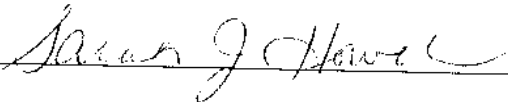
SO ANSWERS:

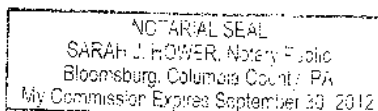
  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30<sup>TH</sup> DAY OF JULY 2009





TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5623

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

WELLS FARGO BANK, N.A.

Docket # 115ED2009

VS

MORTGAGE FORECLOSURE

BEVERLY M. SHANGRAW

AFFIDAVIT OF SERVICE

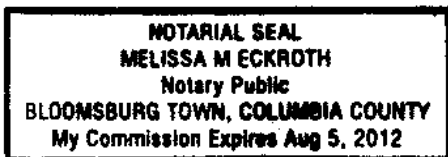
NOW, THIS MONDAY, JUNE 08, 2009, AT 10:20 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BEVERLY SHANGRAW AT 224 MARTZVILLE ROAD, BERWICK BY HANDING TO RICHARD CORDINGLY, SON, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, JUNE 08, 2009

Melissa M Eckroth  
NOTARY PUBLIC

Timothy T. Chamberlain  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF



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

MANCINI AND ASSOC  
201A FAIRVIEW DRIVE  
Suite  
MONACA, PA 15061

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, & 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:

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

## 2. Article Number

(Transfer from service label)

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

☐ Agent☒ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

JUN 08 2009

## D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

## 3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

☐ Yes

7008 1830 0002 2802 0591

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, & 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:

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

## 2. Article Number

(Transfer from service label)

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

☐ Agent☒ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

JUN 08 2009

## D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

## 3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

☐ Yes

7007 2560 0002 1259 5014

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, & 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:

Dept of Rev. Inheritance Tax Div  
Strawberry Square  
Harrisburg, PA 17105

## 2. Article Number

(Transfer from service label)

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

☐ Agent☒ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

JUN 08 2009

## D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

## 3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

☐ Yes

7008 1830 0002 2802 0577

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

ACTION

COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

☐ Agent☒ Addressee

## B. Received by (Printed Name)

JUN 08 2009

## C. Date of Delivery

## D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes☐ No

## 3. Service Type

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

COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

☐ Agent☒ Addressee

## B. Received by (Printed Name)

JUN 08 2009

## C. Date of Delivery

## D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes☐ No

## 3. Service Type

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

COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

☐ Agent☒ Addressee

## B. Received by (Printed Name)

JUN 08 2009

## C. Date of Delivery

## D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes☐ No

## 3. Service Type

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/3/2009

SERVICE# 2 - OF - 13 SERVICES  
DOCKET # 115ED2009

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT BEVERLY M. SHANGRAW  
ATTORNEY FIRM MANCINI AND ASSOC

<b>PERSON/CORP TO SERVED</b>
BENEFICIAL CONSUMER DISCOUNT CO.
417 CENTRAL RD SUITE 2
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ 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) P.O. ADVISE PERSON TO BE SERVED  
MOVED TO 2929 WALDEN AVE. DEPEW NY 14043

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>6/05/09</u>	<u>1540</u>	<u>59410</u>	<u>BENEFICIAL C.R.CO BRANCH AT</u> <u>ABOVE ADD CLOSED - SEE TEL# ON BACK OF</u> <u>SHEET.</u>
<u>6/11/09</u>	<u>0845</u>	<u>59</u>	<u>CHECK P.O. - MOVED OUT OF STATE</u>

DEPUTY

[Signature]

DATE

6/11/09

NOT SERVED

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) 764-6300

Friday, June 05, 2009

**BENEFICIAL CONSUMER DISCOUNT CO.  
417 CENTRAL RD SUITE 2  
BLOOMSBURG, PA 17815-**

**WELLS FARGO BANK, N.A.  
VS  
BEVERLY M. SHANGRAW**

**DOCKET # 115ED2009**

**JD # 390JD2008**

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

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

2009-ED-115  
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:** September 2, 2009

**TIME:** ~~9:30 am~~ 9:00 am

**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.**



June 9, 2009

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

**WELLS FARGO BANK, N.A.**

**VS.**

**BEVERLY M. SHANGRAW**

**DOCKET # 115ED2009**

**JD # 390JD2008**

Dear Timothy:

The amount due on the sewer account #125812 for the property located at 224 Martzville Road Berwick, Pa through September 30, 2009 is \$170.58.

