SHERIFF'S SALE COST SHEET

Wells Fago Bank V	3 Brown	1 2mile	/ _n	
Wells Falso Bonk V. NO. 51-08 ED NO. 577-0-1	D DATE/TIM	E OF SALE	Startel	
DOCKET/RETURN	\$15.00			
SERVICE PER DEF.	\$ 275,00			
LEVY (PER PARCEL	\$15.00			
MAILING COSTS	\$ 50,00			
ADVERTISING SALE BILLS & COPIES	\$17.50			
ADVERTISING SALE (NEWSPAPER)	\$15.00			
MILEAGE	\$_000			
POSTING HANDBILL	\$15.00			
CRYING/ADJOURN SALE	\$10.00			
SHERIFF'S DEED	\$35:0 0			
TRANSFER TAX FORM	\$ 25: 00			
DISTRIBUTION FORM	\$ 25 .00			
COPIES	\$ 7,50			
NOTARY	\$ 15.00	1/11.8		
TOTAL ********	*******	\$ 4/1,00		
WEB POSTING	¢150.00			
PRESS ENTERPRISE INC.	\$150.00 \$5 78,40			
SOLICITOR'S SERVICES				
TOTAL ******	\$75.0 0	6 100C 110		
TOTAL	ու որ որ տես տես տերավուտեր տերավո	\$ 1000190		
PROTHONOTARY (NOTARY)	\$10.0 0			
RECORDER OF DEEDS	\$			
TOTAL *******	******	\$ -O-		
REAL ESTATE TAXES:				
BORO, TWP & COUNTY 20	\$			
SCHOOL DIST. 20	\$			
DELINQUENT 20	\$ 5,00			
TOTAL ********	*******	\$ 5,00		
MUNICIPAL FEES DUE:				
	c			
WATER 20	Φ			
SEWER 20 WATER 20 TOTAL ********	D	e = C3 -==*		
TOTAL	and the state of the	3		
SURCHARGE FEE (DSTE)		\$ 160,00		
MISC	\$	T		
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TOTAL ********	******	\$		
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TOTAL COSTS (OPI	ming Bib)		<u>\$1604,40</u> 1350 254,40	1
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743 ***********************************
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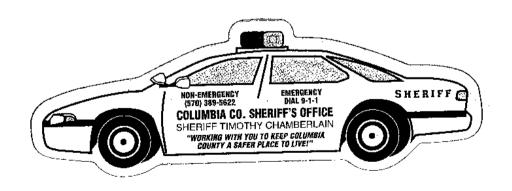
Columbia County Sheriff Dept. P.O.Box 380 Bloomsburg, PA 17815

570-389-5622

Fax: 570-389-5625

TO: Triny	McDonie/		
FAX NUMBER:		······································	
FROM: Shellff	Chamberail	\$1 \$1	
NUMBER OF PAGES:			

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



GØ1

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 B. 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

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

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 StreetBerwickPA18603 (see attached Exhibit I)

> AMOUNT DUE INTEREST FROM

3/5/2008 to Sale Date

at \$18.48 per diem

\$

112,407.80

TOTAL*

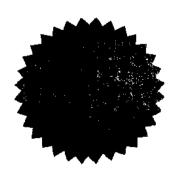
\$

*Plus costs to be endorsed

Tami Kline, Prothonotary

By:

Lami B. Kline Deputy Dated: 3/29/2008



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

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

MORTGAGE, INC.

Plaintiff

VS.

HENRY H BREWER AND WILMA BEARDSLEY

Defendant(s)

: COURT OF COMMON PLEAS

: COLUMBIA COUNTY

No: 2007-CV-577 2008-ED-51

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: KONXXI 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

