

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK, N.A.  
vs.  
BEVERLY SHANGRAW

Case Number  
2008CV390

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
04/16/2013	Advance Fee	Advance Fee	47148	\$0.00	\$1,500.00
04/16/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
04/16/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
04/16/2013	Crying Sale			\$10.00	\$0.00
04/16/2013	Docketing			\$15.00	\$0.00
04/16/2013	Levy			\$15.00	\$0.00
04/16/2013	Mailing Costs			\$30.00	\$0.00
04/16/2013	Posting Handbill			\$15.00	\$0.00
04/16/2013	Press Enterprise Inc.			\$1,364.82	\$0.00
04/16/2013	Sheriff Automation Fund			\$50.00	\$0.00
04/16/2013	Web Posting			\$100.00	\$0.00
07/08/2013	Service			\$195.00	\$0.00
07/08/2013	Service Mileage			\$24.00	\$0.00
07/08/2013	Copies			\$6.50	\$0.00
07/08/2013	Notary Fee			\$10.00	\$0.00
07/08/2013	Tax Claim Search			\$5.00	\$0.00
07/08/2013	Surcharge			\$140.00	\$0.00
				\$2,012.82	\$1,500.00

<b>TOTAL BALANCE:</b>	<b>\$(512.82)</b>
-----------------------	-------------------

56781

UDREN LAW OFFICES, PC  
PA OPERATING ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



NUMBER  
56781

3-7568/2360

AMOUNT  
\*\*\*\*\*512.82

DATE  
October 02, 2013

Five Hundred Twelve and 82/100\*\*\*\*\*

PAY  
TO THE  
ORDER  
OF

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

VOID AFTER 90 DAYS

*Shangraw*

Shangraw - 224 Martzville Road, Berwick, PA 18603

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈056781⑈ ⑈236075689⑈ 950077186⑈

RECEIVED  
SERIAL  
MP

**MARK J. UDREN, ESQUIRE**  
**NJ MANAGING ATTORNEY**

**TINA MARIE RICH**  
**OFFICE ADMINISTRATOR**

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD**  
**SUITE 200**  
**CHERRY HILL, NEW JERSEY 08003-3620**  
**856 . 669 . 5400**  
**FAX: 856 . 669 . 5399**

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

Sent via fax # (570)389-5625

**Columbia County Sheriff's Office**  
**Attn.: Real Estate**

**Re: Wells Fargo Bank, NA as Trustee**  
**vs.**  
**BEVERLY M. SHANGRAW**

**Columbia County**  
**Docket No.: 2008-CV-390**  
**Premises: 224 Martzville Road, Berwick, PA 18603**

**Sheriff's Sale No.:**

**To whom it may concern :**

**Please stay the Sheriff Sale scheduled for July 10, 2013, on behalf of the Plaintiff.**

**Sale is stayed for the following reason:**

**Defendant's court order was granted by judge staying the sale.**

**Amount collected in consideration of stay: \$0.00**

**Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: [SalesandBid@udren.com](mailto:SalesandBid@udren.com).**

**Sincerely,**  
**Udren Law Offices, P.C.**  
**Nicole Ratigan**  
**Foreclosure Specialist**

**MJU#: 11010875 CASE#: 11010875-5**

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**

pleadings@udren.com

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

v.

**BEVERLY M. SHANGRAW,**  
Defendant(s)

**ATTORNEY FOR PLAINTIFF**

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-390

**AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P.RULE 3129.1**

Plaintiff, by its/his/her Attorney hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: 6/7/13

UDREN LAW OFFICES, P.C.

BY: Nicole LaBletta  
Attorney for Plaintiff

**Nicole LaBletta, Esquire**  
**PA ID 202194**

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com**

**ATTORNEY FOR PLAINTIFF**

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

v.

**Beverly M. Shangraw**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
**Columbia County**

MORTGAGE FORECLOSURE

NO. 2008-CV-390

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**  
**AND RULE 76**

Wells Fargo Bank, NA as Trustee, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., 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  
c/o Patrick O'Connell, Esquire  
14 West Main Street  
Bloomsburg, PA 17815**

**Beverly M. Shangraw  
224 Martzville Road  
Berwick, PA 18603**

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

**Beverly M. Shangraw  
c/o Patrick O'Connell, Esquire  
14 West Main Street  
Bloomsburg, PA 17815**

**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:

**Cave of Colorado, LLC**  
**Address to Follow**

**Connie Gingham**  
**1615 Lincoln Avenue**  
**Berwick, PA 18603**

**Wells Fargo Bank, National Association, as Trustee under**  
**The Pooling and Servicing Agreement dated as of August 1, 2005**  
**Asset-Backed Passthrough Certificates, Series 2005-WHQ4**  
**1661 Worthington Road, #100**  
**West Palm Beach, FL 33409**

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

**Wells Fargo Bank, NA as Trustee**  
**1661 Worthington Road**  
**Suite 100**  
**West Palm Beach, FL 33409**

**Sr Mortgage Holders – None**

**Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co. of PA**  
**417 Central Road, Suite 2**  
**Bloomsburg, PA 17815**

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

**Sr lien Holders - None**

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**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

**Columbia County Domestic Relations Section  
P.O. Box 380  
Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue  
Bureau of Compliance  
PO Box 281230  
Harrisburg, PA 17128-1230**

**Tenants/Occupants  
224 Martzville Road  
Berwick, PA 18603**

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

**Federal Tax Lien Holders - None**

**Condo/Homeowners Association - None**

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

DATED: 6/7/13

UDREN LAW OFFICES, P.C.

BY: Nicole LaBletta  
Attorney for Plaintiff

**MJU#: 11010875 CASE#: 11010875-5**

**Nicole LaBletta, Esquire  
PA ID 202194**

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400**

**ATTORNEY FOR PLAINTIFF**

**EXHIBIT A**

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

v.

