

WELLS FARGO,  
Plaintiff

vs.

BEVERLY SHANGRAW,  
Defendant

:IN THE COURT OF COMMON PLEAS  
OF THE 26TH JUDICIAL DISTRICT  
:COLUMBIA COUNTY BRANCH, PENNA.  
CIVIL ACTION - LAW

:  
:

: CV-309-2008

*2008-ED-66*

*2009-ED-115*

*2010-ED-7*

O R D E R

CLERK OF COURT'S OFFICE  
COLUMBIA COUNTY, PENNA.

RECEIVED  
JUL 10 2010

AND NOW, this 5th day of July, Defendant's  
petition to set aside the sheriff's sale is granted and the  
sheriff's sale of August 4th, 2010, is hereby set aside and  
voided.

BY THE COURT:



HONORABLE THOMAS A. JAMES, JR., PJ

PJ

PJ

# SHERIFF'S SALE COST SHEET

NO. 1-10 ED NO. 390-08 JD vs. Beverly Shuman DATE/TIME OF SALE Aug. 4 2:00

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>35.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>2.00</u>
TOTAL ***** \$ <u>431.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>985.70</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1210.70</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>55.00</u>
TOTAL ***** \$ <u>65.00</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>1.00</u>
SCHOOL DIST. 20	\$ <u>1.00</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>7.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>316.36</u>
WATER 20	\$ <u>0.00</u>
TOTAL ***** \$ <u>316.36</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC.	\$ <u>0.00</u>
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 2157.56

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

Wells Fargo Bank VS Beverly Shengian

NO. 7-10 ED NO. 390-08 JD

DATE/TIME OF SALE: Aug. 4 0700

BID PRICE (INCLUDES COST) \$ 2157.56

POUNDAGE - 2% OF BID \$ 43.15

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

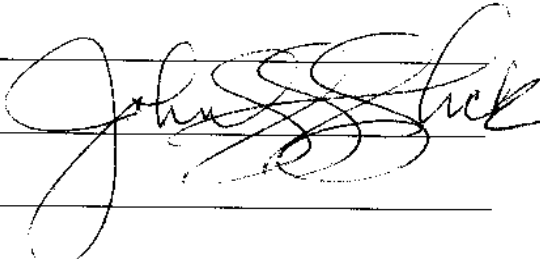
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2200.71

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_



TOTAL DUE: \$ 2200.71

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 700.71

## Mancini & Associates

201A Fairview Drive  
Monaca, PA 15061  
Phone (724) 728-4233  
Fax (724) 728-4239  
Daniel J. Mancini, Esq.  
\*Licensed in PA and FL

August 10, 2010

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

RE: WELLS FARGO BANK, NA AS TRUSTEE  
VS  
BEVERLY M. SHANGRAW  
SALE DATE 8/4/2010  
DEED INSTRUCTION AND SETTLEMENT LETTER

Dear Sheriff:

When you prepare the Deed, please assign the name of the Grantee as:

**Wells Fargo Bank, National Association, as Trustee under Pooling and Servicing Agreement  
dated as of August 1, 2005 Asset-Backed Pass-Through Certificates, Series 2005-WHQ4**

**WHOSE ADDRESS IS**

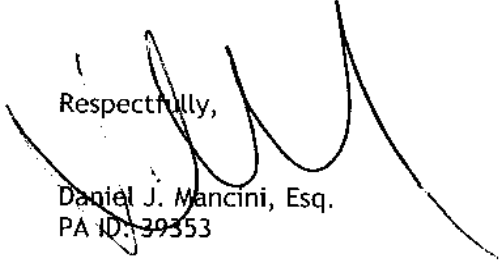
**701 CORPORATE CENTER DRIVE  
RALEIGH, NC 27607**

Once Deed is recorded please return in the SASE provided to:

**Mancini & Associates  
201A Fairview Drive  
Monaca, PA 15061**

If there is anything you need to assist you in this matter, please do not hesitate to contact me. Your assistance in this matter is greatly appreciated.

Respectfully,

  
Daniel J. Mancini, Esq.  
PA ID: 39353



**pennsylvania**  
DEPARTMENT OF REVENUE  
Bureau of Individual Taxes  
PO BOX 280503  
Harrisburg, PA 17128-0503

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

## A. CORRESPONDENT - All inquiries may be directed to the following person:

Name MANCINI & associates Telephone Number: 724-728-4233  
Mailing Address 201 A Fairview Drive City Monaca State PA ZIP Code 15061

## B. TRANSFER DATA

Grantor(s)/Lessor(s) Columbia Co. Sheriff  
Mailing Address P.O. Box 380, 35 West Main St.  
City Bloomsburg State PA ZIP Code 17815

## C. Date of Acceptance of Document

Grantee Wells Fargo Bank, National Association, as Trustee under  
Pooling and Servicing Agreement dated as of August 1, 2005  
Asset-Backed Pass-Through Certificates, Series 2005-WHQ4  
Mailing Address 701 Corporate Center Drive  
City Raleigh State NC ZIP Code 27607

## D. REAL ESTATE LOCATION

Street Address 224 Martzville Road City, Township, Borough Berwick  
County Columbia School District Berwick Tax Parcel Number 04B-02-132

## E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration <u>\$ 2,200.71</u>	2. Other Consideration <u>+</u> <u>0</u>	3. Total Consideration <u>= \$ 2,200.71</u>
4. County Assessed Value <u>\$ 31,930.00</u>	5. Common Level Ratio Factor <u>x</u> <u>3.69</u>	6. Fair Market Value <u>= \$ 117,821.70</u>

## F. EXEMPTION DATA

1a. Amount of Exemption Claimed <u>\$ 2,200.71</u>	1b. Percentage of Grantor's Interest in Real Estate <u>100%</u>	1c. Percentage of Grantor's Interest Conveyed <u>100%</u>
---	--	--

### Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

8/10/10

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

DANIEL J. MANCINI  
ATTORNEY AT LAW  
201A FAIRVIEW DRIVE  
MONACA, PA 15061

60-7322/2433

4309

DATE 10/9/10

PAY TO THE ORDER OF

Columbia Co Sheriff  
Sevens Hundred 1100 \$700.71

DOLLARS



HOPEWELL OFFICE  
ALLIQUippa, PA 15001

A Subsidiary of FSB Financial Corp

MEMO Shaggy Gans

1:2433732221: 279203842611

4309

*[Signature]*

MP



August 3, 2010

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

**WELLS FARGO BANK, NA AS TRUSTEE**

**VS.**

**BEVERLY M. SHANGRAW**

**DOCKET # 7ED2010**

**JD # 390JD2008**

Dear Timothy:

The updated amount due on the sewer account #125812 for the property located at 224 Martzville Road Berwick, Pa through September 30, 2010 is \$316.36.

