

SHERIFF'S SALE COST SHEET

Wells Fargo Bank VS. Brewer / Barclay
 NO. 51-08 ED NO. 577-0-1 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>285.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>52.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>2.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>411.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>878.40</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1028.40</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL ***** \$ <u>-0-</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-</u>	

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC.	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1604.40
1350 Deposit
 Due \$ 254.40

MARTHA E. VON ROSENSTIEL P.C.

P-ACCOUNT

649 SOUTH AVENUE

UNIT 7

SEAGAR, PA 19018

(610) 328-2887

SOVEREIGN BANK

PHILADELPHIA, PA 19108

80-7269/2313

30988

9/29/2008

PAY TO THE ORDER OF Sheriff Of Columbia County

\$ **254.40

Two Hundred Fifty-Four and 40/100*****

Sheriff Of Columbia County

DOLLARS

NEW

20743

Maureen Votter

⑈030988⑈ ⑆23137269⑆

⑆061087689⑈

MP

Columbia County Sheriff Dept.
P.O.Box 380
Bloomsburg, PA 17815

570-389-5622

Fax: 570-389-5625

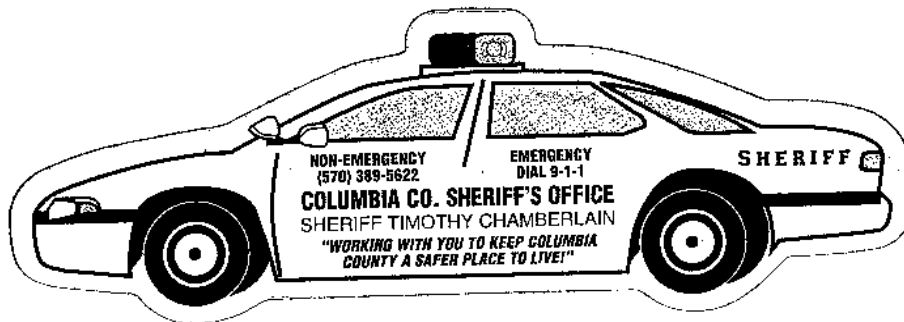
TO: Trinity McDermott

FAX NUMBER: _____

FROM: Sheriff Chamberlain

NUMBER OF
PAGES: 2

IF YOU HAVE QUESTIONS OR CAN NOT READ THE FOLLOWING PAGES
PLEASE CONTACT OUR OFFICE. THANK YOU.



MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, UNIT 7
P.O. BOX 307
SECANE, PA 19018

PHONE (610) 328-2887
FAX (610) 328-2649

Martha E. Von Rosenstiel, Esquire
Keri P. Claeys, Esquire

September 29, 2008

Attn: Real Estate Department
Office of the Sheriff of Columbia County
Court House
P.O. Box 380
Bloomsburg, PA 17815
Fax: 570-389-5625

ATTN: Sheriff Chamberlain or Wendy

RE: Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage,
Inc. v. Henry H Brewer and Wilma Beardsley
312 East Fourth Street, Berwick, PA 18603
2007-CV-577
Our file #20743

Dear Sir/Madam:

Kindly **STAY** the Sheriff's sale of the above property, which is currently
scheduled for the **10/1/2008** Sheriff's Sale. No funds were reported to have been
collected. Please feel free to contact this office if you have questions or comments.

Sincerely yours,
Trinity McDaniel
Trinity McDaniel
Paralegal Assistant
Martha E. Von Rosenstiel, P.C.

Commonwealth Of Pennsylvania
COUNTY OF COLUMBIA

WELLS FARGO BANK, N.A., SUCCESSOR
BY MERGER TO WELLS FARGO HOME
MORTGAGE, INC.
3476 Stateview Boulevard
Fort Mill, SC 29715

v

COURT OF COMMON PLEAS
DOCKET NO. 2007-CV-577
ATTORNEY I.D. #52634

2008-ED-51

HENRY H BREWER AND WILMA
BEARDSLEY
312 East Fourth Street
Berwick, PA 18603

Writ Of Execution
(Mortgage Foreclosure)

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: 312 East Fourth Street Berwick PA 18603 (see attached Exhibit I)

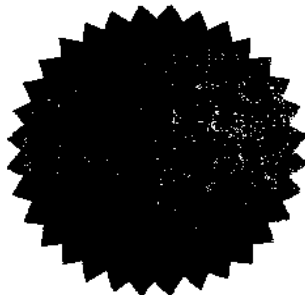
AMOUNT DUE		\$ 112,407.80
INTEREST FROM	3/5/2008 to Sale Date	
	at \$18.48 per diem	\$
TOTAL*		\$
*Plus costs to be endorsed		

Tami Kline, Prothonotary

By:

Tami B. Kline
Deputy

Dated: 3/27/2008



Martha E. Von Rosenstiel, P.C.
 Martha E. Von Rosenstiel, Esquire
 649 South Avenue, Unit 6
 Secane, PA 19018
 610-328-2887
 Attorney I.D.# 52634

Attorney for Plaintiff

WELLS FARGO BANK, N.A., : COURT OF COMMON PLEAS
 SUCCESSOR BY MERGER TO : COLUMBIA COUNTY
 WELLS FARGO HOME :
 MORTGAGE, INC. :
 Plaintiff :

vs. :

No: 2007-CV-577

2008-ED-51

HENRY H BREWER AND
 WILMA BEARDSLEY
 Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

The real estate and improvements, if any, located at and known as 312 East Fourth Street Berwick, PA 18603 will be sold by the Sheriff of Columbia County on

Date of Sale: June 4, 2008

Time of Sale: ~~10:00~~ a.m. 9:30 am

Place of Sale: Columbia County Courthouse.

This sale is being held on a Judgment in Mortgage Foreclosure filed under Docket No. 2007-CV-577 in the Court of Common Pleas of Columbia County by Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc., Plaintiff against Henry H Brewer and Wilma Beardsley, Defendant(s). Judgment was entered on March 04, 2008 in the amount of \$112,407.80. The property was seized and taken in execution as the property of Henry H Brewer and Wilma Beardsley.

The property to be sold at Sheriff's Sale is described as follows:

ALL those certain lots, pieces or parcels of land, together with the frame dwelling and outbuildings thereon erected, situate on the southerly side of East Fourth Street between

SHERIFF'S SALE COST SHEET

Wells Fargo Bank VS. Henry Bauer & Wm/mr. K. A. D. Day
 NO. 5708 ED NO. 577-07 JD DATE/TIME OF SALE Oct. 1 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>52.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>496.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>88.40</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1103.40</u>

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>613.03</u>
SCHOOL DIST. 20	\$ <u> </u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL *****	\$ <u>623.03</u>

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>82.29</u>
WATER 20	\$ <u> </u>
TOTAL *****	\$ <u>82.29</u>

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ _____

TOTAL COSTS (OPENING BID) \$ 2516.22

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS Henry Jones & Son Inc.

NO. 51-08 ED NO. 577-07 JD

DATE/TIME OF SALE: Oct. 1 09:50

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, SUITE 7
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire
Keri P. Claeys, Esquire

Phone: (610) 328-2887
Fax: (610) 328-2875

July 29, 2008

Sheriff of Columbia County
Real Estate Sales
Court House
Bloomsburg, PA 17815
FAX: 570-389-5625
ATTN: Sheriff Chamberlain

RE: SALE DATE: **7/30/08, continued from 6/4/08**
MORTGAGOR: Henry H Brewer and Wilma Beardsley
PREMISES: 312 East Fourth Street, Berwick, PA 18603
CRT./TRM. #: 2007-CV-577
OUR FILE #: 20743

Dear Sheriff:

@ 9:30am

Please CONTINUE the above Sheriff Sale to **10/1/2008** on the above captioned matter, as our file is currently on hold per our client's request.