**BEVERLY M. SHANGRAW;**  
Defendant(s)

**COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County**

**MORTGAGE FORECLOSURE**

**NO. 2008-CV-390**

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

**TO: ALL PARTIES IN INTEREST AND CLAIMANTS**

**OWNER(S): BEVERLY M. SHANGRAW;**

**PROPERTY: 224 Martzville Road, Berwick, PA 18603**

**Improvements: RESIDENTIAL DWELLING**

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale** on **July 10, 2013 at 9:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

**MJU#: 11010875 CASE#: 11010875-5**



Name and Address of Sender

**Andra Sweeten**  
**UDREN LAW OFFICES, P.C.**  
 111 Woodcrest Road, Suite 200  
 Cherry Hill, NJ 08003

☐ Registered  
☐ Insured  
☐ COD  
☐ Certified

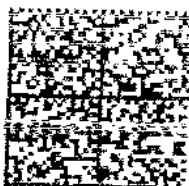
☐ Return Receipt for Merchandise  
☐ Int'l Recorded Del.  
☐ Express Mail

Check appropriate block for Registered Mail:  
☐ With Postal Insurance  
☐ Without postal insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regs.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst Del. Fee	Remarks
1		Patrick O Connell, Esquire 14 West Main Street Bloomsburg, PA 17815											
2		Cave of Colorado, LLC 370 17th St., Ste 5000 Denver, CO 80202											
3		Comte GINGER 1615 Lincoln Avenue Berwick, PA 18603											
4		Wells Fargo Bank, N/A as Trustee 1661 Worthington Road Suite 100 West Palm Beach, FL 33409											
5		Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co. of PA 417 Central Road, Suite 2 Bloomsburg, PA 17815											
6		Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815											
7		Columbia County Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815											
8		Commonwealth of PA, Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230											
9		Tenants/Occupants 224 Martzville Road Berwick, PA 18603											
10													
11													
12													

EXHIBIT A



016H26519216  
**\$04.400**  
 04/23/2013  
 Mailed From 08003  
**US POSTAGE**

Total number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

PS Form 3877, February 1994

Beverly M. Shangraw - MJU# 11010875-5 (Columbia County) 7/10/13

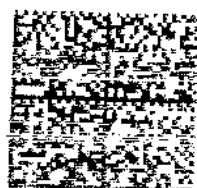
Form Must be Completed by Typewriter, Ink or Ball Point Pen

<b>Name and Address of Sender</b> <b>Danielle Devlin</b> <b>UDREN LAW OFFICES, P.C.</b> <b>111 Woodcrest Road, Suite 200</b> <b>Cherry Hill, NJ 08003</b>		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		<input type="checkbox"/> Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.	
---	--	---	--	--	--	--	--	---	--

**EXHIBIT A**

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regs.)	Insured Value	Due Date	R.R. Fee	S.D. Fee	S.H. Fee	Ret. Del. Fee	Remarks
1		Wells Fargo Bank, National Association, as trustee under Pooling and Servicing Agreement dated as of August 1, 2005 Asset-Backed Passthrough Certificates, Series 2005-WHQ4 1661 Worthington Rd., #100 West Palm Beach, FL 33409											
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													

016H26519216  
 \$01.200  
 05/24/2013  
 Mailed From 08003  
 US POSTAGE



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail documents reconstruction insurance is \$50,000 per piece subject to a limit of \$25,000 per registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

<b>Total number of Pieces Listed by Sender</b> 1	<b>Total number of Pieces Received at Post Office</b> 	<b>Postmaster, Per (Name of Receiving Employee)</b> 
---	---	---

PS Form 3877, February 1994  
 Beverly M. Shangraw - MJU# 11010875-5 (Columbia County)

Form Must be Completed by Typewriter, Ink or Ball Point Pen

MARK J. UDREN, ESQUIRE  
NJ MANAGING ATTORNEY

TINA MARIE RICH  
OFFICE ADMINISTRATOR

**UDREN LAW OFFICES, P.C.**  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200  
CHERRY HILL, NEW JERSEY 08003-3620  
856. 669. 5400  
FAX: 856. 669. 5399

EXHIBIT B  
EXHIBIT B

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

June 7, 2013

Prothonotary of COLUMBIA County  
COLUMBIA County Courthouse  
PO BOX 380  
BLOOMSBURG, PA 17815

Re: WELLS FARGO BANK, NA AS TRUSTEE  
vs.  
BEVERLY M. SHANGRAW  
COLUMBIA County C.C.P. No. 2008-CV-390

To whom it may concern:

In connection with the above captioned matter, enclosed please find the following:

1. Certificate of Service to be filed;
2. Copy of first page to be time stamped and returned to me in the enclosed self-addressed stamped envelope.

Your assistance in this matter is greatly appreciated.

Sincerely yours,

Danielle Devlin  
Foreclosure Specialist

/dad

Enclosures

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, NA AS  
TRUSTEE

Plaintiff

v.

BEVERLY M. SHANGRAW

Defendant(s)

EXHIBIT B  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA County

NO. 2008-CV-390

CERTIFICATE OF SERVICE

The undersigned, hereby certifies that true and correct copies of was served upon the following person(s) named herein at their last known address or their attorney of record.

\_\_\_\_\_ Regular First Class Mail

\_\_\_\_\_ Certified Mail

\_\_\_\_\_ Other (certificate of mailing)

Date Served: 4/23/2013

TO: Beverly M. Shangraw  
c/o Patrick O'Connell, Esquire  
14 West Main Street  
Bloomsburg, PA 17815

UDREN LAW OFFICES, P.C.

BY: Nicole LaBletta  
Attorney for Plaintiff

**Nicole LaBletta, Esquire**  
**PA ID 202194**

Name and Address of Sender

**Audra Sweeten**  
**UDREN LAW OFFICES, P.C.**  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003

☐ Registered  
☐ Insured  
☐ COD  
☐ Certified

☐ Return Receipt for Merchandise  
☐ Int'l Recorded Del.  
☐ Express Mail

Check appropriate block for Registered Mail:  
☐ With Postal Insurance  
☐ Without postal Insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Line Article Number

Name of Addressee, Street, and Post Office Address

Postage

Fee

Handling Charge

Ac. Value (If Regs.)