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

Sincerely,

Kelly Greer  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Provider"*

Phone: (570) 752-8477 • Fax: (570) 752-8479



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/3/2009

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 115ED2009

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT BEVERLY M. SHANGRAW  
ATTORNEY FIRM MANCINI AND ASSOC

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

SERVED UPON Joseph Herjath

RELATIONSHIP Asst. Director IDENTIFICATION \_\_\_\_\_

DATE 6/5/09 TIME 1400 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) Service on Joseph  
Herjath Asst. Director

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY J. J. Kelly DATE 6/5/09

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/3/2009

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 115ED2009

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT BEVERLY M. SHANGRAW  
ATTORNEY FIRM MANCINI AND ASSOC

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE	
BERWICK	

SERVED UPON KELLY GREEN

RELATIONSHIP CLIENT IDENTIFICATION \_\_\_\_\_

DATE 06-08-09 TIME 1520 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

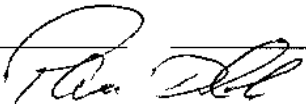
Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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 06-08-09

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/3/2009

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 115ED2009

PLAINTIFF WELLS FARGO BANK, N.A.

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 CONDOVLEY

RELATIONSHIP SON IDENTIFICATION \_\_\_\_\_

DATE 06.08.09 TIME 1020 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

Per DLI

DATE 06.08.09

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/3/2009

SERVICE# 5 - OF - 13 SERVICES  
DOCKET # 115ED2009

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT BEVERLY M. SHANGRAW  
ATTORNEY FIRM MANCINI AND ASSOC

<b>PERSON/CORP TO SERVED</b>
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON MAGGIE FRITZ

RELATIONSHIP CLERK IDENTIFICATION \_\_\_\_\_

DATE 06-08-09 TIME 1115 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

*Paul Dell*

DATE 06-08-09

**Tax Notice** 2009 County & Municipality  
BERWICK BORO  
**MAKE CHECKS PAYABLE TO:**  
Connie C Gingher  
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			D/A 03/01/2009		BILL NO. 5872
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX 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			659.97	673.44	719.07
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

SHANGRAW BEVERLY M  
224 MARTZVILLE ROAD  
BERWICK PA 18603

CNTY		TWP	
Discount	2 %	2 %	
Penalty	10 %	5 %	
PARCEL: 04B-02 -132-00,000			
224 MARTZVILLE RD			
.3352 Acres	Land	5,841	
	Buildings	26,089	
Total Assessment		31,930	

This tax returned to  
courthouse on:  
January 1, 2010

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment  
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/3/2009

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 115ED2009

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT BEVERLY M. SHANGRAW  
ATTORNEY FIRM MANCINI AND ASSOC

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER

RELATIONSHIP Secretary IDENTIFICATION \_\_\_\_\_

DATE 6/5/09 TIME 1300 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

B. OTHER (SPECIFY) SERVED ON Secretary AT  
THE OFFICE

ATTEMPTS  
DATE

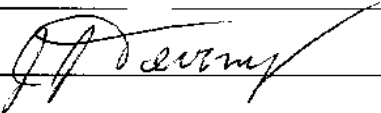
TIME

OFFICER

REMARKS

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

DEPUTY



DATE

6/5/09

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 05-JUN-09

FEE: \$5.00

CERT. NO: 6232

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
2008	PRIM	2,220.31	0.00		0.00	2,220.31
2007	PRIM	2,553.43	0.00		0.00	2,553.43
2006	PRIM	2,761.72	0.00		0.00	2,761.72
TOTAL DUE :						\$7,535.46

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: October ,2009

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2008

REQUESTED BY:

Timothy T. Chamberlain, Sheriff  
dm.