If there is anything else you need before the new sale date, please let me know.
Thank you for your assistance in this matter.

Sincerely yours,

Trinity McDaniel
Trinity McDaniel
Paralegal

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, SUITE 7
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire
Keri P. Claeys, Esquire

Phone: (610) 328-2887
Fax: (610) 328-2875

July 29, 2008

Sheriff of Columbia County
Real Estate Sales
Court House
Bloomsburg, PA 17815
FAX: 570-389-5625
Phone: 570-389-5622

ATTN: SHERIFF CHAMBERLAIN

RE: SALE DATE: **7/30/08, continued from 6/4/08**
MORTGAGOR: Henry H Brewer and Wilma Beardsley
PREMISES: 312 East Fourth Street, Berwick, PA 18603
CRT./TRM. #: 2007-CV-577
OUR FILE #: 20743

Dear Sheriff Chamberlain:

Please provide a **90 day** sale date so that we can have the sale that is scheduled for tomorrow postponed for 90 days.

90 day sale date from 7/30/08 is October 1, 2008 0930

If there is anything else you need before the new sale date, please let me know.
Thank you for your assistance in this matter.

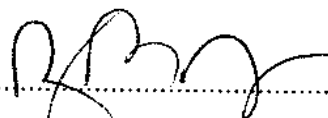
Sincerely yours,

Trinity McDaniel
Trinity McDaniel
Paralegal

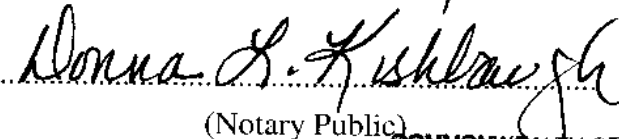
Please fax to number above

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice May 14, 21, 28, 2008 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

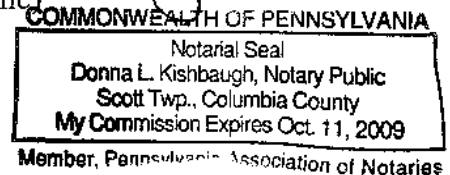
..... 

Sworn and subscribed to before me this 29th day of May, 2008

..... 

(Notary Public)

My commission expires



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

.....

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, SUITE 7
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire
Keri P. Claeys, Esquire

Phone: (610) 328-2887
Fax: (610) 328-2875

May 29, 2008

Sheriff of Columbia County
Real Estate Sales
Court House
Bloomsburg, PA 17815
FAX: 570-389-6625

ATTN: Wendy

RE:	SALE DATE:	6/4/2008
	MORTGAGOR:	Henry H Brewer and Wilma Beardsley
	PREMISES:	312 East Fourth Street, Berwick, PA 18603
	CRT./TRM. #:	2007-CV-577
	OUR FILE #:	20743

Dear Wendy:

Please CONTINUE the above Sheriff' Sale to **7/30/2008** on the above captioned matter, as our client has placed our file on hold.

If there is anything else you need before the new sale date, please let me know.
Thank you for your assistance in this matter.

Sincerely yours,

Trinity McDaniel

Trinity McDaniel
Paralegal

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, SUITE 7
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire
Keri P. Claeys, Esquire

Phone: (610) 328-2887
Fax: (610) 328-2875

May 28, 2008

Sheriff of Columbia County
Real Estate Sales
Court House
Bloomsburg, PA 17815
FAX: 570-389-5625
ATTN: SHERIFF

RE: SALE DATE: 6/4/2008
MORTGAGOR: Henry H Brewer and Wilma Beardsley
PREMISES: 312 East Fourth Street, Berwick, PA 18603
CRT/TRM. #: 2007-CV-577
OUR FILE #: 20743

Dear Sheriff:

Please provide a **60 day** postponement date for the sale listed above. We **may** have to postpone this sale and would like to provide our client with the date.

60 day postponement date for 6/4/08 sale: July 30, 2008
9:30 AM

If there is anything else you need in order to provide a date, please let me know.
Thank you for your assistance in this matter.

Sincerely yours,

Trinity McDaniel
Trinity McDaniel
Paralegal

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:

Michael Stosic, Esq,
 2207 Chestnut Street
 Philadelphia, PA 19103

2. Article Number
 (Transfer from service label)

7007 0710 0002 4094 6801

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-154

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Michael Stosic* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *Michael Stosic* ☒ Addressee

C. Date of Delivery *APR 01 2008*

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Michael Stosic* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *Michael Stosic* ☒ Addressee

C. Date of Delivery *APR 01 2008*

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Michael Stosic* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *Michael Stosic* ☒ Addressee

C. Date of Delivery *APR 01 2008*

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Michael Stosic* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *Michael Stosic* ☒ Addressee

C. Date of Delivery *APR 01 2008*

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Michael Stosic* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *Michael Stosic* ☒ Addressee

C. Date of Delivery *APR 01 2008*

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

U.S. Small Business Administration
 Philadelphia District Office
 Robert N.C. Rix Federal Building
 900 Market St. 5th Floor
 Philadelphia PA 19107

2. Article Number
 (Transfer from service label)

7007 0710 0002 9630 1142

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-154

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Jan* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *Jan* ☒ Addressee

C. Date of Delivery *4-3-08*

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PA Dept of Revenue
 Strawberry Square, 11th Floor
 Harrisburg PA 17128

2. Article Number
 (Transfer from service label)

7007 0710 0002 4094 6771

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-154

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Michael Stosic* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *Michael Stosic* ☒ Addressee

C. Date of Delivery *APR 01 2008*

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PA Dept of Revenue
 Strawberry Square, 11th Floor
 Harrisburg PA 17128

2. Article Number
 (Transfer from service label)

7007 0710 0002 4094 6771

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-154

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Michael Stosic* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *Michael Stosic* ☒ Addressee

C. Date of Delivery *APR 01 2008*

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

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

SHERIFF'S RETURN OF NO SERVICE

WELLS FARGO BANK, N.A., SUCCESSOR BY
MERGER TO WELLS FARGO HOME MORTGAGE,
INC.

51ED2008

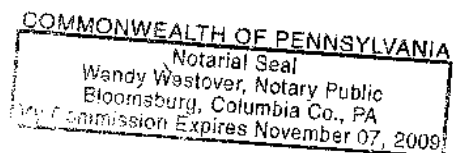
VS.

HENRY H. BREWER
WILMA BEARDSLEY

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF
THIS 4/2/2008 FOR THE FOLLOWING REASONS:
CERTIFIED MAIL UNCLAIMED

SWORN AND SUBSCRIBED BEFORE ME
THIS Tuesday, April 29, 2008

NOTARY PUBLIC



SO ANSWERS :

TIMOTHY T. CHAMBERLAIN
SHERIFF

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.

HENRY BREWER
WILMA BEARDSLEY

WRIT OF EXECUTION #51 OF 2008 ED

POSTING OF PROPERTY

April 29, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF HENRY BREWER & WILMA BEARDSLEY AT 312 E. 4TH STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30TH DAY OF APRIL 2008

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE • P.O. BOX 380
BLOOMSBURG, PA 17815
1-800-376-6625

PHONE
(570) 380-5625

24 HOUR PHONE
(570) 380-6380

WELLS FARGO BANK, N.A., SUCCESSOR
BY MERGER TO WELLS FARGO HOME
MORTGAGE, INC.