Insured Value

Postmark and Date of Receipt

Due Sender If COD

R.R. Fee

S.D. Fee

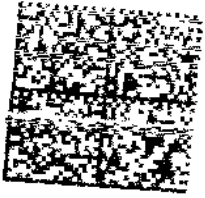
S.H. Fee

Rst. Del. Fee Remarks

**EXHIBIT B**  
Beverly M. Shangraw  
c/o Patrick O'Connell, Esquire  
14 West Main Street  
Bloomensburg, PA 17815

016H26519216  
\$0 1.200  
04/23/2013  
Mailed From 06003  
US POSTAGE

147541



Total number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster Per (Name of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S910, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class pieces.

PS Form 3877, February 1994

Beverly M. Shangraw - MJU# 11010875-5 (Columbia County) 7/10/13

Form Must be Completed by Typewriter, Ink or Ball Point Pen

EXHIBIT B

Udren Law Offices, P.C.  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620  
AG (PA-3129)  
# 11010875-5

BEVERLY M. SHANGRAW  
C/O PATRICK O'CONNELL, ESQUIRE  
14 WEST MAIN STREET  
BLOOMSBURG, PA 17815

7012 3050 0001 1037 7443



**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

11010875-5 Shangraw EB

Postage	\$ .46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

Sent To: Beverly M. Shangraw  
c/o Patrick O'Connell, Esquire  
14 West Main Street  
Bloombsburg, PA 17815

PS Form 3800, August 2006 See Reverse for Instructions



Postage  
\$08.14  
PAID BY POSTAGE

HCS

**Certified Mail Provides:**

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

**Important Reminders:**

- Certified Mail may **ONLY** be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is *not* available for any class of international mail.
- **NO INSURANCE COVERAGE IS PROVIDED** with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

**IMPORTANT: Save this receipt and present it when making an inquiry.**

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

Beverly M. Shangraw  
c/o Patrick O'Connell, Esquire  
14 West Main Street  
Bloomsburg, PA 17815

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

2. Article Number

(Transfer from service label)

7012 3050 0001 1037 7443

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

Verbal Confirmation of Service of the Notice of Sale

EXHIBIT B

Date: 6/4/2013  
Spoke with: Sheriff's Office

Defendant Beverly was served on 4/17  
at property

Defendant \_\_\_\_\_ was served on \_\_\_\_\_  
at \_\_\_\_\_

Defendant \_\_\_\_\_ was served on \_\_\_\_\_  
at \_\_\_\_\_

Defendant \_\_\_\_\_ was served on \_\_\_\_\_  
at \_\_\_\_\_

Are there any additional fees due?      Yes      No      If so how much? \$ \_\_\_\_\_

Notes:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





Patrick T. O'Connell, Esquire\*\*

LAW OFFICE OF PATRICK T. O'CONNELL  
14 West Main Street  
Bloomsburg, Pennsylvania 17815  
Ph 570.380.1280  
Fax 570.380.1282  
Email pat@oconnell-law.com

June 25, 2013

Sheriff Timothy Chamberlain  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

**RE: Wells Fargo Bank NA v. Beverly M. Shangraw**  
**Columbia County docket no. 2008-CV-390**  
**Our File: 17815-241**

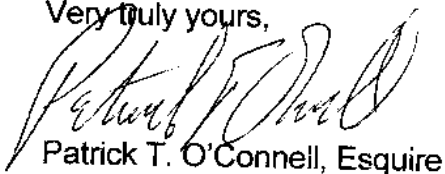
Dear Sheriff Chamberlain:

Please note I represent Defendant Beverly M. Shangraw who owns a property located at 224 Martzville Road, Berwick, Columbia County, Pennsylvania 18603. This property is scheduled for Sheriff's Sale on July 10, 2013.

Please be advised that Defendant Beverly Shangraw filed a Petition to Stay Execution and Sheriff's Sale. I represent Beverly Shangraw in this matter. Enclosed with this letter you will find an Order entered by President Judge James staying the execution and Sheriff's Sale.

Please let us know if you have any questions. Thank you very much.

Very truly yours,



Patrick T. O'Connell, Esquire

PTO/ndh  
6/25/2013

Enclosure

cc: Beverly Shangraw w/encl.

\*\* CERTIFIED CIVIL TRIAL ADVOCATE BY NATIONAL BOARD OF TRIAL ADVOCACY  
A PENNSYLVANIA SUPREME COURT ACCREDITED AGENCY



WELLS FARGO BANK, NA as  
TRUSTEE

Plaintiff

vs.

BEVERLY M. SHANGRAW

Defendant

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

NO. 2008-CV-390 (Mortgage Foreclosure)

NO. 2013 ED 67

**ORDER**

AND NOW, this 20<sup>th</sup> day of June, 2013, upon  
consideration of the foregoing Petition to Stay Execution and Sheriff's Sale, it is hereby  
Ordered that:

(1) A Rule is issued upon Plaintiff Wells Fargo Bank, NA as Trustee to show  
cause why the Defendant Beverly M. Shangraw is not entitled to the relief requested;

(2) The Plaintiff shall file an Answer to the Petition within \_\_\_\_\_ days of this  
date;

(3) The Petition shall be decided under Pa. R.C.P. No. 206.7

(4) A pre-disposition conference hearing shall be held on  
July 22, 2013, at 11:00 A. m., in the undersigned

Judge's Chambers of the Columbia County Courthouse, Bloomburg,  
Pennsylvania.

(5) Until this Petition is decided, all pending matters in this action and in the  
execution action filed by Wells Fargo docketed at 2013-ED-67 are hereby stayed and  
the Sheriff's Sale scheduled for July 10, 2013 is hereby stayed; and

(6) Notice of the Entry of this Order shall be provided to all parties by the Defendant.