NO. 5/08 ED NO. 577-67	s. Henry	Garel Ll	within it	ia dela
NO. 51-08 ED NO. 577-67.	JD DATE/TI	ME OF SALE	00,1	~ ~~?30
DOCKET/RETURN				
SERVICE PER DEF.	\$15.00			
LEVY (PER PARCEL	\$ 775,00	-		
MAILING COSTS	\$15.00			
	\$ 29,00	-		
ADVERTISING SALE BILLS & COPIES	\$17.50			
ADVERTISING SALE (NEWSPAPER) MILEAGE	\$15.00			
POSTING HANDBILL	\$ 24/07	-		
CRYING/ADJOURN SALE	\$15.00			
SHERIFF'S DEED	\$10.00			
TRANSFER TAX FORM	\$35.00			
DISTRIBUTION FORM	\$25.00			
COPIES	\$25.00			
NOTARY	\$ 750	-		
TOTAL ********	\$ / <i>5/0</i> 0	-1/0/ -		
IOIAL *********	****	\$ <u>796700</u>	-	
WEB POSTING	\$150.00			
PRESS ENTERPRISE INC.	\$ 8 /8:40			
SOLICITOR'S SERVICES	\$75.00	-		
TOTAL *******		\$1103,40		
DD OFFICE OF A DATE OF THE OFFI			•	
PROTHONOTARY (NOTARY)	\$10.00			
RECORDER OF DEEDS TOTAL ************************************	\$ 4/150	۸ سر (
TOTAL ********	******	\$ 5/50		
REAL ESTATE TAXES:				
BORO, TWP & COUNTY 20	\$ 6/3,03			
SCHOOL DIST. 20	\$			
	\$ 5,00			
DELINQUENT 20 TOTAL ********	******	\$ 60503		
MINIODAL PERGINDE		"		
MUNICIPAL FEES DUE:	287 197			
SEWER 20	\$ 00001			
SEWER 20 WATER 20 TOTAL *********	5	2150		
IOIAL *********	******	\$0001		
SURCHARGE FEE (DSTE)		\$ 160,00		
MISC	\$	+ 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
	\$			
TOTAL ********	*****	\$		
TOTAL COORS (OPE			- 76-37 B	1 No.
TOTAL COSTS (OPE	ENING BID)		\$ 2516,2	<u>*</u> &

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Farzo Finite Vs	Henry 1	comes a Northing	exaction of
Wells Fargo Finite VS	NO	77-07	
DATE/TIME OF SALE: Oct.	09-50		
BID PRICE (INCLUDES COST)	\$		
POUNDAGE – 2% OF BID	\$		
TRANSFER TAX – 2% OF FAIR MKT	\$		
MISC. COSTS	\$		
TOTAL AMOUNT NEEDED TO PURCH	ASE	\$	
PURCHASER(S):ADDRESS:			
NAMES(S) ON DEED:			
PURCHASER(S) SIGNATURE(S):			
			-
TOTAL DUE:		\$	
LESS DEPOSIT:		\$	
DOWN PAYMENT:		\$	
TOTAL DUE IN 8 D	PAYS	\$	

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 312 East Fourth Street, Berwick, PA 18603

PREMISES: 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

PØ1

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 (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, Bervick, 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

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 four to number above

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
	Donna S. Kishlaugh
	(Notary Public) COMMONWEALTH OF PENNSYLVANIA My commission expires Notarial Seal
	Donna L. Kishbaugh, Notary Public Scott Twp., Columbia County My Commission Expires Oct. 11, 2009
And now,	Member, Pennsylvania Association of Notaries, 20
	for publishing the foregoing notice, and the
fee for this affidavit have been paid i	n 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: 570-389-5625

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 **7/30/2068** 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 Eleardsley 312 East Fourth Street, Berwick, PA 18603

PREMISES: 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:

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 Paralegai

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	y ac	Philadelphia, PA 19103	* L. Jones
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활활정	Signature Signature Received Received	item 4 if Restricted Delivery is desired. Print your name and address on the rever	rse Agent Able & Address
		so that we can return the card to you.	B. Received by Printed Name) C. Date of Delive
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	add A	so that we can return the card to you.	B. Received by (Printed Name) AS. Bate of being
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Express Mall Return Reca C.O.D.	be an in	Article Addressed to:	D. Is delivery address different from item 1?
<u>\$2</u> <u>al</u>	APR 1 helow:). Article Audiessed to.	If YES, enter delivery address below: No
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로	Address 1 Yes	Harrisburg PA 17128	
nds	Pater 2008)	3. Service Type
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藍	APR 0		
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	Age Age	so that we can return the card to you.	B. Received by (Printed Name) C. Date of Delivery

TIMOTHY T. CHAMBERLAIN



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

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal Wandy Westover, Notary Public Bloomsburg, Columbia Co., PA

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 **SHERIFF OF COLUMBIA COUNTY** COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

24 HOUR PHONE (570) 784-6300

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

DAY OF APRIL 2008

MMONWEALTH OF PENNSYLVANIA

Notarial Seal Wendy Westover, Notary Public Eteemsburg, Columbia Co., PA Commission Expires November 07, 2009

TIMOTHY T. CHAMBERLAIN



251OAT 15701-305 5622

24 (90) 08 (1910) 81 (500) 19446 800

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

Docket # 51ED2008

VS

MORTGAGE FORECLOSURE

HENRY II. 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 F: 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

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
(My Commission Expires November 07, 2009)

X TIMOTHY T. CHAMBERLAIN SHERIEF

P. D'ANGELO DEPUTY SHERIFF

#20743CAM - DK 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

Q

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)

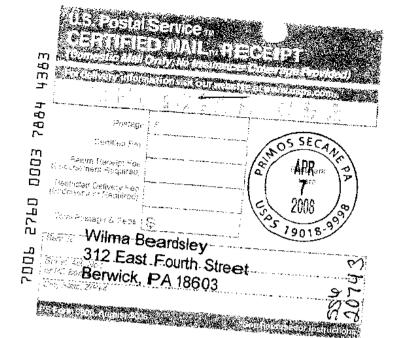
AFFIDAVIT OF SERVICE OF NOTICES PURSUANT TO RULE 3129.1

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.