Docket # 51ED2008

VS

MORTGAGE FORECLOSURE

HENRY H. BREWER
WILMA BEARDSLEY

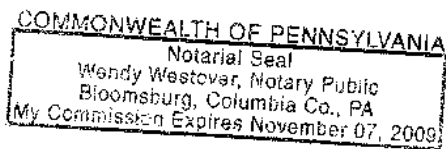
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, MARCH 31, 2008, AT 11:55 AM. SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON HENRY BREWER AT 312 E 4TH STREET, BERWICK BY
HANDING TO HENRY BREWER, 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, MARCH 31, 2008

Wendy Westover
NOTARY PUBLIC



Timothy T. Chamberlain

X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

51

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel, Esquire
649 South Avenue, Unit 6
Secane, PA 19018
610-328-2887
Attorney I.D.# 52634

#20743CAM - DK
Attorney for Plaintiff

6

WELLS FARGO BANK, N.A., SUCCESSOR : COURT OF COMMON PLEAS
BY MERGER TO WELLS FARGO HOME : COLUMBIA COUNTY
MORTGAGE, INC. :

Plaintiff

VS.

NO: 2007-CV-577

HENRY H BREWER AND
WILMA BEARDSLEY

Defendant(s)

AFFIDAVIT OF SERVICE OF NOTICES PURSUANT TO RULE 3129.1

MARTHA E. VON ROSENSTIEL, ESQUIRE, attorney for the Plaintiff in the above action, hereby verifies that on April 7, 2008, true and correct copies of the Notice of Sheriff's Sale were served upon recorded lienholders and any known interested parties by regular first class mail, postage prepaid with Certificate of Mailing evidencing said service attached hereto as Exhibit I.

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



Martha E. Von Rosenstiel
Attorney for Plaintiff

Dated: March 13, 2008

7006 2760 0003 7884 4363

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

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

PRIMOS SECANE PA
 APR 7 2008
 USPS 19018-9998

Wilma Beardsley
 312 East Fourth Street
 Berwick, PA 18603

20743
 SS6

7006 2760 0003 7884 4376

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

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

PRIMOS SECANE PA
 APR 7 2008
 USPS 19018-9998

Henry H Brewer
 312 East Fourth Street
 Berwick, PA 18603

20743
 SS6

7006 2760 0003 7884 4369

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

Postage	\$	\$0.41	0218
Certified Fee	\$	\$2.65	
Return Receipt Fee (Endorsement Required)	\$	\$2.15	
Restricted Delivery Fee (Endorsement Required)	\$	\$4.10	
Total Postage & Fees	\$	\$9.31	

PRIMOS SECANE PA
 APR 7 2008
 USPS 19018-9998

Wilma Beardsley
 151 Chestnut Avenue Apartment 4
 Waterbury, CT 06710

20743
 SS6

U.S. POSTAL SERVICE
CERTIFICATE OF MAILING
 MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE—POSTMASTER

Received From:

MARTHA VON ROSENSTIEL, P.C.
 649 SOUTH AVENUE
 UNIT 7
 SECANE, PA 19018

One piece of ordinary mail addressed to:

Wilma Beardsley
 312 East Fourth Street
 Berwick, PA 18603

20743
 SS6

Attach fee here in stamps
 Or meter, postage and
 Postmark. Inquire of
 Postmaster for current
 fees.

APR 07 2008
 MAILED FROM ZIP CODE 19018

PRIMOS SECANE PA
 APR 7 2008
 USPS 19018-9998

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL DOES NOT
PROVIDE FOR INSURANCE—POSTMASTER

Received From:

MARTHA VON ROSENSTIEL, P.C.
649 SOUTH AVENUE
UNIT 7
SECANE, PA 19018

One piece of ordinary mail addressed to:

Wilma Beardsley
151 Chestnut Avenue Apartment 1
Waterbury, CT 06710

PS Form 3817, Mar. 1989

20743
SS6

02 1P
0002664019 APR 07 2008
MAILED FROM ZIP CODE 19018

PRIMOS SECANE PA
APR 7 2008
USPS 19018-9-000

001.05

02 1P
0002664019 APR 07 2008
MAILED FROM ZIP CODE 19018

001.05

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL DOES NOT
PROVIDE FOR INSURANCE—POSTMASTER

Received From:

MARTHA VON ROSENSTIEL, P.C.
649 SOUTH AVENUE
UNIT 7
SECANE, PA 19018

One piece of ordinary mail addressed to:

Henry H Brewer
312 East Fourth Street
Berwick, PA 18603

PS Form 3817, Mar. 1989

20743
SS6

02 1P
0002664019 APR 07 2008
MAILED FROM ZIP CODE 19018

PRIMOS SECANE PA
APR 7 2008
USPS 19018-9-000

001.05

02 1P
0002664019 APR 07 2008
MAILED FROM ZIP CODE 19018

001.05

For Accountable Mail

20743#

Name and Address of Sender
MARTHA E. VON ROSENSTIEL, P.C.
Attorney At Law
649 South Avenue, Unit 7
Secane, PA 19018

☐ Registered ☐ Return Receipt for Merchandise
☐ Insured ☐ Int'l Recorded Del.
☐ COD ☐ Certified ☐ Express Mail

or Registered Mail:
☐ With Postal Insurance
☐ Without Postal Insurance

certified or mailing or for additional copies of this bill

Postage and Fee by Receipt

PAID 07-24-08
 APR 07 2008
 MAILED FROM ZIP CODE 19018

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Due Sender if COD	R.R. Fee	S.D. Fee	S.H. Fee	Remarks
1	#20743	Columbia County Tax Claim P.O. Box 366 Bloomsburg, PA. 17815										
2		Columbia County Register of Wills County Courthouse Bloomsburg, PA. 17815										
3		Family Court/Domestic Relations Columbia County Courthouse P.O. Box 389 Bloomsburg, PA. 17815										
4		Attorney General of the U.S. C/O Assistant Attorney General Tax Division U.S. Department of Justice P.O. Box 227 Washington, DC. 20044										
5		PA Department of Revenue Inheritance Tax Bureau Strawberry Square, 11 th Floor Harrisburg, PA. 17128										
6		Bureau of Compliance Clearance Support Section Attn: Sheriff Sales Dept. 281230 Harrisburg, PA. 17129										
7		Department of Public Welfare P.O. Box 2675 Harrisburg, PA. 17105										
8		Occupants/Tenants 312 East Fourth Street Berwick, PA. 18603										
9		Michael E. Stosic, Esquire 2207 Chestnut Street Phila. PA. 19103										
10												
11												
Total Number of Pieces Listed by Sender		Total Number of	Postmaster, Per (Name of Receiving Office)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail is \$500.00.								





April 1, 2008

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

**WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS
FARGO HOME MORTGAGE, INC.**

VS.

**HENRY H. BREWER
WILMA BEARDSLEY**

DOCKET # 51ED2008

JD # 577JD2007

Dear Timothy:

The amount due on sewer account #100541 for the property located at 312 E. 4th Street Berwick, Pa through June 30, 2008 is \$170.58.

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

Sincerely,

Kelly Greer
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/27/2008

SERVICE# 3 - OF - 16 SERVICES
DOCKET # 51ED2008

PLAINTIFF WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO
WELLS FARGO HOME MORTGAGE, INC.

DEFENDANT HENRY H. BREWER
WILMA BEARDSLEY

ATTORNEY FIRM MARTHA E. VONROSENSTIEL P.C.