BY THE COURT

/s/ Thomas A. James Jr. J.

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

pleadings@udren.com

Wells Fargo Bank, NA as Trustee  
Plaintiff

v.

BEVERLY M. SHANGRAW,  
Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-390

**AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1**

Plaintiff, by its/his/her Attorney hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: 6/7/13

UDREN LAW OFFICES, P.C.

BY: Nicole LaBletta  
Attorneys for Plaintiff

**Nicole LaBletta, Esquire**  
**PA ID 202194**

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400**

**pleadings@udren.com**

**ATTORNEY FOR PLAINTIFF**

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

v.

**Beverly M. Shangraw**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-390

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**  
**AND RULE 76**

Wells Fargo Bank, NA as Trustee, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., 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  
c/o Patrick O'Connell, Esquire  
14 West Main Street  
Bloomsburg, PA 17815**

**Beverly M. Shangraw  
224 Martzville Road  
Berwick, PA 18603**

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

**Beverly M. Shangraw  
c/o Patrick O'Connell, Esquire  
14 West Main Street  
Bloomsburg, PA 17815**

**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:

**Cave of Colorado, LLC**  
**Address to Follow**

**Connie Gingham**  
**1615 Lincoln Avenue**  
**Berwick, PA 18603**

**Wells Fargo Bank, National Association, as Trustee under**  
**The Pooling and Servicing Agreement dated as of August 1, 2005**  
**Asset-Backed Passthrough Certificates, Series 2005-WHQ4**  
**1661 Worthington Road, #100**  
**West Palm Beach, FL 33409**

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

**Wells Fargo Bank, NA as Trustee**  
**1661 Worthington Road**  
**Suite 100**  
**West Palm Beach, FL 33409**

**Sr Mortgage Holders – None**

**Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co. of PA**  
**417 Central Road, Suite 2**  
**Bloomsburg, PA 17815**

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

**Sr lien Holders - None**

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**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

**Columbia County Domestic Relations Section  
P.O. Box 380  
Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue  
Bureau of Compliance  
PO Box 281230  
Harrisburg, PA 17128-1230**

**Tenants/Occupants  
224 Martzville Road  
Berwick, PA 18603**

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

**Federal Tax Lien Holders - None**

**Condo/Homeowners Association - None**

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

DATED: 6/7/13

UDREN LAW OFFICES, P.C.

BY: Nicole LaBletta  
Attorney for Plaintiff

**MJU#: 11010875 CASE#: 11010875-5**

**Nicole LaBletta, Esquire  
PA ID 202194**

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400**

**ATTORNEY FOR PLAINTIFF**

EXHIBIT A

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

v.

**BEVERLY M. SHANGRAW;  
Defendant(s)**

**COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County**

**MORTGAGE FORECLOSURE**

**NO. 2008-CV-390**

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

**TO: ALL PARTIES IN INTEREST AND CLAIMANTS**

**OWNER(S): BEVERLY M. SHANGRAW;**

**PROPERTY: 224 Martzville Road, Berwick, PA 18603**

**Improvements: RESIDENTIAL DWELLING**

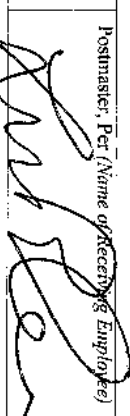
The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale on July 10, 2013 at 9:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

**MJU#: 11010875 CASE#: 11010875-5**



<b>Name and Address of Sender</b> <b>Andra Sweeten</b> <b>UDREN LAW OFFICES, P.C.</b> <b>111 Woodcrest Road, Suite 200</b> <b>Cherry Hill, NJ 08003</b>		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		<input type="checkbox"/> Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.	
---	--	---	--	--	--	--	--	---	--

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee Remarks
1		Patrick O'Connell, Esquire 14 West Main Street Bloomsburg, PA 17815										
2		Cave of Colorado, LLC 370 17 <sup>th</sup> St., Ste 5000 Denver, CO 80202										
3		Connie Gingham 1615 Lincoln Avenue Berwick, PA 18603										
4		Wells Fargo Bank, NA as Trustee 1661 Worthington Road Suite 100 West Palm Beach, FL 33409										
5		Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co. of PA 417 Central Road, Suite 2 Bloomsburg, PA 17815										
6		Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815										
7		Columbia County Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815										
8		Commonwealth of PA, Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230										
9		Tenants/Occupants 224 Martzville Road Berwick, PA 18603										
10												
11												
12												
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.								
9		9										

016H26519216

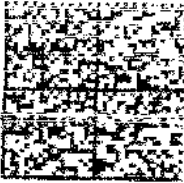
\$04.400

04/23/2013

Mailed From 08003

US POSTAGE

44154H

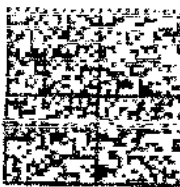


ELLISBURG STATION

APR 23 2013

USPS

CERRY HILL, PA



016H26519216  
 \$04.400  
 04/23/2013  
 Mailed From 08003  
 US POSTAGE

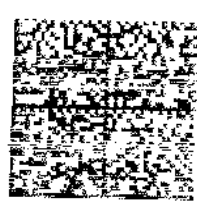
Name and Address of Sender	<b>Danielle Devlin</b> <b>UDREN LAW OFFICES, P.C.</b> <b>111 Woodcrest Road, Suite 200</b> <b>Cherry Hill, NJ 08003</b>	<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified	<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail	<input type="checkbox"/> Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.
----------------------------	--	---	--	--	---

EXHIBIT A

Name of Addressee, Street, and Post Office Address  
 Wells Fargo Bank, National Association, as trustee under Pooling and Servicing Agreement dated as of August 1, 2005 Asset-Backed Passthrough Certificates, Series 2005-WHQ4 1661 Worthington Rd., #100 West Palm Beach, FL 33409