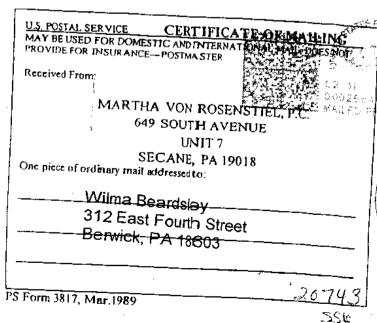
I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

> Martha E. Von Rosenstiel Attorney for Plaintiff

Dated: March 13, 2008



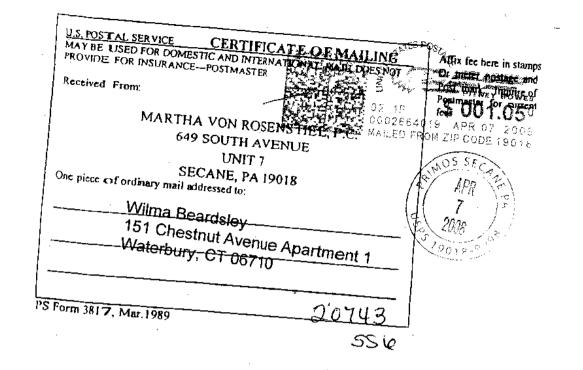




7881 Codifica Par 000 Jakousement Flagulers) Anathosen Deliver, Fes 2760 Formation of the state of the s 19018 Henry H Brewer 312 East Fourth Street Berwick, PA 18603

Affin fee here in stamps Or meter postage and Post marked Inquire of Postmaster for current fees 2000





Affix fee here in stamps CERTIFICATE OF MATLING MAY BE USIED FOR DOMESTIC AND INTERNAT Or meter postage and PROVIDE FOR INSURANCE—POSTMASTER Post-marker Inquire of Pomoo Pr Oppo (ce APR 07 200) Received [from: 0002664 MARLED FR OM ZIP CODE 19016 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 38 1 7, Mar. 1989

SSW

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Total Number of I													#20743	256	ress der
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Total Posimaster, Per (Mame of Raceiving Employee))		Phila. PA. 19103	Occupants/Tenants 312 East Fourth Street Berwick, PA. 18603	P.O. Box 2675 Harrisburg, PA. 17105	Attr: Sheriff Sales Dept. 281230 Harrisburg, PA. 17129	Bureau of Compliance Clearance Support Section	PA Department of Revenue Inheritance Tax Bureau Strawberry Square, 11 th Floor Harrisburg, PA, 17128	P.O. Box 227 Washington, DC. 20044	Attorney General of the U.S. C/O Assistant Attorney General Tax Division	Family Court/Domestic Relations Columbia County Courthouse P.O. Box 389 Bloomsburg, PA. 17815	Columbia County Register of Wills County Courthouse Bloomsburg, PA. 17815	Columbia County Tax Claim P.O. Box 360 Bloomsburg, PA. 17815	Name of Addresses, Street, and Post Office Address	Attorney At Law 649 South Avenue, Unit 7 Secane, PA 19018
Receiving Expeloy	Sasn Sasn												-	Postage	☐ Insured ☐ Insured ☐ COD ☐ Int'l Recorded Del
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Value is requir											:			Insured Value	Registered Mail: Registered Mail: With Postal Insurance Without Postal Insurance
ed on all														Due Sender If COD	rance
domesti														л (***) 8 д	addition
ond ide														F C	al copies
- Traditional														000268 8.1 Fee	ate of this b
The full declaration of value is required on all domestic and international registered mail. The												,		CO 1F PROBLEM STORY OF 2008 MAILED FROM AN CODE 19018 Fee Remarks	certified of mailing or for additional copies of this bilings.