PERSON/CORP TO SERVED

PAPERS TO SERVED

REGISTER/RECORDER

MORTGAGE FORECLOSURE

PO BOX 380

BLOOMSBURG

SERVED UPON Tracee Albertson

RELATIONSHIP Second Deputy IDENTIFICATION

DATE 4-1-8 TIME 0800 MILEAGE OTHER

Race Sex Height Weight Eyes Hair Age Military

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

F. OTHER (SPECIFY)

ATTEMPTS

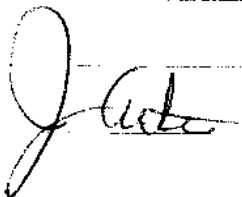
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 4-1-8

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 03/31/2008

Fee: \$5.00

Cert. NO: 4436

BREWER HENRY H
BEARDSLEY WILMA
312 EAST 4TH STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20010 -9427
Location: 312 EAST FOURTH ST
Parcel Id:04A-08 -001-01,000

Assessment: 27,443
Balances as of 03/31/2008

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T Chamberlain Per: dm.
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/27/2008

SERVICE# 1 - OF - 16 SERVICES
DOCKET # 51ED2008

PLAINTIFF WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO
WELLS FARGO HOME MORTGAGE, INC.

DEFENDANT HENRY H. BREWER
WILMA BEARDSLEY

ATTORNEY FIRM MARTHA E. VONROSENSTIEL P.C.

PERSON/CORP TO SERVED

HENRY BREWER

312 E. 4TH STREET

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Henry H. Brewer

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03-31-08 TIME 1155 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

R. Dell
DATE 03 31 08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/27/2008

SERVICE# 7 - OF - 16 SERVICES
DOCKET # 51ED2008

PLAINTIFF WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO
WELLS FARGO HOME MORTGAGE, INC.

DEFENDANT HENRY H. BREWER
WILMA BEARDSLEY

ATTORNEY FIRM MARTHA E. VONROSENSTIEL P.C.

PERSON/CORP TO SERVED

PAPERS TO SERVED

CONNIE GINGHER-TAX COLLECTOR

MORTGAGE FORECLOSURE

1615 LINCOLN AVE

BERWICK

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03.31.08 TIME 1200 MESSAGE _____ 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 03.31.08

Tax Notice 2008 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

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

PHONE: 570-752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

BREWER HENRY H
BEARDSLEY WILMA
312 EAST 4TH STREET
BERWICK PA 18603

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

FOR: COLUMBIA COUNTY		DATE		BILL NO.	
		03/01/2008		2757	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	27,443	6.146	165.29	168.66	185.53
SINKING		1.345	36.17	36.91	40.60
FIRE		1.25	33.61	34.30	36.02
LIGHT		1.75	47.07	48.03	50.43
BORO RE		10.6	285.08	290.90	305.45
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after
567.22			578.80	618.03	
This tax returned to courthouse on: January 1, 2009					
FILE COPY					

CITY		TWP	
Discount	2 %	Penalty	2 %
Penalty	10 %	Penalty	5 %
PARCEL: 04A-08 -001-01,000			
312 E FOURTH ST			
.3122 Acres			
Land		5,440	
Buildings		22,003	
Total Assessment		27,443	

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/27/2008

SERVICE# 8 - OF - 16 SERVICES
DOCKET # 51ED2008

PLAINTIFF WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO
WELLS FARGO HOME MORTGAGE, INC.

DEFENDANT HENRY H. BREWER
WILMA BEARDSLEY

ATTORNEY FIRM MARTHA L. VONROSENSTIEL P.C.

PERSON/CORP TO SERVED

TAPERS TO SERVED

BERWICK SEWER

MORTGAGE FORECLOSURE

1108 FREAS AVE.

BERWICK

SERVED UPON KELLY GREER

RELATIONSHIP CLERK IDENTIFICATION

DATE 03-31-08 TIME 1135 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 03-31-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/27/2008

SERVICE# 12 - OF - 16 SERVICES
DOCKET # 51ED2008

PLAINTIFF WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO
WELLS FARGO HOME MORTGAGE, INC.

DEFENDANT HENRY H. BREWER
WILMA BEARDSLEY

ATTORNEY FIRM MARTHA E. VONROSENSTIEL P.C.

PERSON/CORP TO SERVED

PAPERS TO SERVED

COLUMBIA COUNTY TAX CLAIM

MORTGAGE FORECLOSURE

PO BOX 380

BLOOMSBURG

SERVED UPON Deb Miller

RELATIONSHIP Clerk IDENTIFICATION

DATE 3-31-8 TIME 1610 MILEAGE OTHER

Race Sex Height Weight Eyes Hair Age Military

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB ☒ POE CCSO
B. HOUSEHOLD MEMBER: 181 YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY)

ATTEMPTS

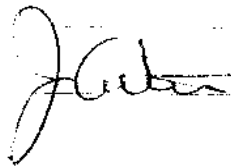
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 3-31-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/27/2008

SERVICE# 9 - OF - 16 SERVICES
DOCKET # 5:ED2008

PLAINTIFF WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO
WELLS FARGO HOME MORTGAGE, INC.

DEFENDANT HENRY H. BREWER
WILMA BEARDSLEY

ATTORNEY FIRM MARTHA E. VONROSENSTIEL P.C.

PERSON/CORP TO SERVED

PAPERS TO SERVED

DOMESTIC RELATIONS

MORTGAGE FORECLOSURE

15 PERRY AVE.

BLOOMSBURG

SERVED UPON MAUREEN GLE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION

DATE 3-31-8 TIME 1:50pm 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 3-31-8

REAL ESTATE OUTLINE

ED # 51-08

DATE RECEIVED 3-27-08
DOCKET AND INDEX 3-31-08

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"/>	
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR	<input checked="" type="checkbox"/>	CK# <u>27006</u>

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

SALE DATE June 4, 08 TIME 0930
POSTING DATE Apr 30, 08
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>May 1, 08</u>
2 ND WEEK	<u>May 2, 08</u>
3 RD WEEK	<u>May 23, 08</u>

SHERIFF'S SALE

WEDNESDAY JUNE 4, 2008 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 51 OF 2008 ED AND CIVIL WRIT NO. 577 OF 2007 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 certain lots, pieces or parcels of land, together with the frame dwelling and outbuildings thereon erected, situate on the southerly side of East Fourth Street between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at a point in the southerly side of East Fourth Street at corner of Lot No. 3; thence in a southerly direction on a line parallel with Chestnut Street a distance of 181-1/2 feet to the northerly line of East Third Street; thence in an easterly direction along Third Street a distance of 49-1/2 feet to corner of Lot No. 5; thence in a northerly direction, parallel with the first course herein, a distance of 181-1/2 feet to the southerly line of Fourth Street, aforesaid; thence in a westerly direction along the southerly line of Fourth Street a distance of 49-1/2 feet to the place of beginning, and being Lot No. 4 in Gilbert Fowler's Addition to the Borough of Berwick.

PARCEL NO. 2: BEGINNING on the southerly side of Fourth Street between Chestnut and Walnut Streets, at the corner of Lot No. 2; thence southerly along Lot No. 2 a distance of 90-3/4 feet; thence easterly on a line parallel with Fourth Street, a distance of 49-1/2 feet to the westerly line of Lot No. 4; thence in a northerly direction along the line of Lot No. 4 and parallel with Chestnut Street, a distance of 90-3/4 feet to Fourth Street aforesaid; thence westerly along Fourth Street, a distance of 49-1/2 feet to the place of beginning. Containing 4,192-1/8 square feet of land and being the northerly lot of Lot No. 3 in the Lyman Fowler plot of lots, wherein is erected a frame garage.

TAX PARCEL NUMBER: 04A-98-001-01

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Henry H. Brewer and Wilma Beardsley, as joint tenants with the right of survivorship and not as tenants in common by Deed from James W. Lautsch and Melonie K. Lautsch, his wife dated 9/10/2001 and recorded 9/20/2001 in Instrument #200100427.