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

Sincerely,

Kelly Noss  
Authority Clerk

*Hearing Impaired 711*

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

1108 Freas Avenue • Berwick, Pennsylvania 18603

*Hearing Impaired 711*

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

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

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

**CIVIL ACTION – LAW**

WELLS FARGO BANK, NA  
AS TRUSTEE  
PLAINTIFF

CIVIL Division

Case Number: 2008-CV-390

VS

**Type of Pleading**  
Motion to Postpone  
Sheriff Sale in  
Mortgage Foreclosure

BEVERLY M. SHANGRAW  
DEFENDANT

**Code and Classification:**

CERTIFICATE OF LOCATION

**Filed on Behalf Of:**  
Plaintiff

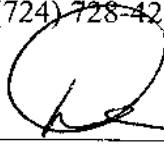
224 MARTZVILLE ROAD  
BERWICK, PA 18603

**Counsel of Record:**

BOROUGH OF BERWICK

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

PARCEL No: 04B-02-132



---

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



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

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

WELLS FARGO BANK, NA  
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW  
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

MORTGAGE FORECLOSURE

---

**PETITION FOR POSTPONEMENT OF SHERIFF'S SALE**

Plaintiff, by its counsel, petitions the Court for a (2) two month postponement of the Sheriff's Sale scheduled in the above captioned matter and in support thereof avers the following:

1. A Sheriff's sale of the mortgaged property involved herein, located at 224 Martzville Road, Berwick, PA 18603 was originally scheduled for March 24, 2010. This sale was then postponed to May 26, 2010 and eventually to June 23, 2010.
2. Your Plaintiff has attempted to work out an agreement with the Defendant to try to save her home. To date no agreement has been reached.
3. The Plaintiff now seeks the postponement of the Sheriff's Sale for (2) two month(s) to allow time to review this case for the Home Affordable Modification Program (HAMP). This program will modify the loan to allow the Defendant to maintain her payments for the Mortgage on this home and allow her to save her home. This program was implemented by the Federal Government as of June 1, 2010 and must be reviewed before any property can be sold at sheriff sale.

WHEREFORE, Plaintiff respectfully prays and requested that the Sheriff's sale of the mortgaged property scheduled for June 23, 2010 be postponed to the August 4, 2010 Sheriff's sale date.

A handwritten signature in black ink, appearing to read 'D. Mancini', written over a horizontal line.

Daniel J. Mancini, Esquire  
Attorney for Plaintiff

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

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

WELLS FARGO BANK, NA  
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW  
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

MORTGAGE FORECLOSURE

**PLAINTIFF'S MEMORANDUM OF LAW**

Pennsylvania R.C.P. 3129 (b) allows for the postponement of a Sheriff's sale. In the present matter, the mortgage company is reviewing this loan for a possible modification and/or other workout program.

Therefore, in order for the Plaintiff to be able to properly conduct itself at the Sheriff's sale, a (2) two month postponement of the sale is necessary. Pa.R.C.P. 3129.3 (a) allows the postponement of the sale more than once, and without new notice, by Special Order of Court.

Accordingly, for the reasons hercinabove stated, and as more particularly set forth in the Motion, Plaintiff respectfully requests a (2) two month continuance of the Sheriff's Sale of the mortgaged premises located as 224 Martzville Road, Berwick, PA 18603 to the August 4, 2010 Sheriff Sale.

  
\_\_\_\_\_  
Daniel J. Mancini, Esquire  
Attorney for Plaintiff

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

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

WELLS FARGO BANK, NA  
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW  
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

MORTGAGE FORECLOSURE

**VERIFICATION**

The undersigned, hereby states that he/she is the Attorney for the Plaintiff in this action, that he/she is authorized to take this verification, and that the statements made in the foregoing Petition for Postponement of Sheriff's Sale are true and correct to the best of his/her knowledge, information and belief.

The undersigned understands that this statement herein is made subject to the penalties of 18 Pa.C.S. Sec 4904 relating to unsworn falsification to authorities.

Date: June 21, 2010



\_\_\_\_\_  
Daniel J. Mancini, Esquire  
Attorney for Plaintiff

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

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

WELLS FARGO BANK, NA  
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW  
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

MORTGAGE FORECLOSURE

**CERTIFICATE OF SERVICE**

The undersigned, hereby certifies that they have served true and correct copies of the attached Petition for Postponement of Sheriff's Sale upon the following person(s) named herein at their last known address via Regular First Class Mail.



\_\_\_\_\_  
Daniel J. Mancini, Esquire  
Attorney for Plaintiff

TO: Beverly Shangraw  
224 Martzville Road  
Berwick, PA 18603

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

WELLS FARGO BANK, NA  
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW  
DEFENDANT

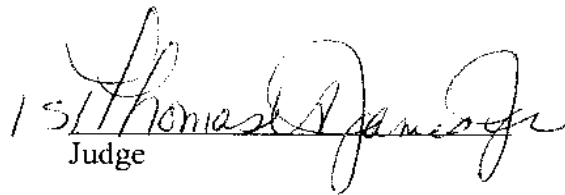
CIVIL ACTION – LAW

CASE NO: 2008-CV-390

MORTGAGE FORECLOSURE

**ORDER**

And now, this 23rd day of June, 2010 after consideration of Plaintiff's Petition for Postponement of Sheriff's sale of mortgaged property located at 224 Martzville Road, Berwick, PA 18603, it is hereby ordered that the sale currently scheduled for June 23, 2010, is extended (2) two month(s) to the regularly scheduled Columbia County Sheriff's sale scheduled for August 4, 2010. No further advertising or additional notice to lien holders or defendant(s) is required.

  
Judge

TO: Beverly Shangraw  
224 Martzville Road  
Berwick, PA 18603

Mancini & Associates  
201 A Fairview Drive  
Monaca, PA 15061

**Mancini & Associates**

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

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

May 20, 2010

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

ATTN: Real Estate

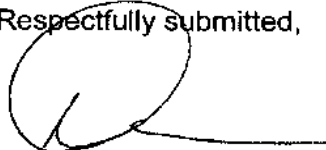
**POSTPONE SHERIFF'S SALE  
BEVERLY SHANGRAW  
224 Martzville Road  
Berwick, PA 18603  
2008-CV-390  
SALE DATE 5/26/10**

Dear Sheriff,

Kindly postpone the scheduled Sheriff Sale set for May 26, 2010 to June 23, 2010. The Defendant is working with the bank to try to save the home.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'D. Mancini', written over a circular stamp or seal.

Daniel J. Mancini, Esquire

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

## Fax Cover Sheet

**DATE:** 5/20/10

**TO:** Columbia County Sheriff  
**ATTN:** Real Estate

**PHONE:** .....  
**FAX:** 570-389-5625

**FROM:** Daniel J. Mancini, Esquire

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

**RE:** Beverly Shangraw Case #2008-CV-390

**Number of pages including cover sheet:** 2

**COMMENT:** Please postpone the scheduled Sheriff Sale set for May 26, 2010 until the June 23, 2010 sale date. Thank you.

### STATEMENT OF CONFIDENTIALITY

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

*PLEASE INITIAL + RETURN VIA FAX TO VERIFY  
THIS SALE WILL BE POSTPONED.*

*Thank You*

*5-20-10*

*JC*





April 23, 2010

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

**WELLS FARGO BANK, NA AS TRUSTEE**

**VS.**

**BEVERLY M. SHANGRAW**

**DOCKET # 7ED2010**

**JD # 390JD2008**

Dear Timothy:

The **updated** amount due on the sewer account #125812 for the property located at 224 Martzville Road Berwick, Pa through June 30, 2010 is \$372.60.