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

Hearing Impaired 711
"BAJSA is an Equal Opportunity Provider and Provider"
1108 Freas Avenue • Berwick, Pennsylvania 18603

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

OFFICER: T. CI DATE RECEIVED :	IAMBERLAIN 3/27/2008	SERVICE# 3 - OF - 16 SERVICES DOCKET#51ED2008					
PLAINTIFF	WELLS FAR WELLS FAR	ELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO ELLS FARGO HOME MORTGAGE, INC.					
DEFENDANT	HENRY II. F WILMA BE/	ARDSLEY					
ATTORNEY FIRM	MARTHA E	VONROSENSTIIA	, P.C.				
PERSON/CORP TO REGISTER/ RECORD PO BOY 380	SERVED	PAPERS TO S	ERVED				
REGISTER/ RECORD	DER	📋 MORTGAGE F	ORECLOSURE				
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BLOOMSBURG							
SERVED UPON Za	BCDE Albert	SGN					
RELATIONSHIP <u>S</u> ส	cound Defuty	IDENTIFICA	TION				
DATE <u>4-1-8</u> TI							
Race Sex Land	leight Weight	Eyes Huir	Age M	ilitary			
TYPE OF SERVICE:	A. PERSONAL SER B. HOUSEHOLD M C. CORPORATION D. REGISTERED A E. NOT FOUND AT	EMBER: 185 YEA MANAGING AGE GENT	RS OF ÅGE AT NT	POA			
	F. OTHER (SPECIF	Y)					
ATTEMPTS DATE	TIME (DIFICER	REMARKS				
DEPUTY J-4	de	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 NO TAX CLAIM TAXES DUE TAX AMOUNT PENALTY DISCOUNT PAID BALANCE

By: Timuthy	17 (Namberlain,	_ Per:	cm.	
J	Ske	-i ff		

DATE RECEIVED	HAMBERLAIN 3/27/2008		SERVICE# 1 - OF - 16 SERVICES DOCKET # 51ED2008				
PLAINTIFF	WELI Weli	WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC.					
DEFENDANT ATTORNEY FIRM PERSON/CORP TO HENRY BREWER 312 E, 4TH STREET BERWICK	WILN MAR SERVED	PAPERS : MORTGA	F O SERVED GE FORECLOSUR				
SERVED UPON	148. W. N	-4 BREWZ	<u></u>	· . 			
RELATIONSHIP		IDENTI	FICATION	. <u>. </u>			
DATE 63.31.08 TH	ME <u>//ss</u>	MILEAGE	OTHER _				
Race Sex I	łeight We	ight Byos Ha	irAge	Military			
TYPE OF SERVICE:	B. HOUSEHO C. CORPORA D. REGISTER E. NOT FOU	OLD MEMBER: 18+ ATION MANAGING .	YEARS OF AGE A AGENT FTEMPTED SERV	AT POA			
		PECIFY)	·				
ATTEMPTS DATE	TIME:	OUFICER	REMARKS				
DEPUTY		27 DAT		·			

DATE RECEIVED		N		ICE# 7 = IET#51E	OF - 16 SE D2008	RVICES	
PLAINTIFF	WE	LLS FARG LLS FARG	S FARGO BANK, N.A., SUCCESSOR BY MERGER TO S FARGO HOME MORTGAGE, INC.				
DEFENDANT ATTORNEY FIRM PERSON/CORP TO CONNIE GINGHER- 1615 LINCOLN AVE BERWICK	WII MA SERVED FAX COLLEC	FOR	RDSE.IM VONROS PAPE MORT	RS TO SE GAGE FO	ERVED ORECLOSI		
SERVED UPON							
RELATIONSHIP	·		1)1	NTIFICA	TION		
DATE 03 31.01 TI	ME /200	MILI	EAGE		OTHER		
Race Sex F	Height\	/cight	Eyes_	Hair	Age	Military	
TYPE OF SERVICE:	A. PERSON B. HOUSE C. CORPO D. REGIST E. NOT FO	HOLD MI RATION I LRED AC	EMBER: MANAGI HENT	18# YEAI NG AGEN	RS OF AGI T	EAT POA	
ATTEMPTS DATE	TIME						
DEPLOY		7		 			
1775 C7 L		**		DATE:		ل ان	

185.53 40.60 36.02 50.43 305.45 This tax returned to 618.03 INCL PENALTY June 30 If paid after January 1, 2009 courthouse on: FILE COPY BILL NO. 2757 AX AMOUNT DUE 168.66 36.91 34.30 48.03 290.90 578.80 April 30 June 30
If paid on or before 5,440 22,003 27,443 03/01/2008 165.29 36.17 33.61 47.07 285.08 567.22 LESS DISCOUNT PARCEL: 04A-08 -001-01,000 2 2 2 8 8 8 Land Buildings Total Assessment 6.146 1.345 1.25 1.75 10.6 MILLS PAY THIS AMOUNT 312 E FOURTH ST .3122 Acres 10 % ASSESSMENT 27,443 Discount Penalty FOR: COLUMBIA COUNTY if you desive a receipt, send a self-addressed stamped envelope with your payment THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT DESCRIPTION he discount & penalty have been calculated for your convenience GENERAL BORO RE YAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED SINKING GHT FIRE County & Municipality 312 EAST 4TH STREET HOURS MON, TUE, THUR : 9:30 AM - 4 PM BEARDSLEY WILMA BERWICK PA 18603 BREWER HENRY H CLOSED WEDNESDAY & HOLIDAYS. BERWICK BORO MAKE CHECKS PAYBLE TO: Connie C Gingher 1615 Lincoln Avenue Berwick PA 18603 PHONE:570-752-7442 CLOSED FRIDAYS lax Notice 2008