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
Martin E. Von Rosenstiel
649 South Avenue
Secane, PA 19078

Sheriff of Columbia County
Timothy L. Chamberlain
www.sheriffcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY JUNE 4, 2008 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 51 OF 2008 ED AND CIVIL WRIT NO. 577 OF 2007 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 these certain lots, pieces or parcels of land, together with the frame dwelling and outbuildings thereon erected, situate on the southerly side of East Fourth Street between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at a point in the southerly side of East Fourth Street at corner of Lot No. 3; thence in a southerly direction on a line parallel with Chestnut Street a distance of 181-1/2 feet to the northerly line of East Third Street; thence in an easterly direction along Third Street a distance of 49-1/2 feet to corner of Lot No. 5; thence in a northerly direction, parallel with the first course herein, a distance of 181-1/2 feet to the southerly line of Fourth Street, aforesaid; thence in a westerly direction along the southerly line of Fourth Street a distance of 49-1/2 feet to the place of beginning, and being Lot No. 4 in Gilbert Fowler's Addition to the Borough of Berwick.

PARCEL NO. 2: BEGINNING on the southerly side of Fourth Street between Chestnut and Walnut Streets, at the corner of Lot No. 2; thence southerly along Lot No. 2 a distance of 90-3/4 feet; thence easterly on a line parallel with Fourth Street, a distance of 49-1/2 feet to the westerly line of Lot No. 4; thence in a northerly direction along line of Lot No. 4 and parallel with Chestnut Street, a distance of 90-3/4 feet to Fourth Street aforesaid; thence westerly along Fourth Street, a distance of 49-1/2 feet to the place of beginning, Containing 4,492-1/8 square feet of land and being the northerly half of Lot No. 3 in the Lyman Fowler plot of lots, whereon is erected a frame garage.

TAX PARCEL NUMBER: 04A-08-001-01

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Henry H. Brewer and Wilma Beardsley, as joint tenants with the right of survivorship and not as tenants in common by Deed from James W. Laubach and Melanie K. Laubach, his wife dated 9/10/2001 and recorded 9/20/2001 in Instrument #200109427.

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 in cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect 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
Martha L. Von Rosenstiel
649 South Avenue
Scranton, PA 19018

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

SHERIFF'S SALE

WEDNESDAY JUNE 4, 2008 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 51 OF 2008 ED AND CIVIL WRIT NO. 577 OF 2007 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 certain lots, pieces or parcels of land, together with the frame dwelling and outbuildings thereon erected, situate on the southerly side of East Fourth Street between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING on the southerly side of East Fourth Street at corner of Lot No. 3; thence in a southerly direction on a line parallel with Chestnut Street a distance of 181-1/2 feet to the northerly line of East Third Street; thence in an easterly direction along Third Street a distance of 49-1/2 feet to corner of Lot No. 5; thence in a northerly direction, parallel with the first course herein, a distance of 181-1/2 feet to the southerly line of Fourth Street, aforesaid; thence in a westerly direction along the southerly line of Fourth Street a distance of 49-1/2 feet to the place of beginning, end being Lot No. 4 in Gilbert Fowler's Addition to the Borough of Berwick.

PARCEL NO. 2: BEGINNING on the southerly side of Fourth Street between Chestnut and Walnut Streets, at the corner of Lot No. 2; thence southerly along Lot No. 2 a distance of 90-3/4 feet; thence easterly on a line parallel with Fourth Street, a distance of 49-1/2 feet to the westerly line of Lot No. 4; thence in a northerly direction along line of Lot No. 4 and parallel with Chestnut Street, a distance of 90-3/4 feet to Fourth Street aforesaid; thence westerly along Fourth Street, a distance of 49-1/2 feet to the place of beginning, containing 4,492-1/8 square feet of land and being the northerly half of Lot No. 3 in the Lyman Fowler plot of lots, wherein is erected a frame garage.

TAX PARCEL NUMBER: 04A-08-001-01

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Henry H. Brewer and Wilma Beardsley, as joint tenants with the right of survivorship and not as tenants in common by Deed From James W. Laubach and Melanie K. Laubach, his wife dated 9/10/2001 and recorded 9/20/2001 in Instrument #209109127.

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
Mertha L. Von Rosenstiel
639 South Avenue
Scranton, PA 19018

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

Commonwealth of Pennsylvania

COUNTY OF COLUMBIA

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO
WELLS FARGO HOME MORTGAGE, INC.

v.

HENRY H BREWER AND WILMA BEARDSLEY

COURT OF COMMON PLEAS

DOCKET NO. 2007-CV-577

ATTORNEY I.D. #52634

2008-ED-51

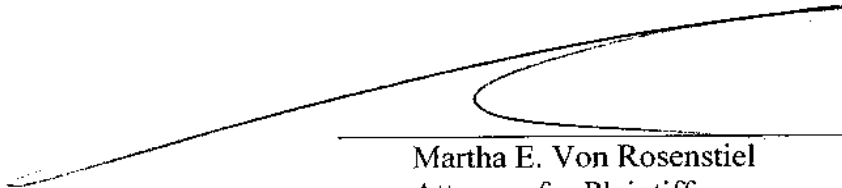
Praecipe for Writ of Execution

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

AMOUNT DUE	\$ 112,407.80
INTEREST from 3/5/2008 to Sale Date	
At \$18.48 per diem	\$
TOTAL*	\$

*Plus costs to be endorsed



Martha E. Von Rosenstiel
Attorney for Plaintiff
649 South Avenue, Unit #7
Secane, PA 19018
(610) 328-2887

PREM: 312 East Fourth Street, Berwick, PA 18603

2008 APR 17 AM 10:47
CLERK OF COURT
COUNTY OF COLUMBIA

Commonwealth Of Pennsylvania

COUNTY OF COLUMBIA

WELLS FARGO BANK, N.A., SUCCESSOR
BY MERGER TO WELLS FARGO HOME
MORTGAGE, INC.

3476 Stateview Boulevard
Fort Mill, SC 29715

v

COURT OF COMMON PLEAS
DOCKET NO. 2007-CV-577
ATTORNEY I.D. #52634

2008-ED-51

HENRY H BREWER AND WILMA
BEARDSLEY

312 East Fourth Street
Berwick, PA 18603

Writ Of Execution

(Mortgage Foreclosure)

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: 312 East Fourth Street Berwick PA 18603 (see attached Exhibit I)

AMOUNT DUE \$ 112,407.80

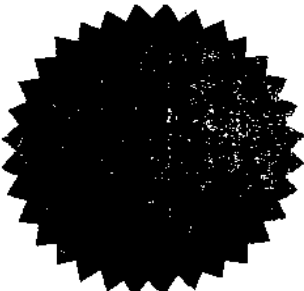
INTEREST FROM 3/5/2008 to Sale Date
at \$18.48 per diem \$

TOTAL* \$

*Plus costs to be endorsed

Tami Kline, Prothonotary

By:



Tami B. Kline

~~Deputy~~ Dated: 3/27/2008

Martha E. Von Rosenstiel, P.C.
 Martha E. Von Rosenstiel, Esquire
 649 South Avenue, Unit 6
 Secane, PA 19018
 610-328-2887
 Attorney I.D.# 52634

Attorney for Plaintiff

WELLS FARGO BANK, N.A., SUCCESSOR : COURT OF COMMON PLEAS
 BY MERGER TO WELLS FARGO HOME : COLUMBIA COUNTY
 MORTGAGE, INC. :

Plaintiff

VS.