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													

016H26519216  
 \$01200  
 05/24/2013  
 Mailed From 08003  
 US POSTAGE



Total number of Pieces  
 Listed by Sender  
 1

Total Number of Pieces Received at Post Office  
 Postmaster, Per (Name of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$900,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual P900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

PS Form 3877, February 1994  
 Beverly M. Shangraw - MJU# 11010875-5 (Columbia County)  
 Form Must be Completed by Typewriter, Ink or Ball Point Pen

MARK J. UDREN, ESQUIRE  
NJ MANAGING ATTORNEY

TINA MARIE RICH  
OFFICE ADMINISTRATOR

**UDREN LAW OFFICES, P.C.**  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200  
CHERRY HILL, NEW JERSEY 08003-3620  
856. 669. 5400  
FAX: 856. 669. 5399

EXHIBIT B

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

June 7, 2013

Prothonotary of COLUMBIA County  
COLUMBIA County Courthouse  
PO BOX 380  
BLOOMSBURG, PA 17815

Re: WELLS FARGO BANK, NA AS TRUSTEE  
vs.  
BEVERLY M. SHANGRAW  
COLUMBIA County C.C.P. No. 2008-CV-390

To whom it may concern:

In connection with the above captioned matter, enclosed please find the following:

1. Certificate of Service to be filed;
2. Copy of first page to be time stamped and returned to me in the enclosed self-addressed stamped envelope.

Your assistance in this matter is greatly appreciated.

Sincerely yours,

Danielle Devlin  
Foreclosure Specialist

/dad

Enclosures

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, NA AS  
TRUSTEE

Plaintiff

v.

BEVERLY M. SHANGRAW

Defendant(s)

EXHIBIT B  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA County

NO. 2008-CV-390

CERTIFICATE OF SERVICE

The undersigned, hereby certifies that true and correct copies of was served upon the following person(s) named herein at their last known address or their attorney of record.

\_\_\_\_\_XXXXXX\_\_\_\_\_ Regular First Class Mail

\_\_\_\_\_XXXXXX\_\_\_\_\_ Certified Mail

\_\_\_\_\_ Other (certificate of mailing)

Date Served: 4/23/2013

TO: Beverly M. Shangraw  
c/o Patrick O'Connell, Esquire  
14 West Main Street  
Bloomsburg, PA 17815

UDREN LAW OFFICES, P.C.

BY: Nicole LaBletta  
Attorney for Plaintiff

**Nicole LaBletta, Esquire**  
**PA ID 202194**

Name and Address of Sender	<b>Audra Sweeten</b> <b>UDREN LAW OFFICES, P.C.</b> <b>111 Woodcrest Road, Suite 200</b> <b>Cherry Hill, NJ 08003</b>	<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified	<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail	<input type="checkbox"/> Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal insurance	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regs.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee Remarks
------	----------------	--	---------	-----	-----------------	-----------------------	---------------	-------------------	----------	----------	----------	-----------------------

1 **EXHIBIT B**  
 Beverly M. Shangraw  
 c/o Patrick O'Connell, Esquire  
 14 West Main Street  
 Bloomsburg, PA 17815



016H26518216  
**\$0.1200**  
 04/23/2013  
 Mailed From 08003  
**US POSTAGE**

2												
3												
4												
5												
6												
7												
8												
9												
10												
11												
12												

Total number of Pieces Listed by Sender <b>1</b>	Total Number of Pieces Received at Post Office <b>1</b>	Postmaster's Per (Name of Registering Employee) 	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R690, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.
---	--	---	--

PS Form 3877, February 1994  
 Beverly M. Shangraw - MJU# 11010875-5 (Columbia County) 7/10/13  
**Form Must be Completed by Typewriter, Ink or Ball Point Pen**

EXHIBIT B

Udren Law Offices, P.C.  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620

AG (PA-3129)

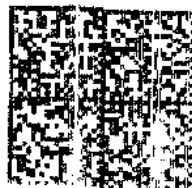
# 11010875-5

7012 3050 0001 1037 7443



BEVERLY M. SHANGRAW  
C/O PATRICK O'CONNELL, ESQUIRE  
14 WEST MAIN STREET  
BLOOMSBURG, PA 17815

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL™ RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
11010875-5 Shangraw AB	
Postage	\$ .46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Sent To: Beverly M. Shangraw	
Street, Apt. No., or PO Box No.: c/o Patrick O'Connell, Esquire	
City, State, ZIP+4: 14 West Main Street	
Bloombsburg, PA 17815	
PS Form 3800, August 2006	
See Reverse for Instructions	



\$6.17  
PAID  
POSTAGE

916

**Certified Mail Provides:**

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

**Important Reminders:**

- Certified Mail may **ONLY** be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is *not* available for any class of international mail.
- **NO INSURANCE COVERAGE IS PROVIDED** with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

**IMPORTANT: Save this receipt and present it when making an inquiry.**

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

Beverly M. Shangraw  
c/o Patrick O'Connell, Esquire  
14 West Main Street  
Bloomsburg, PA 17815

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**
☐ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

 D. Is delivery address different from item 1?  
 If YES, enter delivery address below:

☐ Yes  
☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes  
☐ No

2. Article Number

(Transfer from service label)

7012 3050 0001 1037 7443

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

## Verbal Confirmation of Service of the Notice of Sale

EXHIBIT B

Date: 6/4/2013Spoke with: Sheriff's OfficeDefendant Beverly was served on 4/17  
at property

Defendant \_\_\_\_\_ was served on \_\_\_\_\_

at \_\_\_\_\_

Defendant \_\_\_\_\_ was served on \_\_\_\_\_

at \_\_\_\_\_

Defendant \_\_\_\_\_ was served on \_\_\_\_\_

at \_\_\_\_\_

Are there any additional fees due?      Yes      No      If so how much? \$ \_\_\_\_\_

Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

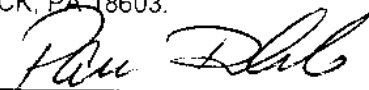


WELLS FARGO BANK, N.A.  
vs.  
BEVERLY SHANGRAW

Case Number  
2008CV390

## SHERIFF'S RETURN OF SERVICE

06/06/2013 02:35 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 224 MARTZVILLE ROAD, BERWICK, PA 18603.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 07, 2013

Affirmed and subscribed to before me this

NOTARY

7TH day of JUNE, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK, N.A.  
vs.  
BEVERLY SHANGRAW

Case Number  
2008CV390

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 224 MARTZVILLE ROAD  
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

POSTED

Relation:

Date:

06-06-13

Time:

1435

Deputy:

S-3 S-14

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:


### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2008CV390

224 MARTZVILLE ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK, N.A.  
vs.  
BEVERLY SHANGRAW

Case Number  
2008CV390

## SHERIFF'S RETURN OF SERVICE

04/17/2013 01:45 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE RICHARD CORDINGLY, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BEVERLY SHANGRAW AT 224 MARTZVILLE ROAD, BERWICK, PA 18603.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

April 18, 2013

NOTARY

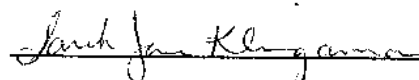
Affirmed and subscribed to before me this

18TH day of APRIL, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 05/20/2013

Fee: \$5.00

Cert. NO: 14519

WELLS FARGO BANK  
701 CORPORATE CENTER DRIVE  
RALEIGH NC 27607

District: BERWICK BORO  
Deed: 20100 -9226  
Location: 224 MARTZVILLE RD  
Parcel Id:04R-02 -132 00,000

Assessment: 31,930

Balances as of 05/20/2013

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

NO TAX CLAIM TAXES DUE

By:

Columbia Co. Sheriff

Per:

Tim Chamberlain



May 9, 2013

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**

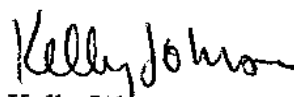
**NO: 2008-CV-390**

Dear Timothy:

The amount due on the sewer account #125812 for the property located at 224 Martzville Road, Berwick through September 30, 2013 is **\$307.55**.

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

Sincerely,

  
Kelly Johnson  
Authority Clerk

*Hearing Impaired 711*

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

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK, N.A.  
vs.  
BEVERLY SHANGRAW

Case Number  
2008CV390

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BENEFICIAL CONSUMER DISCOUNT COMI

Primary Address: 417 CENTRAL ROAD, SUITE 2  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:	4-19-13					
Time:	0945					
Mileage:						
Deputy:	4117					

### Service Attempt Notes:

1. Moved - Can't find current address - called Phone # disconnected

2.

3.

4.

5.

6.

BENEFICIAL CONSUMER C

2008CV390

417 CENTRAL ROAD, SUITE 2, BLOOMSBURG, PA 17815 NO EXPIRATION

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
pleadings@udren.com

**ATTORNEY FOR PLAINTIFF**

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

v.

**BEVERLY M. SHANGRAW**  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-390

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

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

Your house (real estate) at **224 Martzville Road, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on July 10 at 9:00 AM at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$117,200.27**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK, N.A.  
vs.  
BEVERLY SHANGRAW

Case Number  
2008CV390

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  
C/O PATRICK O'CONNELL, ESQ.  
14 WEST MAIN STREET BLOOMSBURG

### Serve To:

Name: BEVERLY SHANGRAW

Primary Address: 224 MARTZVILLE ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge: Nellie Hicks

Relation: See Attorney

Date: 04-22-13 Time: 0859

Deputy: 8417 Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

SHANGRAW, BEVERLY

2008CV390

224 MARTZVILLE ROAD, BERWICK, PA 18603

NO EXPIRATION



BERWICK BORO  
TAXES PAYABLE TO:Connie C Gingher  
1615 Lincoln Avenue  
Berwick PA 18603HOURS: MON, TUE, THUR 9:30 AM - 4 PM  
CLOSED WEDNESDAY & FRIDAYS  
CLOSED HOLIDAYS

PHONE: 570-752-7442

OR: COLUMBIA County

DATE  
03/01/2013BILL NO.  
6533

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	31,930	9.146	286.19	292.03	321.23
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		11.1	347.33	354.42	372.14
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	769.48	841.20
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**WELLS FARGO BANK  
701 CORPORATE CENTER DRIVE  
RALEIGH NC 27607

	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, 2014

FILE COPY

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

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
pleadings@udren.com

**ATTORNEY FOR PLAINTIFF**

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

v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
**Columbia County**

**BEVERLY M. SHANGRAW**  
Defendant(s)

MORTGAGE FORECLOSURE

NO. 2008-CV-390

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

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

Your house (real estate) at **224 Martzville Road, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on July 10 at 9:00 AM at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$117,200.27**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK, N.A.  
vs.  
BEVERLY SHANGRAW

Case Number  
2008CV390

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BEVERLY SHANGRAW

Primary Address: 224 MARTZVILLE ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

RICHARD CORDINGLY

Relation:

SON

Date:

04/17/13

Time:

1345

Deputy:

DANIELLO

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:


### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

SHANGRAW, BEVERLY

2008CV390

224 MARTZVILLE ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK, N.A.  
vs.  
BEVERLY SHANGRAW

Case Number  
2008CV390

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 224 MARTZVILLE ROAD  
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

RICHARD CORDINGLY

Relation:

Date:

04/17/13

Time:

1345

Deputy:

DANIELLO

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OCCUPANT

2008CV390

224 MARTZVILLE ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK, N.A.  
vs.  
BEVERLY SHANGRAW

Case Number  
2008CV390

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Connie C. GINGER

Primary Address: 1615 Lincoln Avenue  
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

GINGHER, CONNIE C.