OFFICER: T. CI Date received	HAMBERLAIN 3/27/2008	•	8 - OF - 16 SERVICE 51ED2008	\$
PLAINTIEF	WELI. WELI.	WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER 1 WELLS FARGO HOME MORTGAGE, INC.		
ATTORNEY FIRM PERSON/CORP TO BERWICK SEWER 1108 FREAS AVE. BERWICK SERVED UPON	WILM MART SERVED	MORTGAC	O SERVED	
			FICATION	- :
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			ir Age Milita	
TYPE OF SERVICE:	B. HOUSEHO C. CORPORA D. REGISTER	DLD MEMBER: 1841 TION MANAGING / ED AGENT	POB POE OF AGE AT POSICE TEMPTED SERVICE	DCSO DA
	F. OTHER (SI	PECIFY)		·
ATTEMPTS DATE	TIME	OFFICER	REMARKS	
				·
DEPUTY	Tau I	al DAI	E 03 31.08	-

OFFICER: DATE RECEIVED :	3/27/2008		(VICE# 12 - (KET # 51E		ERVICES
PLAINTIFF	WE WE	ULS FARGO BA ULS FARGO HO	NK, N.A., St ME MORTC	JCCESSOR FAGE, INC.	BY MERGER TO
DEFENDANT ATTORNEY FIRM PERSON/CORP TO COLUMBIA COUNT PO BOX 380 BLOOMSBURG SERVED UPON 1	WII MA SERVED Y TAX CLAI	M MO	N DSENSTIEL PERS TO SE RTGAGE FO	RVED DRECLOSU	
RELATIONSHIP CL	KI ^C		DENTIFICA	TION	
DATE 3.31-8 TI	ME <u>16 10</u>	MILEAGE		OTHER _	<u>.</u>
Rade Sex 1	leight V	Veight Hyos_	Hair	Age	Military
TYPE OF SERVICE:	C. CORPO D. REGIST	NAL SERVICE AV HOLD MENIBER RATION MANAGERED ERED AGENT JUND AT PLACE	GING AGEN	T	
	E OTHUR	(SPECIFY)	·		
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DUPUTY	J		D VIII 3	-31-6	

OFFICER; Date rechived	3/27/2008	SER Doc	MICH# 9 - KET # 51E		RVICES
PLAINTIFF	WE: Wei	LLS FARGO BAY LLS FARGO HOY	SK. N.A., SI ME MORTO	UCCESSOI FAGE, INC	R BY MERGER TO
DEFENDANT ATTORNEY FIRM PERSON/CORP TO DOMESTIC RELATI 15 PERRY AVE. BLOOMSBURG SERVED UPON 24	WILL MAI SERVED ONS BUREEN (MOJ	Y DSFEETHA, ERS TO SE UTGAGE PO	DRECLÖSU	
RELATIONSHIP <u>C</u>					
DATE 3-31-8 T	IME <u>ISOC</u> _	MILEAGE		OTHER	
Race Sex	Height W	eight Liyes	Hair	Age	Military
TYPE OF SERVICE:	B. HOUSER C. CORPOR D. REGISTI E. NOT FO	TOLD MEMBER RATION MANACERED AGENT UND AT PLACE	: 18 - YEAI HNG AGEN	RS OF NGE IT	EAT POA
	F. OTHER:	SPF(TEY)		-·	
ATTEMPTS DATE	TIME	OFFICER		REMAR	KS
DEPUTY A					
DISPORT (ut.		DATE	3 <u>210</u> 0	

REAL ESTATE OUTLINE

	ED# <u>5/-08</u>
DATE RECEIVED $\frac{3-37-68}{3-37-6}$ DOCKET AND INDEX $\frac{3-37-68}{3-37-6}$	
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	
COPY OF DESCRIPTION	
WHEREABOUTS OF LKA	
NON-MILITARY AFFIDAVIT	
NOTICES OF SHERIFF SALE	<u> </u>
WATCHMAN RELEASE FORM	<u></u>
AFFIDAVIT OF LIENS LIST	-
CHECK FOR \$1,350.00 OR	CV# 27.00
**IF ANY OF ABOVE IS MISSIN	CK# <u>∂706</u>
II ANT OF ABOVE IS MISSIN	G DO NOT PROCEDE**
SALE DATE	June 4.08 TIME 0930
POSTING DATE	11.VIE 0730
ADV. DATES FOR NEWSPAPER	1817 WE 197
ADV. DATESTON NEWSPAPER	NO NUMBER
	Z WEEK
	-3 ^{kd} WEEK - 2 ≥ -∞2

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:

AU, those certain lots, pieces or parcels of land together with the frame dwelling and outbuildings thereon creeted, situate on the southerly side of East Fourth Street between Chesteur and Wainer Streets, in the Borongii of Berwick, County of Columbia and Sale of Pennsylvania, bounded and described as follows, to wit.