HENRY H BREWER AND
 WILMA BEARDSLEY

Defendants

NO: 2007-CV-577

2008-ED-51

LEGAL DESCRIPTION

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MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, SUITE 7
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire
Keri P. Claeys, Esquire

Phone: (610) 328-2887
Fax: (610) 328-2649

March 13, 2008

Office of the Sheriff of Columbia County
Court House
P.O. Box 380
Bloomsburg, PA 17815

RE: Wells Fargo Bank, N.A., successor by merger to Wells Fargo
Home Mortgage, Inc. v. Henry H Brewer and Wilma Beardsley
Our File# 20743
CCP 2007-CV-577

Dear Sir or Madam:

Enclosed please find the documents necessary to schedule the above property for the next available sale date.

Please make service on person(s) named AT ALL ADDRESSES INDICATED (OR serve any adult in charge of premises and note name and relationship to defendant(s) on service return. Special service will be noted.

Henry H Brewer and Wilma Beardsley
312 East Fourth Street
Berwick, PA 18603

Please advise me once service has been made. I have enclosed a self-addressed stamped envelope for your convenience in returning the service form. Thank you for your assistance in this matter.

Sincerely yours,
Dawn Killen
Dawn Killen

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel, Esquire
649 South Avenue, Unit 6
Secane, PA 19018
610-328-2887
Attorney I.D.# 52634

WELLS FARGO BANK, N.A., SUCCESSOR : COURT OF COMMON PLEAS
BY MERGER TO WELLS FARGO HOME : COLUMBIA COUNTY
MORTGAGE, INC. :
Plaintiff :

VS.

NO: 2007-CV-577

HENRY H BREWER AND
WILMA BEARDSLEY
Defendant(s)

2008-ED-51

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

MARTHA E. VON ROSENSTIEL, ESQUIRE, attorney for the Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 312 East Fourth Street, Berwick, PA 18603:

1. Name and address of owners(s) or reputed owner(s)

Henry H Brewer
312 East Fourth Street
Berwick, PA 18603

Wilma Beardsley
151 Chestnut Avenue Apartment 1
Waterbury, CT 06710

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

Henry H Brewer
312 East Fourth Street
Berwick, PA 18603

Wilma Beardsley
151 Chestnut Avenue Apartment 1
Waterbury, CT 06710

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

Columbia County Tax Claim
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Register of Wills
County Courthouse
Bloomsburg, PA 17815

Family Court/Domestic Relations
Columbia County Courthouse
P.O. Box 389
Bloomsburg, PA 17815

Attorney General of the U.S.
C/O Assistant Attorney General
Tax Division
U.S. Department of Justice
P.O. Box 227
Washington, DC 20044

PA Department of Revenue
Inheritance Tax Bureau
Strawberry Square, 11th Floor
Harrisburg, PA 17128

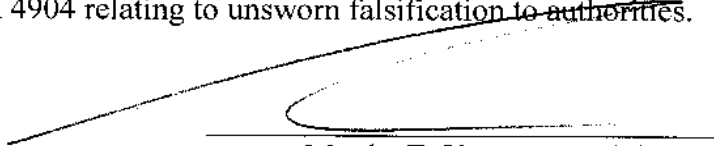
Bureau of Compliance
Clearance support Section
Attn: Sheriff Sales
Dept. 281230
Harrisburg, PA 17129

Department of Public Welfare
P.O. Box 2675
Harrisburg, PA 17105

Occupant
312 East Fourth Street
Berwick, PA 18603

Michael E. Stosic, Esquire
2207 Chestnut Street
Philadelphia, PA 19103

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



Martha E. Von Rosenstiel
Attorney for Plaintiff

Dated: March 13, 2008

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel, Esquire
649 South Avenue, Unit 6
Secane, PA 19018
610-328-2887
Attorney I.D.# 52634

WELLS FARGO BANK, N.A., SUCCESSOR : COURT OF COMMON PLEAS
BY MERGER TO WELLS FARGO HOME : COLUMBIA COUNTY
MORTGAGE, INC. :
Plaintiff :

VS.

NO: 2007-CV-577

HENRY H BREWER AND
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Defendant(s)

2008-ED-51

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Wilma Beardsley
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312 East Fourth Street
Berwick, PA 18603

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151 Chestnut Avenue Apartment 1
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P.O. Box 380
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Columbia County Register of Wills
County Courthouse
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Family Court/Domestic Relations
Columbia County Courthouse
P.O. Box 389
Bloomsburg, PA 17815

Attorney General of the U.S.
C/O Assistant Attorney General
Tax Division
U.S. Department of Justice
P.O. Box 227
Washington, DC 20044

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Inheritance Tax Bureau
Strawberry Square, 11th Floor
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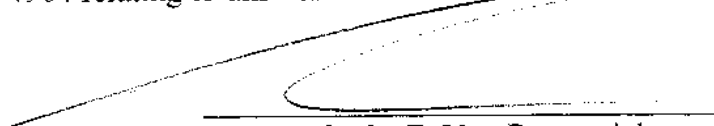
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Clearance support Section
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Berwick, PA 18603

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2207 Chestnut Street
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Martha E. Von Rosenstiel
Attorney for Plaintiff

Dated: March 13, 2008

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel, Esquire
649 South Avenue, Unit 6
Secane, PA 19018
Phone: 610-328-2887
Attorney I.D. #52634

Attorney for Plaintiff

WELLS FARGO BANK, N.A., SUCCESSOR : COURT OF COMMON PLEAS
BY MERGER TO WELLS FARGO HOME : COLUMBIA COUNTY
MORTGAGE, INC. :

Plaintiff

vs.

HENRY H BREWER AND
WILMA BEARDSLEY

Defendant(s)

No: 2007-CV-577

2008-ED-51

CERTIFICATE TO THE SHERIFF

I hereby certify that I am the attorney of record for the plaintiff in this action again real property and further certify that this property is:

☐

FHA – Tenant Occupied or Vacant

☐

Commercial

☐

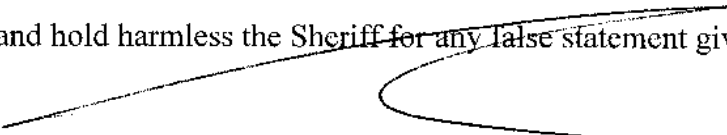
As a result of a Complaint in Assumpsit

☒

That the plaintiff has complied in all respects with Section 403 of the Mortgage Assistance Act including, but not limited to:

- (a) Service of the Notice on the Defendants
- (b) Expiration of the 30 days since Service of the Notice
- (c) Defendants' failure to request or appear at meeting with mortgagee or Consumer Credit Counseling Agency
- (d) Defendants' Failure to file application with the Homeowners Emergency Assistance Program

I further agree to indemnify and hold harmless the Sheriff for any false statement given herein.



Martha E. Von Rosenstiel
Attorney for Plaintiff

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel, Esquire
649 South Avenue, Unit 6
Secane, PA 19018
610-328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

WELLS FARGO BANK, N.A., SUCCESSOR : COURT OF COMMON PLEAS
BY MERGER TO WELLS FARGO HOME : COLUMBIA COUNTY
MORTGAGE, INC. :

Plaintiff :

VS. :

NO: 2007-CV-577

HENRY H BREWER AND
WILMA BEARDSLEY
Defendant(s)

2008-ED-51

AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA:

: SS

COUNTY OF DELAWARE :

MARTHA E. VON ROSENSTIEL, ESQUIRE, attorney for the Plaintiff in the above action, sets forth as of the date the Praeipe for the Writ of Execution was filed the following information concerning the Defendant(s) and the real property located at 312 East Fourth Street, Berwick, PA 18603:

1. Name and address of owner(s) or reputed owner(s) or Defendant(s) in the judgment:

Henry H Brewer and Wilma Beardsley
312 East Fourth Street
Berwick, PA 18603:

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

Martha E. Von Rosenstiel
Attorney for Plaintiff

Martha E. Von Rosenstiel, P.C.
 Martha E. Von Rosenstiel, Esquire
 649 South Avenue, Unit 6
 Secane, PA 19018
 610-328-2887
 Attorney I.D.# 52634

Attorney for Plaintiff

WELLS FARGO BANK, N.A., SUCCESSOR : COURT OF COMMON PLEAS
 BY MERGER TO WELLS FARGO HOME : COLUMBIA COUNTY
 MORTGAGE, INC. :

plaintiff

vs.