2008CV390

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK, N.A.  
vs.  
BEVERLY SHANGRAW

Case Number  
2008CV390

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: GLORIA BOBERSKY

Relation: - MGR. -

Date: 04/17/13 Time: 1220

Deputy: D'ANGELO Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

BERWICK SEWER AUTHORITY

2008CV390

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK, N.A.  
vs.  
BEVERLY SHANGRAW

Case Number  
2008CV390

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Col

Primary Address: 11 WEST MAIN STREET  
2ND FLOOR  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Pot Frank

Relation: Clerk

Date: 4.17-13 Time: 1125

Deputy: 517 Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

DOMESTIC RELATIONS OF

2008CV390

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK, N.A.  
vs.  
BEVERLY SHANGRAW

Case Number  
2008CV390

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Deb Miller

Relation: Clerk

Date: 4-17-13

Time: 1125

Deputy: S17

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2008CV390

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION



Document Receipt

---

Trans #	20824	Carrier / service:	POST	2PM	4/16/2013
---------	-------	--------------------	------	-----	-----------

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000022183

Doc Ref #: 67ED2013

PHILADELPHIA PA 19106

Document Receipt

---

Trans #	20823	Carrier / service:	POST	2PM	4/16/2013
---------	-------	--------------------	------	-----	-----------

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE  
DEPARTMENT 281230

Tracking #: 9171924291001000022176

Doc Ref #: 67ED2013

HARRISBURG PA 17128

Document Receipt

---

Trans # 20822 Carrier / service: POST 2PM 4/16/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000022169

Doc Ref #: 67ED2013

HARRISBURG PA 17105

Document Receipt

---

Trans #	20821	Carrier / service:	POST	2PM	4/16/2013
---------	-------	--------------------	------	-----	-----------

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

PARKVIEW TOWERS  
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000022152

Doc Ref #: 67ED2013

KING OR PA 19406  
PRUSSIA

Document Receipt

---

Trans # 20820 Carrier / service: POST 2PM 4/16/2013

Ship to: 20820

COMMONWEALTH OF PA

BUREAU OF COMPLIANCE

PO BOX 281230

Tracking #: 9171924291001000022145

Doc Ref #: 67ED2013

HARRISBURG PA 17128

# REAL ESTATE OUTLINE

ED # 67-13

DATE RECEIVED 4-16-13

DOCKET AND INDEX 4-16-13

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WAIVER OF WATCHMAN

AFFIDAVIT OF LIENS LIST

CHECK FOR \$1,350.00 OR

☒  
☒  
☒  
☒  
☒  
☒  
☒  
☒

CK# 4-7148

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

SALE DATE

July 10, 13 TIME 9:00

POSTING DATE

June 6, 13

ADV. DATES FOR NEWSPAPER

1<sup>ST</sup> WEEK

June 19

2<sup>ND</sup> WEEK

26

3<sup>RD</sup> WEEK

July 3, 13

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2008CV390

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, JULY 10, 2013**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

---

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

TITLE TO SAID PREMISES IS VESTED IN Beverly M. Shangraw, an Unmarried Woman BY DEED FROM Beverly M. Shangraw F/K/A Beverly Schechterly, an Unmarried Woman DATED 06/25/2005 RECORDED 08/16/2005 IN DEED BOOK 20050 PAGE 8630.

PROPERTY ADDRESS: 224 MARTZVILLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-02-132

---

Seized and taken into execution to be sold as the property of BEVERLY SHANGRAW in suit of WELLS FARGO BANK, N.A..

---

**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 eight (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 to either 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 default all sums paid by the 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.

Attorney for the Plaintiff:  
UDREN LAW OFFICES, PC  
CHERRY HILL, NJ

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

[pleadings@udren.com](mailto:pleadings@udren.com)

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, NA as Trustee  
Plaintiff

v.

Beverly M. Shangraw

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-390

67-2013 ED

**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

Amount due

\$ 117,200.27

Interest From 04/09/2008  
to Date of Sale

\$ \_\_\_\_\_

*Ongoing Per Diem of \$24,3100  
to actual date of sale including if sale is  
held at a later date*

(Costs to be added)

s. Barbara N. Silvestri  
Prothonotary Acting

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2016

By \_\_\_\_\_ Clerk

Date 04-16-13

MJU#: 11010875 CASE#: 11010875-5



UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, NA as Trustee  
Plaintiff

v.

Beverly M. Shangraw

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-390

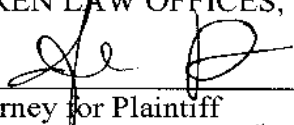
**CERTIFICATE OF ACT 91**

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☒ Act 91 procedures have been fulfilled
- ☐ Premises is not subject to the provisions of Act 91  
as this is an FHA insured mortgage

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

UDREN LAW OFFICES, P.C.

BY:   
Attorney for Plaintiff

#311948

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, NA as Trustee  
Plaintiff

v.

Beverly M. Shangraw

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-390

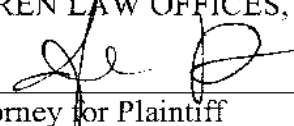
**CERTIFICATE OF ACT 91**

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☒ Act 91 procedures have been fulfilled
- ☐ Premises is not subject to the provisions of Act 91  
as this is an FHA insured mortgage

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

UDREN LAW OFFICES, P.C.

BY:   
Attorney for Plaintiff

#311948

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com**

**ATTORNEY FOR PLAINTIFF**

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

v.