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

Sincerely,

Kelly Noss  
Authority Clerk

*Hearing Impaired 711*

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

*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

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 March 3, 10, 17, 2010 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 17th day of March, 2010.

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

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

## COMPLETE THIS SECTION - 24 DELIVERY

A. Signature [Signature] ☐ Agent 7 ☐ Addressee 1  
 B. Received by (Printed Name) [Signature] ☐ Date of Delivery 1/24/10  
 C. Date of Delivery 1/24/10  
 D. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below:

ANITA  
N. SHERIFF SALE

INSTRATION  
PRICE  
BUILDING  
DOOR

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

2007 0710 0002 4087 7303

Domestic Return Receipt

102595-02-M-1540

Domestic Return Receipt

102595-02-M-1540

Domestic Return Receipt

102595-02-M-1540

## COMPLETE THIS SECTION - 24 DELIVERY

A. Signature [Signature] ☐ Agent 7 ☐ Addressee 1  
 B. Received by (Printed Name) [Signature] ☐ Date of Delivery JAN 26 2010  
 C. Date of Delivery JAN 26 2010  
 D. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below:

DING

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

2007 0710 0002 4087 7327

Domestic Return Receipt

102595-02-M-1540

Domestic Return Receipt

102595-02-M-1540

Domestic Return Receipt

102595-02-M-1540

## COMPLETE THIS SECTION - 24 DELIVERY

A. Signature [Signature] ☐ Agent 7 ☐ Addressee 1  
 B. Received by (Printed Name) [Signature] ☐ Date of Delivery JAN 26 2010  
 C. Date of Delivery JAN 26 2010  
 D. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below:

ANITA  
N. SHERIFF SALE

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

2007 0710 0002 4087 7273

Domestic Return Receipt

102595-02-M-1540

Domestic Return Receipt

102595-02-M-1540

## COMPLETE THIS SECTION - 24 DELIVERY

A. Signature [Signature] ☐ Agent 7 ☐ Addressee 1  
 B. Received by (Printed Name) [Signature] ☐ Date of Delivery JAN 26 2010  
 C. Date of Delivery JAN 26 2010  
 D. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below:

FARE

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

2007 0710 0002 4087 7297

Domestic Return Receipt

102595-02-M-1540

Domestic Return Receipt

102595-02-M-1540

## COMPLETE THIS SECTION - 24 DELIVERY

A. Signature [Signature] ☐ Agent 7 ☐ Addressee 1  
 B. Received by (Printed Name) [Signature] ☐ Date of Delivery JAN 26 2010  
 C. Date of Delivery JAN 26 2010  
 D. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below:

ANITA  
N. SHERIFF SALE

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

2007 0710 0002 4087 7310

Domestic Return Receipt

102595-02-M-1540

## COMPLETE THIS SECTION - 24 DELIVERY

A. Signature [Signature] ☐ Agent 7 ☐ Addressee 1  
 B. Received by (Printed Name) [Signature] ☐ Date of Delivery JAN 26 2010  
 C. Date of Delivery JAN 26 2010  
 D. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below:

FARE

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

2007 0710 0002 4087 7280

Domestic Return Receipt

102595-02-M-1540

**Mancini & Associates**

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

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

March 10, 2010

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

ATTN: Real Estate


**POSTPONE SHERIFF'S SALE  
BEVERLY SHANGRAW  
224 Martzville Road  
Berwick, PA 18603  
2008-CV-390  
SALE DATE 3/24/10**

Dear Sheriff,

Kindly postpone the scheduled Sheriff Sale set for March 24, 2010 to May 26, 2010. The Defendant is working with the bank to try to save the home.

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

Respectfully submitted,



Daniel J. Mancini, Esquire

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

## **Fax Cover Sheet**

**DATE:** 3/10/10

**TO:** Columbia County Sheriff  
**ATTN:** Real Estate

**PHONE:** .....  
**FAX:** 570-389-5625

**FROM:** Daniel J. Mancini, Esquire

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

**RE:** Beverly Shangraw Case #2008-CV-390

**Number of pages including cover sheet:** 2

**COMMENT:** Please postpone the scheduled Sheriff Sale set for March 24, 2010 until the May 26, 2010 sale date. Thank you.

### **STATEMENT OF CONFIDENTIALITY**

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

*PLEASE INITIAL + RETURN VIA FAX TO VERIFY*

*THIS SALE WILL BE POSTPONED*

*THANK YOU!*

**Mancini & Associates**

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

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

February 24, 2010

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

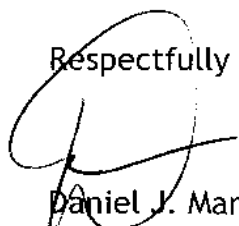
**RE: WELLS FARGO BANK NA AS TRUSTEE**  
**VS**  
**BEVERLY M. SHANGRAW**  
Affidavit of Service for Mortgage Foreclosure  
2008-CV-390

To Whom It May Concern:

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

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'D. Mancini', written over a circular stamp or seal.

Daniel J. Mancini, Esquire  
PA Bar ID 39353

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

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

WELLS FARGO BANK, NA  
AS TRUSTEE  
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

VS

MORTGAGE FORECLOSURE

BEVERLY M. SHANGRAW  
DEFENDANT

---

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Monaca, Pennsylvania on February 17, 2010 a true and correct copy of Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to all lien holders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), which mailing receipts are attached. Service addresses are as follows:

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

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

Connie Ginger  
1615 Lincoln Avenue  
Berwick, PA 18603

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

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

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

Columbia County Domestic Relations  
15 Perry Avenue  
Bloomsburg, PA 17815

A handwritten signature in black ink, appearing to read 'D. Mancini', is written over a horizontal line.

Daniel J. Mancini, Esq.  
Attorney for Plaintiff





UNITED STATES  
POSTAL SERVICE

US-Creditor - Shareholder  
Certificate of Mailing

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

From:

Mancini & Associates  
201A Fairview Drive  
Monaca, PA 15061

To: Columbia County  
Domestic Relations  
15 Perry Avenue  
Blomberg, PA 17815

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



UNITED STATES  
POSTAL SERVICE

US-Creditor - Shareholder  
Certificate of Mailing

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

From:

Mancini & Associates  
201A Fairview Drive  
Monaca, PA 15061

To: Beneficial Consumer Discount Co.  
1934 Beneficial Mortgage Co. of PA  
419 Central Road, Suite 2  
Blomberg, PA 17815

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



UNITED STATES  
POSTAL SERVICE

US-Creditor - Shareholder  
Certificate of Mailing

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

From:

Mancini & Associates  
201A Fairview Drive  
Monaca, PA 15061

To: Dept of Revenue  
Bureau of Compliance  
Sheriff Sale Section  
P.O. Box 281230, Harrisburg, PA 17108

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



UNITED STATES  
POSTAL SERVICE

US-Creditor - Shareholder  
Certificate of Mailing

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

From:

Mancini & Associates  
201A Fairview Drive  
Monaca, PA 15061

To: Dept of Public Welfare  
701 Casualty Unit  
ESTATE Recovery Program  
P.O. Box 8486, Williamsport, PA 17705-8486  
Harrisburg, PA 17105-8486

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



**UNITED STATES** *Nas-Creditor-Shangraw*  
**POSTAL SERVICE**

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

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

**To:**  
**Dept. of Revenue**  
**Intelligence Tax Division**  
**Shenandoah Square**  
**Harrisburg, PA 17105**

Postmark Here

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



**UNITED STATES** *Nas-Creditor-Shangraw*  
**POSTAL SERVICE**

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

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

**To:**  
**David Gushes**  
**465 Lincoln Highway**  
**Harvard, PA 18633**

Postmark Here

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



**UNITED STATES** *Nas-Creditor-Shangraw*  
**POSTAL SERVICE**

**Certificate Of Mailing**

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

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

**To:**  
**Columbia County Probation Bureau**  
**P.O. Box 380 - Courthouse**  
**35 West Main Street**  
**Bloomburg, PA 17815**

Postmark Here

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

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

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

WELLS FARGO BANK, NA  
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW  
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

MORTGAGE FORECLOSURE

---

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

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

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

417 Central Road

Suite 2

Bloomsburg, PA 17815

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

COLUMBIA COUNTY TAX CLAIM BUREAU

Po Box 380

Courthouse

35 West Main Street

Bloomsburg, PA 17815

04B-02-132

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

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

Connie Gingher

1615 Lincoln Avenue

Berwick, PA 18603

Department of Revenue

Inheritance Tax Division

Strawberry Square

Harrisburg, PA 17105

Department of Public Welfare

TPL Casualty Unit

Estate Recovery Program

PO Box 8486

Willow Oak Building

Harrisburg, PA 17105-8486

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

Columbia County Domestic Relations  
15 Perry Avenue  
Bloomsburg, PA 17815

You are hereby notified that on **Wednesday, March 24, 2010 at 9:00 A.M.** prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, on the judgment of, **WELLS FARGO BANK, NA AS TRUSTEE**, the Sheriff of Columbia County, Pennsylvania will expose at Public Sale at the **Sheriff's Office, Courthouse, Bloomsburg, Columbia County, PA**, the real estate of **BEVERLY M. SHANGRAW**, known and numbered as **224 MARTZVILLE ROAD, BERWICK, PA 18603, Columbia County**. A description of said real estate is hereto attached.

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

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

DATE: February 17, 2010

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

## LONG PROPERTY DESCRIPTION

### MORTGAGE LEGAL DESCRIPTION

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

PARCEL NO. 1:

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

ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 186031333.

PARCEL#: 04B-02-132

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

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

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

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

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

WELLS FARGO BANK, NA  
AS TRUSTEE  
PLAINTIFF

VS

BEVERLY M. SHANGRAW  
DEFENDANT

CIVIL ACTION – LAW

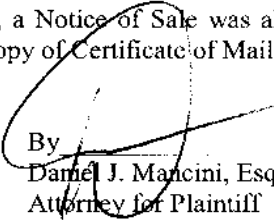
CASE NO: 2008-CV-390

MORTGAGE FORECLOSURE

**RETURN OF SERVICE**

I hereby certify that a true and correct copy of Notice of Sale of Real Estate pursuant to PA R.C.P. 3129 was sent to the Defendant, BEVERLY M. SHANGRAW, at her respective address which is **224 MARTZVILLE ROAD, BERWICK, PA 18603**. The Notice of Sheriff's sale was sent by Certified / Registered Mail, which I deposited in the U.S. Mails at Monaca, Pennsylvania on February 17, 2010

In addition to the Notice set forth above, a Notice of Sale was also sent to each Defendant via Regular First Class Mail on February 17, 2010. A copy of Certificate of Mailing is attached also.

By   
Daniel J. Mancini, Esq.  
Attorney for Plaintiff

7009 2820 0003 7930 5263

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only. No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Postmark Here	
2010	
Sent To	
Beverly M. Shangraw	
Street, Apt. No., or PO Box No. 224 Martzville Road	
City, State, ZIP+4 Berwick PA 18603	
PS Form 3800, August 2006 See Reverse for Instructions	



**UNITED STATES  
POSTAL SERVICE®**

**Certificate Of  
Mailing**

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

From:

Mancini & Associates  
201A Fairview Drive  
Monaca, PA 15061

To:

Beverly M. Shangraw  
224 Martzville Road  
Berwick, PA  
18603

Postmark Here

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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

WELLS FARGO BANK

VS.

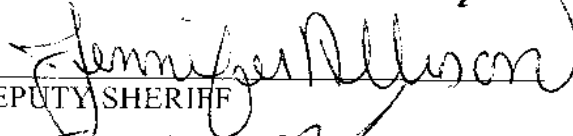
BEVERLY SHANGRAW

WRIT OF EXECUTION #7 OF 2010 ED

POSTING OF PROPERTY

February 18, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF BEVERLY SHANGRAW AT 224 MARTZVILLE ROAD BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF JENNIFER ALLISON.

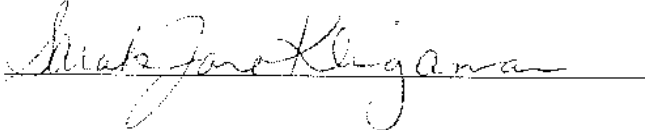
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19<sup>TH</sup> DAY OF FEBRUARY 2010



Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public

Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012



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) 704-6300

WELLS FARGO BANK, NA AS TRUSTEE

Docket # 7ED2010

VS

MORTGAGE FORECLOSURE

BEVERLY M. SHANGRAW

AFFIDAVIT OF SERVICE

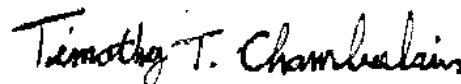
NOW, THIS WEDNESDAY, JANUARY 27, 2010, AT 10:45 AM, SERVED THE WITHIN  
MORTGAGE FORECLOSURE UPON BEVERLY SHANGRAW AT 224 MARTZVILLE RD,  
BERWICK BY HANDING TO BEVERLY SHANGRAW, A TRUE AND ATTESTED COPY OF THE  
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, JANUARY 27, 2010

  
NOTARY PUBLIC

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
P. D'ANGELO  
DEPUTY SHERIFF

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

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 02/03/2010

Fee: \$5.00

Cert. NO: 7023

SHANGRAW BEVERLY M  
224 MARTZVILLE ROAD  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20050 -8630  
Location: 224 MARTZVILLE RD  
Parcel Id: 04B-02 -132-00,000

Assessment: 31,930  
Balances as of 02/03/2010

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

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain, Sheriff Per: dm.



January 29, 2010

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

**WELLS FARGO BANK, NA AS TRUSTEE**

**VS.**

**BEVERLY M. SHANGRAW**

**DOCKET # 7ED2010**

**JD # 390JD2008**

Dear Timothy:

The amount due on the sewer account #125812 for the property located at 224 Martzville Road, Pa through March 31, 2010 is \$285.60.