PARCEL NO. 1: BEGINNING at a point in the southerly side of East Foort: Street at corner of Lot No. 3: theree in a southerly direction on a line parallel with Chestian 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 sale of Fourth Street between Chesmur and Walnut Streets, at the corner of Lot No. 2: thence southerly along Lot No. 2: distance of 90-3/4 foor thence casterly on a fine pand of with Fourth Street, a distance of 90-1/2 feet to the westerly line of Lot No. 4; thence in a nonfacily direction along to e af Lot No. 4 and parallel with Chesmut Street, a distance of 90-3/3 feet to Fourth Street aforesant; 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 half of Lot No. 3 in the Lynan Fowler plot of lots, whereout is creeted a frame garage.

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

IMPROVEMENTS: Residential dwelling

TITELY TO SAID PROMISES IS VESTED IX Henry H. Brower and William Boardsley, as joint too as with the right of survivership and not as tonants in common by Ozed from James W. Laubach, and Melanie K. Laubach, his wife dated 9/10/2001 and recorded 9/20/2001 in instrument #200 (10/42).

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 eash, certified check or eashier's check.

IMPORT ANT 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 a 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 Autorney Martha F. Von Rosenstiel 649 South Avenue Scenne, PA 19018

Sher: Prof Columbia County
Fimothy T. Chamberiai:
5 www.sheriffofeolumbiaccounts.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:

Al L those certain lots, pieces or parcels of land, together with the frame dwelmag and outbuildings thereor erected, situate on the southerly side of East Fourth Street between Classmithed Walmit Streets, in the Borough of Berwick, County of Columbia and Sale of Pennsylvania, bound of and described as follows, to wit.

PARCEL NO. 3: BEGINNING at a point in the southerly side of flast Four a Street at corner of Lot No. 3: thence in a southerly direction on a line parallel with Chestinal Street a distance of 49-17 feet to the northerly line of East Third Street; thence in an easterly direction along Third Street a distance of 49-17 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 bound a Street a distance of 49-1/2 feet to the place of heganing, and being Lot No. 4 in Gibert Fowler's Addition to the Borough of Berwick.

PARCEUNO, 2: BEGINNING on the southerly side of Fourth Street between Chestina and Walant 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. 3; the accurate mortherly direction along frac of Lot No. 4 and parallel with Chestina Street, a distance of 60-3/4 feet to Fourth Street aforesaid; thence westerly along Fourth Street, a distance of 49-1-2 feet to the place of beginning. Contaming 4.492-1-8 square feet of land and being the northerly half of Lot No. 3 in the Lyman Fowler plot of lats, whereon is exercted a frame garage.

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

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Heavy H. Brower and Wilma Beardsley, as joint tenants with the right of survivorship and not as tenants in common by Deed from James W. Lanbach and Melanie K. Laubach, his wife dated 9/10/2001 and recorded 9/20/2001 in historians in #2001100427

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price of costs (opening bid at sale). Minimum payment is to be paid in each, certified check or eachier'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 safe is cash, certified check or cashier's check.

IMPORT ANT 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 reself the property at the bidder's risk and maintain an action against the bidder for preach 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 Mutha II. Von Rosenstiel

649 South Avenue Secure, PA 19048 Sheriff of Columbia Conne Finishly T. Chamberlain www.sheriffofcolumbiaecons.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 Litrase certain lots, pieces or parcels of land, together with the frame dwelling and outbeildings therein recetol, situate on the southerly side of host floath Street between Chesting and Walnut Streets, in the Berough of Berwell. County of Columbia and Sate of Penesylvania, 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 or a line parallel with Chestini. Street a distance of 481-72 for 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 181-72 feet to the southerly line of Fourth Street, aforescal; 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 Forsfer's Addition to the Borm gh of Berwick.

PARCEL NO. 2: BEGINNING on the southerly side of Fourth Street between Chestian and Walnut Streets, or the content of Lot No. 2: them elsewherly along Lot No. 2 or distance of 90-3. I feat there existerly on a line parallel with Fourth Street, a distance of 49-4/2 feet to the westerly line of Lot No. 4; thence in a northerly direction along line of Lot No. 4 and parallel with Chestian Street, a distance of 90-4/4 feet to Fourth Street aforesaid: Genee westerly along Fourth Street, a distance of 49-1.2 feet to the place of beginning. Containing 4,403-1.8 square feet of bird and being the northerly hillful Lot No. 3 in the Lyman Fowler plot of fors, whereover is erected a traine garage.