# REAL ESTATE OUTLINE

ED # 115-09

DATE RECEIVED 6-3-09  
DOCKET AND INDEX 6-5-09

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR <del>\$1,350.00</del> OR <u>1500.00</u>	<input checked="" type="checkbox"/>	CK# <u>-1489</u>

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

SALE DATE	<u>Sept. 2, 09</u>	TIME <u>0900</u>
POSTING DATE	<u>July 30, 2009</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Aug. 12</u>	
	2 <sup>ND</sup> WEEK <u>19</u>	
	3 <sup>RD</sup> WEEK <u>26, 09</u>	



# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 2, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO.115 OF 2009 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](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 2, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO.115 OF 2009 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](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 2, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO.115 OF 2009 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](http://www.sheriffofcolumbiacounty.com)

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

MORTGAGE FORECLOSURE

2009-ED-115

**Writ of Execution**

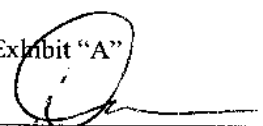
TO THE SHERIFF OF COLUMBIA COUNTY:

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 04/09/08 \$ 6,248.88

to 05/08/09

(Costs to be added) \$ \_\_\_\_\_

Date: 6-3-09

By Tami B Kline /KPB/  
Prothonotary

Prothonotary  
My Comm. Expires 12/31/2012

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

*2009-ED-115*  
MORTGAGE FORECLOSURE

**Writ of Execution**

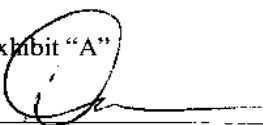
TO THE SHERIFF OF COLUMBIA COUNTY:

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 04/09/08 \$ 6,248.88

to 05/08/09

(Costs to be added) \$ \_\_\_\_\_

Date: 6-3-09

By Tam B Kline /RPB/  
Prothonotary

Prothonotary of the Court  
My Comm. Exp. 12/31/2013

## 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

June 1, 2009

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**  
Sheriff's Package for Mortgage Foreclosure  
2008-CV-390

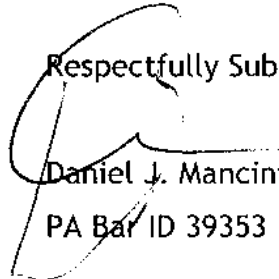
To Whom It May Concern:

I am including the Sheriff's package forms, which need to be submitted to the Sheriff to be placed on the next available Sheriff Sale.

We also are including one (1) copy of the long notice of sale, which needs to be personally served upon the defendant at her respective address. Also please post your handbill on the property of 224 Martzville Road, Berwick, PA 18603.

I have enclosed your deposit of \$1500 for the Service and 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

**UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

**In re: Beverly M. Shangraw  
Aka Beverly M. Schechterly  
Debtor**

**Wells Fargo Bank, NA as Trustee  
Creditor,**

**Vs,**

**Beverly M. Shangraw, Debtor**

**Bankruptcy #: 08-51756/JJT**

**Chapter 13**

**ORDER**

AND NOW, this 14th day of April, 2009, Pursuant to Movant's Notice of Default and Right to Cure sent in accordance with the terms of the Stipulation Agreement. It is hereby ORDERED AND DECREED that the Automatic Stay be modified to permit **Wells Fargo Bank, NA as Trustee** and/or its successors and assigns to proceed with foreclosure on the property located at 224 Martzville Road, Berwick Pa 18603 and obtain all other Relief available under the Non-Bankruptcy law.

  
\_\_\_\_\_  
John J. Thomas, Bankruptcy Judge  
(BC)

*This document is electronically signed and filed on the same date.*

Dated: April 14, 2009

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

*2009-ED-115*  
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: 9:30 a.m.**

**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**

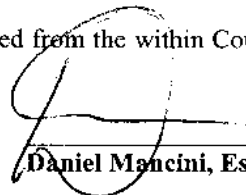
**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

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

**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

*2009-ED-115*  
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 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.

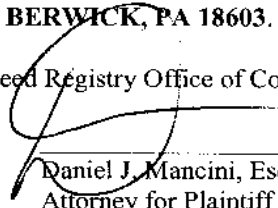
ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 186031333.

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.

  
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

**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

*2009-ED-115*  
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 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.

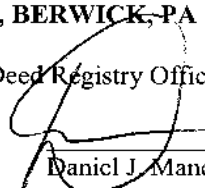
ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 186031333.