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

Sincerely,

Kelly Noss  
Authority Clerk

*Hearing Impaired 711*

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

*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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 1/21/2010

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 7ED2010

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT BEVERLY M. SHANGRAW  
ATTORNEY FIRM MANCINI AND ASSOC

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

SERVED UPON BEVERLY SHANGRAW

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

DATE 01-27-10 TIME 1045 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

P. D'Angelo

DATE 01-27-10

**Tax Notice** 2009 County & Municipality

BERWICK BORO  
MAKE CHECKS PAYABLE TO:

Connie C Gingher  
1615 Lincoln Avenue  
Berwick PA 18603

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

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE  
03/01/2009

BILL NO.  
5872

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	31,930	6.146	192.32	196.24	215.86
SINKING		1.345	42.09	42.95	47.25
FIRE		1.25	39.11	39.91	41.91
LIGHT		1.75	54.76	55.88	58.67
BORO RE		10.6	331.69	338.46	355.38
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	659.97 April 30 If paid on or before	673.44 June 30 If paid on or before
					719.07 June 30 If paid after

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

SHANGRAW BEVERLY M  
224 MARTZVILLE ROAD  
BERWICK PA 18603

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

This tax returned to  
courthouse on:  
January 1, 2010

CK 719.07

FILE COPY

CK-0000723826

10-19-09

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

BERWICK AREA SCHOOL DISTRICT

2009 SCHOOL REAL ESTATE DATE 07/01/2009 BILL# 008395

TAXPAYER COPY

BERWICK BOROUGH  
MAKE CHECKS PAYABLE TO:  
CONNIE C. GINGHER  
1615 LINCOLN AVENUE  
BERWICK, PA 18603

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	31930	48.1000	1325.80	1352.86	1488.15
ASSESSED VALUE	31930	1535.83	1325.80	1352.86	1488.15
GAMING REVENUE	-3804	-182.97	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
TAXABLE ASSESSMENT	28126	1352.86	Aug. 31	Oct. 31	Nov. 1

HOURS Mon, Tue, Thur, 9:30am-4:00pm  
Closed Wednesday and Friday  
Closed Holidays  
PHONE 570-752-7442

NO REFUNDS UNDER \$5.00

M  
A  
I  
L  
SHANGRAW BEVERLY M  
224 MARTZVILLE ROAD  
BERWICK PA 18603

PROPERTY DESCRIPTION	ACCT.
PARCEL 04B02 13200000 CK 1352.86	7138
224 MARTZVILLE RD 5841.00	SCHOOL PENALTY 10%
20050-8630 CK # 0000723826	DELINQUENT TAX TO
0.34 ACRES	COURTHOUSE DEC. 15

MAKE SEPERATE CHECKS FOR SCHOOL PAYMENT

10-19-09

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) 784-9300

Friday, January 22, 2010

**CONNIE GINGHER-TAX COLLECTOR  
1615 LINCOLN AVE  
BERWICK, PA 18603-**

**WELLS FARGO BANK, NA AS TRUSTEE  
VS  
BEVERLY M. SHANGRAW**

**DOCKET # 7ED2010**

**JD # 390JD2008**

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 1/21/2010

SERVICE# 5 - OF - 13 SERVICES  
DOCKET # 7ED2010

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT BEVERLY M. SHANGRAW  
ATTORNEY FIRM MANCINI AND ASSOC

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Connie Gingher

RELATIONSHIP tax collector IDENTIFICATION \_\_\_\_\_

DATE 1/22/10 TIME 10:08 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

[Signature] 1/26/10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 1/21/2010

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 7ED2010

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT BEVERLY M. SHANGRAW  
ATTORNEY FIRM MANCINI AND ASSOC

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Kelly Aass

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

DATE 1-26-10 TIME 1002 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 [Signature] DATE 1-26-10



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/21/2010

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 7ED2010

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT BEVERLY M. SHANGRAW  
ATTORNEY FIRM MANCINI AND ASSOC

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Maureen Coe

RELATIONSHIP customer service IDENTIFICATION \_\_\_\_\_

DATE 1-25-14 TIME 1:00 PM 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 [Signature] DATE 1-25-14

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/21/2010

SERVICE# 2 - OF - 13 SERVICES  
DOCKET # 7ED2010

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT BEVERLY M. SHANGRAW  
ATTORNEY FIRM MANCINI AND ASSOC

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

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

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

(F) OTHER (SPECIFY) \*no longer in business  
- empty -

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

DEPUTY J Allison DATE 1-25-10

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) 784-6360

Friday, January 22, 2010

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

**WELLS FARGO BANK, NA AS TRUSTEE  
VS  
BEVERLY M. SHANGRAW**

**DOCKET # 7ED2010**

**JD # 390JD2008**

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

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

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

WELLS FARGO BANK, NA  
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW  
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

MORTGAGE FORECLOSURE

7 ED 10

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

**TAKE NOTICE:**

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

**DATE:** March 24, 2010

**TIME:** 9:00 am

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

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

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

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

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

**THE LOCATION** of your property to be sold is:

**224 MARTZVILLE ROAD  
BERWICK, PA 18603**

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

**NO: 2008-CV-390**

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

**BEVERLY M. SHANGRAW**

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

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

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

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

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

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

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

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

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

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

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

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

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



\_\_\_\_\_  
Daniel Mancini, Esq.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/21/2010

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 7ED2010

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT BEVERLY M. SHANGRAW  
ATTORNEY FIRM MANCINI AND ASSOC

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Renee Newhart

RELATIONSHIP office manager IDENTIFICATION \_\_\_\_\_

DATE 01/25/10 TIME 1-25-10 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

J. Allison DATE 1-25-10

# REAL ESTATE OUTLINE

ED # 7-10

DATE RECEIVED 1-21-10  
DOCKET AND INDEX 1-22-10

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$ <del>1,350.00</del> OR <u>1500.00</u>	<u>✓</u>	CK# <u>9108</u>

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

SALE DATE	<u>March 24, 10</u>	TIME <u>9:00</u>
POSTING DATE	<u>Feb. 12, 10</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Jan 5</u>	
	2 <sup>ND</sup> WEEK <u>Jan 12</u>	
	3 <sup>RD</sup> WEEK <u>Jan 19</u>	

# SHERIFF'S SALE

WEDNESDAY MARCH 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 7 OF 2010 ED AND CIVIL WRIT NO. 390 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

PARCEL NO. 1:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF MARTZVILLE ROAD, SAID POINT BEING AT THE NORTHEAST CORNER OF LOT NO. 2 AS SHOWN ON "LOTS LAID OUT ON THE PROPERTY OF J. D. KILE AND E. G. SCOTT IN BRIAR CREEK TOWNSHIP COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AS WALNUT GLEN FARM, DATED AUGUST 29, 1950",

SAID LOT NO. 2 BEING LOT NOW OR LATE OF CARL HESS AND OTHERS; THENCE SOUTH TWENTY-TWO (22) DEGREES FIFTY (50) MINUTES WEST, ALONG LAND OF SAID CARL HESS, A DISTANCE OF ONE HUNDRED FORTY-NINE AND FIVE-TENTHS (149-5/10) FEET, BE THE SAME MORE OR LESS, TO A POINT ON LAND NOW OR LATE OF FIRST NATIONAL BANK OR MICHAEL ORAM; THENCE NORTH FIFTY-FIVE (55) DEGREES FIFTY TWO (52) MINUTES EAST, ONE HUNDRED AND EIGHTY (180) FEET TO A POINT WHERE THIS COURSE INTERSECTS THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE; THENCE IN A NORTH SIXTY-NINE (69) DEGREES THIRTY (30) MINUTES WESTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE, NINETY-EIGHT (98) FEET, MORE OR LESS, TO A POINT, THE PLACE OF BEGINNING.

ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 186031333.

PARCEL#: 04B-02-132

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

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

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

## TERMS OF SALE

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



**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (3) 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 provided above terms, the Sheriff may elect either to sue the bidder for the balance due without 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.**

**If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.**

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY MARCH 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 7 OF 2010 ED AND CIVIL WRIT NO. 390 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE TWO (2) CERTAIN PIECES, PARCELS OR TRACTS OF LAND LOCATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:  
PARCEL NO. 1:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF MARTZVILLE ROAD, SAID POINT BEING AT THE NORTHEAST CORNER OF LOT NO. 2 AS SHOWN ON "LOTS LAID OUT ON THE PROPERTY OF J. D. KILE AND E. G. SCOTT IN BRIAR CREEK TOWNSHIP COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AS WALNUT GLEN FARM, DATED AUGUST 29, 1950",  
SAID LOT NO. 2 BEING LOT NOW OR LATE OF CARL HESS AND OTHERS;  
THENCE SOUTH TWENTY-TWO (22) DEGREES FIFTY (50) MINUTES WEST, ALONG LAND OF SAID CARL HESS, A DISTANCE OF ONE HUNDRED FORTY-NINE AND FIVE-TENTHS (149-5/10) FEET, BE THE SAME MORE OR LESS, TO A POINT ON LAND NOW OR LATE OF FIRST NATIONAL BANK OR MICHAEL ORAM; THENCE NORTH FIFTY-FIVE (55) DEGREES FIFTY TWO (52) MINUTES EAST, ONE HUNDRED AND EIGHTY (180) FEET TO A POINT WHERE THIS COURSE INTERSECTS THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE; THENCE IN A NORTH SIXTY-NINE (69) DEGREES THIRTY (30) MINUTES WESTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE, NINETY-EIGHT (98) FEET, MORE OR LESS, TO A POINT, THE PLACE OF BEGINNING.  
ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 186031333.  
PARCEL#: 04B-02-132

Being the same premises conveyed to Beverly M. Shangraw, by Deed of Beverly M. Shangraw F/K/A Beverly Schechterly, an unmarried woman, dated 6/25/2005 and recorded 8/16/2005 in Columbia County Deed Book 20050 page 8630.  
DWELLING KNOWN AS 224 MARTZVILLE ROAD, BERWICK, PA 18603.

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

## TERMS OF SALE:

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or \$10,000.00 (ten thousand dollars) shall be paid in cash, certified check or cashier's check at time of sale.

**REMAINING BALANCE \* 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY MARCH 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 7 OF 2010 ED AND CIVIL WRIT NO. 390 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

PARCEL NO. 1:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF MARTZVILLE ROAD, SAID POINT BEING AT THE NORTHEAST CORNER OF LOT NO. 2 AS SHOWN ON "LOTS LAID OUT ON THE PROPERTY OF J. D. KILE AND E. G. SCOTT IN BRIAR CREEK TOWNSHIP COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AS WALNUT GLEN FARM, DATED AUGUST 29, 1950",

SAID LOT NO. 2 BEING LOT NOW OR LATE OF CARL HESS AND OTHERS; THENCE SOUTH TWENTY-TWO (22) DEGREES FIFTY (50) MINUTES WEST, ALONG LAND OF SAID CARL HESS, A DISTANCE OF ONE HUNDRED FORTY-NINE AND FIVE-TENTHS (149-5/10) FEET, BE THE SAME MORE OR LESS, TO A POINT ON LAND NOW OR LATE OF FIRST NATIONAL BANK OR MICHAEL ORAM; THENCE NORTH FIFTY-FIVE (55) DEGREES FIFTY TWO (52) MINUTES EAST, ONE HUNDRED AND EIGHTY (180) FEET TO A POINT WHERE THIS COURSE INTERSECTS THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE; THENCE IN A NORTH SIXTY-NINE (69) DEGREES THIRTY (30) MINUTES WESTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE, NINETY-EIGHT (98) FEET, MORE OR LESS, TO A POINT, THE PLACE OF BEGINNING.

ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 186031333.

PARCEL#: 04B-02-132

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

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

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

## TERMS OF SALE

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

REMAINING BALANCE      BID PRICE: Any remaining amount of the bid price is to be paid within 30 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.

**If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.**

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY MARCH 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 7 OF 2010 ED AND CIVIL WRIT NO. 390 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

PARCEL NO. 1:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF MARTZVILLE ROAD, SAID POINT BEING AT THE NORTHEAST CORNER OF LOT NO. 2 AS SHOWN ON "LOTS LAID OUT ON THE PROPERTY OF J. D. KILE AND E. G. SCOTT IN BRIAR CREEK TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AS WALNUT GLEN FARM, DATED AUGUST 29, 1950",

SAID LOT NO. 2 BEING LOT NOW OR LATE OF CARL HESS AND OTHERS; THENCE SOUTH TWENTY-TWO (22) DEGREES FIFTY (50) MINUTES WEST, ALONG LAND OF SAID CARL HESS, A DISTANCE OF ONE HUNDRED FORTY-NINE AND FIVE-TENTHS (149-5/10) FEET, BE THE SAME MORE OR LESS, TO A POINT ON LAND NOW OR LATE OF FIRST NATIONAL BANK OR MICHAEL ORAM; THENCE NORTH FIFTY-FIVE (55) DEGREES FIFTY TWO (52) MINUTES EAST, ONE HUNDRED AND EIGHTY (180) FEET TO A POINT WHERE THIS COURSE INTERSECTS THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE; THENCE IN A NORTH SIXTY-NINE (69) DEGREES THIRTY (30) MINUTES WESTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE, NINETY-EIGHT (98) FEET, MORE OR LESS, TO A POINT, THE PLACE OF BEGINNING.

ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 186031333.