No: 2007-CV-577

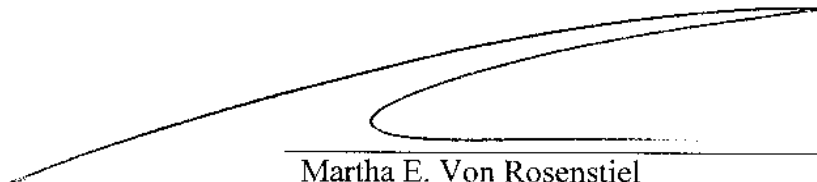
2008-ED-51

HENRY H BREWER AND
 WILMA BEARDSLEY

defendant(s)

WAIVER OF WATCHMAN AND WAIVER OF INSURANCE

ANY DEPUTY SHERIFF LEVYING UPON OR ATTACHING ANY PROPERTY UNDER WHICH WRIT MAY LEAVE SAME WITHOUT A WATCHMAN, IN CUSTODY OF WHOEVER IS FOUND IN POSSESSION, AFTER NOTIFYING SUCH PERSON OF SUCH LEVY OR ATTACHMENT, WITHOUT LIABILITY ON THE PART OF SUCH DEPUTY OR THE SHERIFF TO ANY PLAINTIFF HEREIN FOR ANY LOSS, DESTRUCTION OR REMOVAL OF ANY SUCH PROPERTY BEFORE SHERIFF'S SALE THEREOF: AND THE SHERIFF IS HEREBY RELEASED FROM ALL LIABILITY TO PROTECT THE PROPERTY DESCRIBED IN THE ABOVE EXECUTION BY INSURANCE, WHICH INSURANCE IS HEREBY WAIVED.



Martha E. Von Rosenstiel
 Attorney for Plaintiff

Dated: March 13, 2008

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
649 South Avenue, Unit 6
Secane, PA 19018
610-328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

WELLS FARGO BANK, N.A., SUCCESSOR BY
MERGER TO WELLS FARGO HOME
MORTGAGE, INC.

Plaintiff

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:
:
:

vs.

No: 2007-CV-577

HENRY H BREWER AND WILMA BEARDSLEY
Defendant(S)

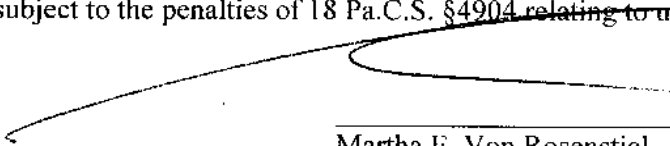
2008-ED-51

NON MILITARY AFFIDAVIT

Martha E. Von Rosenstiel, Esquire hereby certifies that:

1. I am the attorney for the plaintiff herein.
2. The individual involved in this action is the owner of the premises described in the mortgage underlying this action.
3. The procedures of the Law Office of Martha E. Von Rosenstiel, P.C. are designed to discover facts concerning the military status of the mortgagor(s) and/or real owner(s).
4. Said procedures were followed in connection with the instant foreclosure proceeding.
5. Inquiry made with the Department of Defense, has confirmed that the defendant(s) is/are not in the military.
5. On information and belief, named mortgagor(s) and real owner(s) is/are not incompetent nor a service member in military service as defined by the Servicemembers Civil Relief Act, 50 U.S.C. Appx. Section 501 et seq.

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



Martha E. Von Rosenstiel
Attorney for Plaintiff

Dated: March 13, 2008

Martha E. Von Rosenstiel, P.C.
 Martha E. Von Rosenstiel, Esquire
 649 South Avenue, Unit 6
 Secane, PA 19018
 610-328-2887
 Attorney I.D.# 52634

Attorney for Plaintiff

WELLS FARGO BANK, N.A., SUCCESSOR : COURT OF COMMON PLEAS
 BY MERGER TO WELLS FARGO HOME : COLUMBIA COUNTY
 MORTGAGE, INC. :
 Plaintiff :

VS.

NO: 2007-CV-577

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 Martha E. Von Rosenstiel, Esquire
 649 South Avenue, Unit 6
 Secane, PA 19018
 610-328-2887
 Attorney I.D.# 52634

Attorney for Plaintiff

WELLS FARGO BANK, N.A., SUCCESSOR : COURT OF COMMON PLEAS
 BY MERGER TO WELLS FARGO HOME : COLUMBIA COUNTY
 MORTGAGE, INC. :
 Plaintiff :

VS. :

HENRY H BREWER AND :
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 Defendants :

NO: 2007-CV-577

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 Martha E. Von Rosenstiel, Esquire
 649 South Avenue, Unit 6
 Secane, PA 19018
 610-328-2887
 Attorney I.D.# 52634

Attorney for Plaintiff

WELLS FARGO BANK, N.A., SUCCESSOR : COURT OF COMMON PLEAS
 BY MERGER TO WELLS FARGO HOME : COLUMBIA COUNTY
 MORTGAGE, INC. :
 Plaintiff :

VS.

HENRY H BREWER AND
 WILMA BEARDSLEY
 Defendants

NO: 2007-CV-577

LEGAL DESCRIPTION

ALL those certain lots, pieces or parcels of land, together with the frame dwelling and outbuildings thereon erected, situate on the southerly side of East Fourth Street between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and Sate of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO, 1: BEGINNING at a point in the southerly side of East Fourth Street at corner of Lot No. 3; thence in a southerly direction on a line parallel with Chestnut Street a distance of 181-1/2 feet to the northerly line of East Third Street; thence in an easterly direction along Third Street a distance of 49-1/2 feet to corner of Lot No. 5; thence in a northerly direction, parallel with the first course herein, a distance of 181-1/2 feet to the southerly line of Fourth Street, aforesaid; thence in a westerly direction along the southerly line of Fourth Street a distance of 49-1/2 feet to the place of beginning, and being Lot No. 4 in Gilbert Fowler's Addition to the Borough of Berwick.

PARCEL NO, 2: BEGINNING on the southerly side of Fourth Street between Chestnut and Walnut Streets, at the corner of Lot No. 2; thence southerly along Lot No. 2 a distance of 90-3/4 feet; thence easterly on a line parallel with Fourth Street, a distance of 49-1/2 feet to the westerly line of Lot No. 4; thence in a northerly direction along line of Lot No. 4 and parallel with Chestnut Street, a distance of 90-3/4 feet to Fourth Street aforesaid; thence westerly along Fourth Street, a distance of 49- 1/2 feet to the place of beginning. Containing 4,492-1/8 square feet of land and being the northerly half of Lot No. 3 in the Lyman Fowler plot of lots, whereon is erected a frame garage.

TAX PARCEL NUMBER: 04A-08-001-01

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Henry H. Brewer and Wilma Beardsley, as joint tenants with the right of survivorship and not as tenants in common by Deed from James W. Laubach and Melanie K. Laubach, his wife dated 9/10/2001 and recorded 9/20/2001 in Instrument #200109427.