TAN PARCEL NUMBER: 04A-08-(6)1-01.

IMPROVEMENTS: Residential dwelling

TITLE TO SAND PREMISES IS VESTED IN Benry II. Brewer and Wilma Beardsley, as joint tenants with the right of survivors (ip and not as tenants in common by Deed from James W. Lambach and Melanic K. Lambach, his wife dated 9/10/2001 and recorded 9/20/2001 in Instrument #20/10/10/127.

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 eash, 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 safe is cash, certified check or cashier's check.

IMPORT ANT 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 forms, the Sheriff may elect either to sue the bidder for the balance due without a result of the property, or to reself 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 neminst 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 Mortha II. Von Rosenstiel 649 South Avenue Secane, PA 19018

Sheriff of Columbia County Fimothy T. Chamberlain www.sieriffofcolumbiacounty.com

Commonwealth of Pennsylvania

COUNTY OF COLUMBIA

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

COURT OF COMMON PLEAS

v. HENRY H BREWER AND WILMA BEARDSLEY 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
INTEREST from 3/5/2008 to Sale Date
At \$18.48 per diem
TOTAL*
*Plus costs to be endorsed

\$ 112,407.80

\$ \$

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

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

3008-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 StreetBerwickPA18603 (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:

Jam B. Kleve Deputy Dated: 3/27/2008

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-577 200 J.ED. 51

HENRY H BREWER AND WILMA BEARDSLEY

Defendants

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. 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

WELLS FARGO BANK, N.A., SUCCESSOR: COURT OF COMMON PLEAS

BY MERGER TO WELLS FARGO HOME : COLUMBIA COUNTY

2008-ED-51

MORTGAGE, INC.

Plaintiff

NO: 2007-CV-577

VS.

HENRY H BREWER AND

WILMA BEARDSLEY

Defendant(s)

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 Bioomsburg, 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

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

WELLS FARGO BANK, N.A., SUCCESSOR: COURT OF COMMON PLEAS

2008-ED-51

BY MERGER TO WELLS FARGO HOME

COLUMBIA COUNTY

MORTGAGE, INC.

Plaintiff

NO: 2007-CV-577

VS.

HENRY H BREWER AND

WILMA BEARDSLEY

Defendant(s)

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

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

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

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Martha E. Von Rosenstiel Attorney for Plaintiff

Martha E. Von Rosenstiel, P.C. Attorney for Plaintiff Martha E. Von Rosenstiel, Esquire 649 South Avenue, Unit 6 Secane, PA 19018 Phone: 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. HENRY H BREWER AND No: 2007-CV-577 2008-ED-51 WILMA BEARDSLEY Defendant(s) CERTIFICATE TO THE SHERIFF I hereby certify that I am the attorney of record for the plaintiff in this action again real

property	and f	urther certify that this property is:
	FHA	A – Tenant Occupied or Vacant
	Com	emercial
	As a	result of a Complaint in Assumpsit
XX		the plaintiff has complied in all respects with Section 403 of the tgage 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 mortgagec 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 Talse statement given herein.
		Martha E. Von Rosenstiel

Attorney for Plaintiff

#20743-DK

Attorney for Plaintiff

WELLS FARGO BANK, N.A., SUCCESSOR: COURT OF COMMON PLEAS

BY MERGER TO WELLS FARGO HOME : COLUMBIA COUNTY

MORTGAGE, INC.

Plaintiff

HENRY H BREWER AND WILMA BEARDSLEY

VS.

Defendant(s)

NO: 2007-CV-577 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 Praecipe 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 Talsification to authorities.

> Martha E. Von Rosenstiel Attorney for Plaintiff

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

Martha E. Von Rosenstiel, P.C. Martha E. Von Rosenstiel 649 South Avenue, Unit 6 Secane, PA 19018

Secane, PA 190 610-328-2887

Attorney 1.D.# 52634

WELLS FARGO BANK, N.A., SUCCESSOR BY

MERGER TO WELLS FARGO HOME

MORTGAGE, INC.

Plaintiff

COURT OF COMMON PLEAS

Attorney for Plaintiff

COLUMBIA COUNTY

VS.

No: 2007-CV-577 2008-ED-51

HENRY H BREWER AND WILMA BEARDSLEY Defendant(S)

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

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

Defendants

LEGAL DESCRIPTION

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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.

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

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Attorney for Plaintiff

WELLS FARGO BANK, N.A., SUCCESSOR: COURT OF COMMON PLEAS

BY MERGER TO WELLS FARGO HOME

COLUMBIA COUNTY

MORTGAGE, INC.

Plaintiff

NO: 2007-CV-577

VS.