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.

  
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

**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

*2009-ED-115*  
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 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.

  
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

**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

*2009-ED-115*  
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 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.

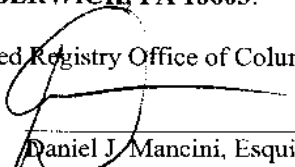
ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 186031333.

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.

  
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

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

WELLS FARGO BANK, NA  
AS TRUSTEE  
PLAINTIFF

CIVIL ACTION - LAW

CASE NO: 2008-CV-390

2009-ED-115  
MORTGAGE FORECLOSURE

VS

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.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.

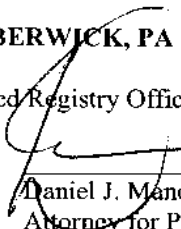
ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 186031333.

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.

  
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

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

WELLS FARGO BANK, NA  
AS TRUSTEE  
PLAINTIFF

CIVIL ACTION - LAW

CASE NO: 2008-CV-390

2009-ED-115  
MORTGAGE FORECLOSURE

VS

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.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.

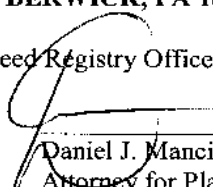
ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 186031833.

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

**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

**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: June 1, 2009

  
\_\_\_\_\_  
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

**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

**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

**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

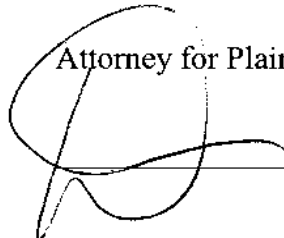
---

**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

**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

---

**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 RECORDED 4/14/2008 AMOUNT \$117,200.27 + INTEREST

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

Department of Revenue

Inheritance Tax Division

Strawberry Square

Harrisburg, PA 17105

Department of Public Welfare

TPL Casualty Unit

Estate Recovery Program

PO Box 8486

Willow Oak Building

Harrisburg, PA 17105-8486

Department of Revenue

Bureau of Compliance

Sheriff Sale Section

PO Box 281230

Harrisburg, PA 17128-1230

Columbia County Domestic Relations

15 Perry Avenue


Bloomsburg, PA 17815

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 1<sup>ST</sup> Day of June 2009



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

---

**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 RECORDED 4/14/2008 AMOUNT \$117,200.27 + INTEREST

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

Department of Revenue

Inheritance Tax Division

Strawberry Square

Harrisburg, PA 17105

Department of Public Welfare

TPL Casualty Unit

Estate Recovery Program

PO Box 8486

Willow Oak Building

Harrisburg, PA 17105-8486

Department of Revenue

Bureau of Compliance

Sheriff Sale Section

PO Box 281230

Harrisburg, PA 17128-1230

Columbia County Domestic Relations

15 Perry Avenue

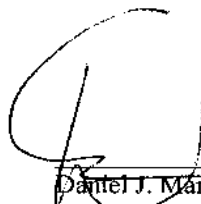
Bloomsburg, PA 17815

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 1<sup>ST</sup> Day of June 2009

  
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

VS

BEVERLY M. SHANGRAW  
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

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: 9:30 a.m.**

**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 200506630

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

**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.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.

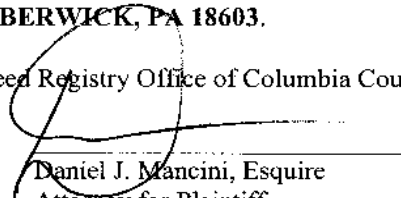
ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 18603-1333.

PARCEL#: 04B-02-132

Being the same premises conveyed to Beverly M. Shangraw, by Decd 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  
MONACA, PA 15061

60-7922/2-53  
279206726

4429

DATE 6-1-09

PAY TO THE ORDER OF  
*Columbia Co. Sheriff*  
*Fifteen hundred & 44/100*

\$ 1500.00



HOPWELL OFFICE  
ALQUIPPA, PA 15001

DOLLARS

Seal of the  
Commonwealth of PA

MEMO *Sharon* 2008061390

⑆24337322⑆ 2792038426⑈

*Sharon*

4429

MP