Martha E. Von Rosenstiel, P.C.
 Martha E. Von Rosenstiel, Esquire
 649 South Avenue, Unit 6
 Secane, PA 19018
 610-328-2887
 Attorney I.D.# 52634

Attorney for Plaintiff

WELLS FARGO BANK, N.A., SUCCESSOR : COURT OF COMMON PLEAS
 BY MERGER TO WELLS FARGO HOME : COLUMBIA COUNTY
 MORTGAGE, INC. :

Plaintiff :

VS. :

NO: 2007-CV-577

HENRY H BREWER AND :

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Defendants :

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AFFIDAVIT OF SERVICE

PLAINTIFF:

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.

COURT OF COMMON PLEAS

DEFENDANT

Columbia COUNTY

Henry H Brewer and Wilma Beardsley

COURT NO. 2007-CV-577

SERVE UPON:

Henry H Brewer and Wilma Beardsley
 312 East Fourth Street
 Berwick, PA 18603

TYPE OF ACTION

XX WRIT OF EXECUTION

SPECIAL INSTRUCTIONS:

SERVED

Served and made known to _____ Defendant, on the _____ day of _____, 200____, at _____ o'clock, _____ M., at _____, Commonwealth of Pennsylvania, in the manner described below:

<u>Defendant personally served.</u> <u>Adult family member with whom Defendant resides.</u> Relationship is _____ <u>Adult in charge of Defendant's residence who refused</u> <u>to give name/relationship.</u>	_____ Manager/Clerk of place of lodging in which Defendant resides. _____ Agent or person in charge of Defendant's office or usual place of business. _____ Other
---	---

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

I, _____, a competent adult, being duly sworn according to law, depose and state that I personally handed to _____ a true and correct copy of the **WRIT OF EXECUTION** issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed

before me this _____ day
 of _____, 20____.

Notary:

By: _____

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock _____ M., Defendant NOT FOUND because:

_____ Moved _____ Unknown _____ No Answer _____ Vacant

Date of Attempt:	Time of Attempt:	Result:

Sworn to and subscribed

before me this _____ day
 of _____, 200____.

Notary:

By: _____

ATTORNEY

Martha E. Von Rosenstiel, P.C.
 469 South Avenue, Unit 7
 Secane, PA 19018
 610-328-2887

AFFIDAVIT OF SERVICE

20743-DK

PLAINTIFF:

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.

DEFENDANT

Henry H Brewer and Wilma Beardsley

COURT OF COMMON PLEAS

Columbia COUNTY

COURT NO. 2007-CV-577

SERVE UPON:

Henry H Brewer and Wilma Beardsley

312 East Fourth Street

Berwick, PA 18603

TYPE OF ACTION

XX WRIT OF EXECUTION

SERVED

Served and made known to _____ Defendant, on the _____ day of _____, 200____, at _____ o'clock, _____ M., at _____, Commonwealth of Pennsylvania, in the manner described below:

<u>Defendant personally served.</u> <u>Adult family member with whom Defendant resides.</u> Relationship is _____ <u>Adult in charge of Defendant's residence who refused</u> to give name/relationship.	____ Manager/Clerk of place of lodging in which Defendant resides. ____ Agent or person in charge of Defendant's office or usual place of business. ____ Other
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Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

I, _____, a competent adult, being duly sworn according to law, depose and state that I personally handed to _____ a true and correct copy of the **WRIT OF EXECUTION** issued in the captioned case on the date and at the address indicated above.

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before me this _____ day
of _____, 20____.

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____ Moved ____ Unknown ____ No Answer ____ Vacant

Date of Attempt:	Time of Attempt:	Result:

Sworn to and subscribed
before me this _____ day
of _____, 200____.

Notary: _____ By: _____

ATTORNEY

Martha E. Von Rosenstiel, P.C.

469 South Avenue, Unit 7

Secane, PA 19018

610-328-2887

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 Martha E. Von Rosenstiel, Esquire
 649 South Avenue, Unit 6
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 610-328-2887
 Attorney I.D.# 52634

Attorney for Plaintiff

WELLS FARGO BANK, N.A.,	:	COURT OF COMMON PLEAS
SUCCESSOR BY MERGER TO	:	COLUMBIA COUNTY
WELLS FARGO HOME	:	
MORTGAGE, INC.	:	
Plaintiff	:	
	:	No: 2007-CV-577
vs.	:	<i>2008-ED-51</i>
	:	
HENRY H BREWER AND	:	
WILMA BEARDSLEY	:	
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

The real estate and improvements, if any, located at and known as 312 East Fourth Street Berwick, PA 18603 will be sold by the Sheriff of Columbia County on

Date of Sale:

Time of Sale: 10:00 a.m.

Place of Sale: Columbia County Courthouse.

This sale is being held on a Judgment in Mortgage Foreclosure filed under Docket No. 2007-CV-577 in the Court of Common Pleas of Columbia County by Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc., Plaintiff against Henry H Brewer and Wilma Beardsley, Defendant(s). Judgment was entered on March 04, 2008 in the amount of \$112,407.80. The property was seized and taken in execution as the property of Henry H Brewer and Wilma Beardsley.

The property to be sold at Sheriff's Sale is described as follows:

ALL those certain lots, pieces or parcels of land, together with the frame dwelling and outbuildings thereon erected, situate on the southerly side of East Fourth Street between

Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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TAX PARCEL NUMBER: 04A-08-001-01

IMPROVEMENTS: Residential dwelling

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of the filing of said schedule. Judgment was recovered in the Court of Common Pleas of Columbia County Civil Action No. 2007-CV-577. You should check with the Sheriff's Office by calling (570) 389-5622 to determine the actual date of the filing of the schedule. No further notice of the filing of the Schedule of Distribution will be given.

Timothy T. Chamberlain, Sheriff of
Columbia County

ATTORNEY FOR PLAINTIFF:	MARTHA E. VON ROSENSTIEL, P.C. Martha E. Von Rosenstiel, Esquire Attorney for Plaintiff 649 South Avenue, Unit #6 Secane, PA 19018 Phone: (610) 328-2887 Fax: (610) 328-2875
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MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, SUITE 7
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire
Keri P. Claeys, Esquire

Phone: (610) 328-2887
Fax: (610) 328-2649

March 13, 2008

Prothonotary
Court of Common Pleas of Columbia County
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815

RE: Henry H Brewer and Wilma Beardsley
312 East Fourth Street
Berwick, PA 18603
Our File# 20743
CCP 2007-CV-577

RECEIVED
2008 MAR 17 A 10 47
CLERK OF COURT
COLUMBIA COUNTY

Dear Sir or Madam:

Enclosed please find a Praecipe for Writ of Execution in the above matter, which I would like to have filed with the Court. My check in the amount of \$23.00 is enclosed to cover your costs.

Once the Writ issued, kindly forward the sale scheduling documents, service form and my check in the amount of \$2,400.00 to the Sheriff.

I have also enclosed an extra copy of the documents and I would appreciate it if you would time stamp this copy, number it and return it to me in the enclosed envelope for my files.

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to call.

Sincerely yours,

Dawn Killen
Dawn Killen
Paralegal

3.17
Dawn will
send praecipe
MAH

MARTHA E. VON ROSENSTIEL, P.C.

FACCOUNT

649 SOUTH AVENUE

UNIT 7

SECANE, PA 19018

(610) 328-2887

SOVEREIGN BANK

PHILADELPHIA, PA 19103

607-269-2313

3/13/2008

27006

PAY TO THE
ORDER OF Sheriff Of Columbia County

\$ **1,350.00

One Thousand Three Hundred Fifty and 00/100*****

Sheriff Of Columbia County

DOLLARS

20743

⑈027006⑈ ⑆231372691⑆ 1061087689⑈

Martha Votter