PARCEL#: 04B-02-132

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

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

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

## TERMS OF SALE

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

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (5) 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.**

**If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.**

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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

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

WELLS FARGO BANK, NA  
AS TRUSTEE  
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

VS

MORTGAGE FORECLOSURE

BEVERLY M. SHANGRAW  
DEFENDANT

2010-ED-7

**Writ of Execution**

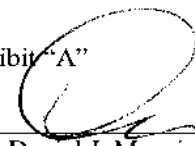
TO THE SHERIFF OF COLUMBIA COUNTY:

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

224 MARTZVILLE ROAD, BERWICK, PA 18603

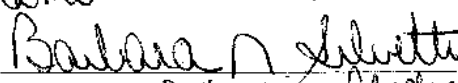
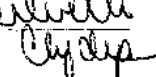
Please see attached Property description, Exhibit "A"

I verify that I am the Attorney for the Plaintiff

  
Daniel J. Mancini, Esq. ID# 39353

AMOUNT DUE \$117,200.27

INTEREST  
from 04/09/08 \$ 11,986.99  
to 01/01/10  
(Costs to be added) \$ \_\_\_\_\_

Tamara B. Kline,  
By   
Prothonotary 

Date: 01/21/2010



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

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

WELLS FARGO BANK, NA  
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW  
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

MORTGAGE FORECLOSURE

2010-ED-7

**Writ of Execution**

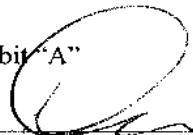
TO THE SHERIFF OF COLUMBIA COUNTY:

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

224 MARTZVILLE ROAD, BERWICK, PA 18603

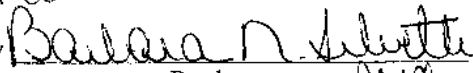
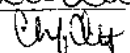
Please see attached Property description, Exhibit "A"

I verify that I am the Attorney for the Plaintiff

  
Daniel J. Mancini, Esq. ID#39353

AMOUNT DUE \$117,200.27

INTEREST  
from 04/09/08 \$ 11,986.99  
to 01/01/10  
(Costs to be added) \$ \_\_\_\_\_

Tamara B. Kline,  
By   
Prothonotary 

Date: 01-21-2010

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

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

WELLS FARGO BANK, NA  
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW  
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

MORTGAGE FORECLOSURE

7-10

---

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

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

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

Beverly M. Shangraw  
224 Martzville Road  
Berwick, PA 18603

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

Beverly M. Shangraw  
224 Martzville Road  
Berwick, PA 18603

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

WELLS FARGO BANK, NA AS TRUSTEE  
701 Corporate Center Drive, Raleigh, NC 27607  
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061  
2008-CV-390 RECORDED 4/14/2008 AMOUNT \$117,200.27 + INTEREST

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

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

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

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

UNKNOWN

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:

COLUMBIA COUNTY TAX CLAIM BUREAU

Po Box 380

Courthouse

35 West Main Street

Bloomsburg, PA 17815

04B-02-132

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

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

Connie Gingher

1615 Lincoln Avenue

Berwick, PA 18603

Department of Revenue

Inheritance Tax Division

Strawberry Square

Harrisburg, PA 17105

Department of Public Welfare

TPL Casualty Unit

Estate Recovery Program

PO Box 8486

Willow Oak Building

Harrisburg, PA 17105-8486

Department of Revenue

Bureau of Compliance

Sheriff Sale Section

PO Box 281230

Harrisburg, PA 17128-1230

Columbia County Domestic Relations

15 Perry Avenue


Bloomsburg, PA 17815

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

UNKNOWN

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

Dated this 15<sup>th</sup> Day of January 2010



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

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

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

WELLS FARGO BANK, NA  
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW  
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

MORTGAGE FORECLOSURE

---

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

**TAKE NOTICE:**

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

**DATE:**

**TIME:**

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

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

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

Legal Descriptions: All that certain property situated in the county of COLUMBIA, and the Commonwealth of PENNSYLVANIA, being described as follows: PARCEL 04B-00-180 and being more fully described in a deed dated 06/25/2005, and recorded 08/16/2005, among the land records of the county and state set forth above, in 200508630

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

**THE LOCATION** of your property to be sold is:

**224 MARTZVILLE ROAD  
BERWICK, PA 18603**

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

**NO: 2008-CV-390**

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

**BEVERLY M. SHANGRAW**

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

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

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

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

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

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

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

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

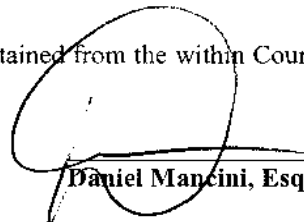
**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

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

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

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

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



**Daniel Mancini, Esq.**

UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

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

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

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

**Chapter 13**

Vs,

**Beverly M. Shangraw, Debtor**

**ORDER**

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

  
\_\_\_\_\_  
John J. Thomas, Bankruptcy Judge

(BC)

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

Dated: April 14, 2009

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

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

WELLS FARGO BANK, NA  
AS TRUSTEE  
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

VS

MORTGAGE FORECLOSURE

BEVERLY M. SHANGRAW  
DEFENDANT

**LONG PROPERTY DESCRIPTION**

**MORTGAGE LEGAL DESCRIPTION**

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

PARCEL NO. 1:

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

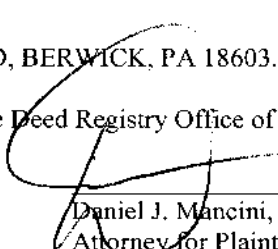
ADDRESS: 224 MARTEVILLE ROAD; BERWICK, PA 18603-3333.

PARCEL#: 04B-02-132

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

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

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

  
Daniel J. Mancini, Esquire  
Attorney for Plaintiff

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

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

WELLS FARGO BANK, NA  
AS TRUSTEE  
PLAINTIFF

CIVIL ACTION - LAW

CASE NO: 2008-CV-390

VS

MORTGAGE FORECLOSURE

BEVERLY M. SHANGRAW  
DEFENDANT

---

**LONG PROPERTY DESCRIPTION**

**MORTGAGE LEGAL DESCRIPTION**

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

**PARCEL NO. 1:**

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

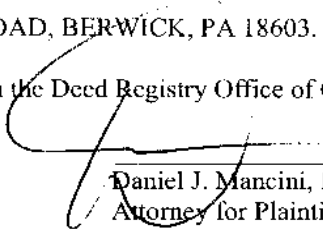
ADDRESS: 224 MARTEVILLE ROAD; BERWICK, PA 186031333.

PARCEL#: 04B-02-132

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

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

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

  
\_\_\_\_\_  
Daniel J. Mancini, Esquire  
Attorney for Plaintiff



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

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

WELLS FARGO BANK, NA  
AS TRUSTEE  
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

VS

MORTGAGE FORECLOSURE

BEVERLY M. SHANGRAW  
DEFENDANT

---

**LONG PROPERTY DESCRIPTION**

**MORTGAGE LEGAL DESCRIPTION**

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

PARCEL NO. 1:

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

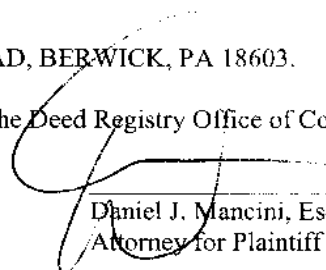
ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 18603-1333.