HENRY H BREWER AND WILMA BEARDSLEY

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Attorney for Plaintiff

WELLS FARGO BANK, N.A., SUCCESSOR: COURT OF COMMON PLEAS

BY MERGER TO WELLS FARGO HOME

: COLUMBIA COUNTY

MORTGAGE, INC.

Plaintiff

NO: 2007-CV-577

VS. HENRY H BREWER AND

WILMA BEARDSLEY

Defendants

LEGAL DESCRIPTION

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AFFIDAVIT OF SERVICE

PLAINTIFF:				
Wells Fargo Bank, N.A., successor by merge	r to Wells Fargo			
DESERVE AND			COMMON PLEA	AS
DEFENDANT		Columbia Co	2007-CV-577	
Henry H Brewer and Wilma Beardsley		oodki no.	2007-07-077	
SERVE UPON:				
Henry H Brewer and Wilma Beardsley		TYPE OF AC	TION	
312 East Fourth Street			EXECUTION	
Berwick, PA 18603		<u> </u>	EXECUTION	
SPECIAL INSTRUCTIONS:				
	<u>SE</u> I	RVED		
Served and made known to 200 , at o'clock, .M.		Defendant.	, on the	day of , Commonwealth of
Pennsylvania, in the manner describ				, commonwealth of
Defendant personally served.			man(Clark of J	
Adult family member with whom	Defendant		gen/Cierk of plac dant resides.	ce of lodging in which
resides.				arge of Defendant's office
Relationship is	 -		al place of busing	ness.
Adult in charge of Defendant' who refused	s residence	Other		
to give name/relationship.				
Description: Age Height We	eight	Race	Sex	Other
l,	, a compe	tent adult, being	duly sworn acc	cording to law, depose and state that I
personally handed to			a true and	d correct copy of the WRIT OF
EXECUTION issued in the captioned case on the	e date and at the a	iddress indicated	d above.	
Sworn to and subscribed				
before me this day				
of, 20 Notary:	31.0			
NOT SERVED	Зу:			
On the day of,	20 at	o'clock	M. Dofondo	nt NOT SOLIND because:
				III NOT FOOND because.
Moved Unknown		Vaca	nt	
Date of Attempt:	Result:			
Date of Attempt.				
		•		PPF GALINI
Sworn to and subscribed				
before me thisday				
of, 200 Notary:	24.7			
notary.	By:			

ATTORNEY

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

AFFIDAVIT OF SERVICE

PLAINTIFF:

PLAINTIFF:				
wells Fargo Bank, N	.A., successor by me	rger to Wells Fargo		
			COURT OF COMMON PLEAS	
DEFENDANT			Columbia COUNTY COURT NO. 2007-CV-577	
Henry H Brewer and	Wilma Beardsley		COURT NO. 2007-CV-5/7	
SERVE UPON:				
	nd Wilma Beardsle	У	TYPE OF ACTION	
312 East Fourth Stree Berwick, PA 18603	₹ .		XX WRIT OF EXECUTION	
Derwick, PA 10003				
		65	oven.	
Served and made !	known to	<u>251</u>	<u>RVED</u> Defendant, on the	day of
	o'clock, .	M., at	Datandary on the	, Commonwealth of
Pennsylvania, in	the manner desci	ribed below:		
5 - 6 - 3 - 1				
	personally served ly member with wh		Manager/Clerk of place	of lodging in which
resides.	ly member with wi	OM Delendant	Defendant resides. Agent or person in charge	so of Defendant's office
	i		or usual place of busines	ss
Adult in cl	harge of Defendan	it's residence	Other	
who refused				
to give name/re	lationship.			
L				
Description: Age	Hojoht	Waight	RaceSex	Other
Description. Age		**EIGITI	nace Sex	Other
1,		a compet	ent adult, being duly swom accor	ding 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 a	ddress indicated above.	
Occurred to a second as the con-				
Sworn to and subscribe				
before me this of				
Notary:		Bv:		
NOT SERVED				-
On the days	of	20 at	o'clock M., Defendant	NOT FOLIND become
				NOT FOUND pecause:
Moved	Unknown	No Answer	Vacant	
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Date of Attempt:				
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Sworn to and subscribe	ed	_1		
before me this	day			
of	, 200			
Notary:		Ву:		-

ATTORNEY

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

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

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. 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:

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 or 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

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:

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Martha E. Von Rosenstiel, Esquire

Attorney for Plaintiff

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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 Beardslev

312 East Fourth Street Berwick, PA 18603 Our File# 20743 CCP 2007-CV-577

Dear Sir or Madam:

Jaun praecipe Send praecipe

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

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	DHI SOVEREIGN	MARTHA E VON ROSENSTIEL P.C. FACCOUNT FACCOUNT 649 SOUTH AVENUE UNIT 7 SECANE, PA 190 18 (610) 328-2887

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