PARCEL#: 04B-02-132

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

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

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

  
Daniel J. Mancini, Esquire  
Attorney for Plaintiff

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

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

WELLS FARGO BANK, NA  
AS TRUSTEE  
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

VS

MORTGAGE FORECLOSURE

BEVERLY M. SHANGRAW  
DEFENDANT

---

**LONG PROPERTY DESCRIPTION**

**MORTGAGE LEGAL DESCRIPTION**

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

**PARCEL NO. 1:**

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

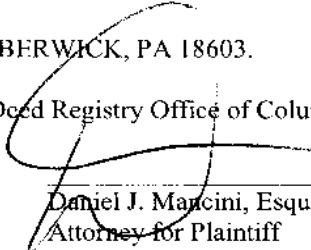
ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 18603-3333.

PARCEL#: 04B-02-132

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

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

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

  
\_\_\_\_\_  
Daniel J. Mancini, Esquire  
Attorney for Plaintiff

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

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

WELLS FARGO BANK, NA  
AS TRUSTEE  
PLAINTIFF

CIVIL ACTION - LAW

CASE NO: 2008-CV-390

VS

MORTGAGE FORECLOSURE

BEVERLY M. SHANGRAW  
DEFENDANT

**LONG PROPERTY DESCRIPTION**

**MORTGAGE LEGAL DESCRIPTION**

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

**PARCEL NO. 1:**

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF MARTZVILLE ROAD, SAID POINT BEING AT THE NORTHEAST CORNER OF LOT NO. 2 AS SHOWN ON "LOTS LAID OUT ON THE PROPERTY OF J.E. KILE AND E.G. SCOTT IN BRIAR CREEK TOWNSHIP COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AS WALNUT GLEN FARM, DATED AUGUST 29, 1951", SAID LOT NO. 2 BEING LOT NOW OR LATE OF CARL HESS AND OTHERS; THENCE SOUTH TWENTY-TWO (22) DEGREES FIFTY (50) MINUTES WEST, ALONG LAND OF SAID CARL HESS, A DISTANCE OF ONE HUNDRED FORTY-NINE AND FIVE-TENTHS (149-5/10) FEET, BE THE SAME MORE OR LESS, TO A POINT ON LAND NOW OR LATE OF FIRST NATIONAL BANK OR MICHAEL ORAM; THENCE NORTH FIFTY-FIVE (55) DEGREES FIFTY TWO (52) MINUTES EAST, ONE HUNDRED AND EIGHTY (180) FEET TO A POINT WHERE THIS COURSE INTERSECTS THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE; THENCE IN A NORTH SIXTY-NINE (69) DEGREES THIRTY (30) MINUTES WESTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE, NINETY-EIGHT (98) FEET, MORE OR LESS, TO A POINT, THE PLACE OF BEGINNING.

ADDRESS: 224 MARTZVILLE ROAD, BERWICK, PA 186031833.

PARCEL#: 04B-02-132

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

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

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

  
Daniel J. Mancini, Esquire  
Attorney for Plaintiff

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

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

WELLS FARGO BANK, NA  
AS TRUSTEE  
PLAINTIFF

CIVIL ACTION - LAW

CASE NO: 2008-CV-390

VS

MORTGAGE FORECLOSURE

BEVERLY M. SHANGRAW  
DEFENDANT

**LONG PROPERTY DESCRIPTION**

**MORTGAGE LEGAL DESCRIPTION**

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

**PARCEL NO. 1:**

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

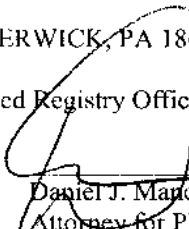
ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 186031333.

PARCEL#: 04B-02-132

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

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

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

  
Daniel J. Mancini, Esquire  
Attorney for Plaintiff

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

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

WELLS FARGO BANK, NA  
AS TRUSTEE  
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

VS

MORTGAGE FORECLOSURE

BEVERLY M. SHANGRAW  
DEFENDANT

---

**AFFIDAVIT OF NAMES AND ADDRESSES**  
**OF OWNERS AND DEFENDANTS**

**COMMONWEALTH OF PENNSYLVANIA**  
**COUNTY OF COLUMBIA**

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

DATE: January 15, 2010



DANIEL J. MANCINI, ESQUIRE  
Attorney for Plaintiff

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

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

WELLS FARGO BANK, NA  
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW  
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

MORTGAGE FORECLOSURE

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA       )  
COUNTY OF COLUMBIA                    )       SS:

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

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

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

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

By: \_\_\_\_\_

Daniel J. Mancini, Esq.

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

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

WELLS FARGO BANK, NA  
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW  
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

MORTGAGE FORECLOSURE

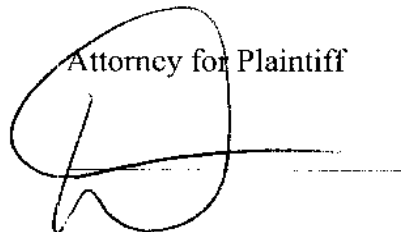
---

Waiver of Watchman

---

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

Attorney for Plaintiff

A handwritten signature in black ink, appearing to be 'D. Mancini', written over a horizontal line.

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

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

WELLS FARGO BANK, NA  
AS TRUSTEE

PLAINTIFF

VS

BEVERLY M. SHANGRAW  
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-CV-390

MORTGAGE FORECLOSURE

---

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

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

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

Beverly M. Shangraw  
224 Martzville Road  
Berwick, PA 18603

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

Beverly M. Shangraw  
224 Martzville Road  
Berwick, PA 18603

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

WELLS FARGO BANK, NA AS TRUSTEE  
701 Corporate Center Drive, Raleigh, NC 27607  
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061  
2008-CV-390 RECORDED 4/14/2008 AMOUNT \$117,200.27 + INTEREST

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

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

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



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

UNKNOWN

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:

COLUMBIA COUNTY TAX CLAIM BUREAU

Po Box 380

Courthouse

35 West Main Street

Bloomsburg, PA 17815

04B-02-132

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

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

Connie Gingher

1615 Lincoln Avenue

Berwick, PA 18603

Department of Revenue

Inheritance Tax Division

Strawberry Square

Harrisburg, PA 17105

Department of Public Welfare

TPL Casualty Unit

Estate Recovery Program

PO Box 8486

Willow Oak Building

Harrisburg, PA 17105-8486

Department of Revenue

Bureau of Compliance

Sheriff Sale Section

PO Box 281230

Harrisburg, PA 17128-1230

Columbia County Domestic Relations

15 Perry Avenue

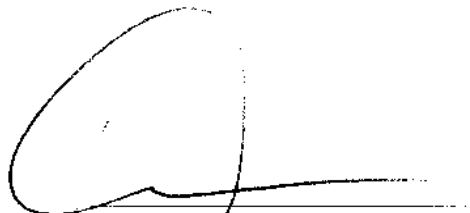
Bloomsburg, PA 17815

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

UNKNOWN

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

Dated this 15<sup>th</sup> Day of January 2010



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

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

60-7322/2433

9108

DATE 1-25-40

PAY TO THE ORDER OF Columbia County Sheriff \$ 1500.00  
Fifteen Hundred & 00/100



HOPEWELL OFFICE  
ALQUIPPA, PA 15001  
A Subsidiary of ESB Bank Corp.

DOLLARS

MEMO Sharon 2008-5039

*[Signature]*

⑆243373222⑆ 2792038426⑈ 9108

MP