**Beverly M. Shangraw**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-390

**AFFIDAVIT PURSUANT TO RULE 3129.1**  
**AND RULE 76**

Wells Fargo Bank, NA as Trustee, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praeipce 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  
c/o Patrick O'Connell, Esquire  
14 West Main Street  
Bloomsburg, PA 17815**

**Beverly M. Shangraw  
224 Martzville Road  
Berwick, PA 18603**

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

**Beverly M. Shangraw  
c/o Patrick O'Connell, Esquire  
14 West Main Street  
Bloomsburg, PA 17815**

**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:

**Cave of Colorado, LLC**  
**Address to Follow**

**Connie Gingher**  
**1615 Lincoln Avenue**  
**Berwick, PA 18603**

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

**Wells Fargo Bank, NA as Trustee**  
**1661 Worthington Road**  
**Suite 100**  
**West Palm Beach, FL 33409**

**Sr Mortgage Holders - None**

**Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co. of PA**  
**417 Central Road, Suite 2**  
**Bloomsburg, PA 17815**

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

**Sr lien Holders - None**

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**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

**Columbia County Domestic Relations Section**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue  
Bureau of Compliance  
PO Box 281230  
Harrisburg, PA 17128-1230**

**Tenants/Occupants  
224 Martzville Road  
Berwick, PA 18603**

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

**Federal Tax Lien Holders - None**

**Condo/Homeowners Association - None**

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

DATED: 4/12/2013

UDREN LAW OFFICES, P.C.

BY:   
Attorney for Plaintiff \$310.00

**MJU#: 11010875 CASE#: 11010875-5**

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com**

**ATTORNEY FOR PLAINTIFF**

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

v.

**COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County**

**Beverly M. Shangraw**

**MORTGAGE FORECLOSURE**

Defendant(s)

NO. 2008-CV-390

67-13 20

**AFFIDAVIT PURSUANT TO RULE 3129.1**  
**AND RULE 76**

**Wells Fargo Bank, NA as Trustee**, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., 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  
c/o Patrick O'Connell, Esquire  
14 West Main Street  
Bloomsburg, PA 17815**

**Beverly M. Shangraw  
224 Martzville Road  
Berwick, PA 18603**

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

**Beverly M. Shangraw  
c/o Patrick O'Connell, Esquire  
14 West Main Street  
Bloomsburg, PA 17815**

**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:

**Cave of Colorado, LLC**  
**Address to Follow**

**Connie Ginger**  
**1615 Lincoln Avenue**  
**Berwick, PA 18603**

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

**Wells Fargo Bank, NA as Trustee**  
**1661 Worthington Road**  
**Suite 100**  
**West Palm Beach, FL 33409**

**Sr Mortgage Holders - None**

3 **Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co. of PA**  
**417 Central Road, Suite 2**  
**Bloomsburg, PA 17815**

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

**Sr lien Holders - None**

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**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

**Columbia County Domestic Relations Section**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

4/  
Commonwealth of PA, Department of Revenue  
Bureau of Compliance  
PO Box 281230  
Harrisburg, PA 17128-1230

5  
Tenants/Occupants  
224 Martzville Road  
Berwick, PA 18603

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

**Federal Tax Lien Holders - None**

**Condo/Homeowners Association - None**

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

DATED: 4/12/2013

UDREN LAW OFFICES, P.C.

BY: [Signature]  
Attorney for Plaintiff #311968

MJU#: 11010875 CASE#: 11010875-5



**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com**

**ATTORNEY FOR PLAINTIFF**

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

v.

**Beverly M. Shangraw**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-390

**AFFIDAVIT PURSUANT TO RULE 3129.1**  
**AND RULE 76**

**Wells Fargo Bank, NA as Trustee**, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., 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  
c/o Patrick O'Connell, Esquire  
14 West Main Street  
Bloomsburg, PA 17815**

**Beverly M. Shangraw  
224 Martzville Road  
Berwick, PA 18603**

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

**Beverly M. Shangraw  
c/o Patrick O'Connell, Esquire  
14 West Main Street  
Bloomsburg, PA 17815**

**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:

**Cave of Colorado, LLC**  
**Address to Follow**

**Connie Ginger**  
**1615 Lincoln Avenue**  
**Berwick, PA 18603**

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

**Wells Fargo Bank, NA as Trustee**  
**1661 Worthington Road**  
**Suite 100**  
**West Palm Beach, FL 33409**

**Sr Mortgage Holders - None**

**Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co. of PA**  
**417 Central Road, Suite 2**  
**Bloomsburg, PA 17815**

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

**Sr lien Holders - None**

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**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

**Columbia County Domestic Relations Section**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue  
Bureau of Compliance  
PO Box 281230  
Harrisburg, PA 17128-1230**

**Tenants/Occupants  
224 Martzville Road  
Berwick, PA 18603**

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

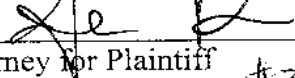
**Federal Tax Lien Holders - None**

**Condo/Homeowners Association - None**

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

DATED: 4/12/2013

UDREN LAW OFFICES, P.C.

BY:   
Attorney for Plaintiff #310968

**MJU#: 11010875 CASE#: 11010875-5**

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400**

pleadings@udren.com

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

v.

**Beverly M. Shangraw**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-390

**AFFIDAVIT OF LAST KNOWN ADDRESS**  
**UNDER RULE 76**

The Defendant(s) last known address is as follows:

**BEVERLY M. SHANGRAW  
C/O PATRICK O'CONNELL, ESQUIRE  
14 WEST MAIN STREET  
BLOOMSBURG, PA 17815**

**BEVERLY M. SHANGRAW  
224 MARTZVILLE ROAD  
BERWICK, PA 18603**

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

UDREN LAW OFFICES, P.C.

  
Attorney for Plaintiff # 311968

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
pleadings@udren.com

**ATTORNEY FOR PLAINTIFF**

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

v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
**Columbia County**

**BEVERLY M. SHANGRAW**  
Defendant(s)

**MORTGAGE FORECLOSURE**

**NO. 2008-CV-390**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: Beverly M. Shangraw**  
**c/o Patrick O'Connell, Esquire**  
**14 West Main Street**  
**Bloomsburg, PA 17815**

Your house (real estate) at **224 Martzville Road, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$117,200.27**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**LAWYER REFERRAL SERVICE**

**North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS**

**North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
pleadings@udren.com

**ATTORNEY FOR PLAINTIFF**

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

v.

**BEVERLY M. SHANGRAW**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
**Columbia** County

MORTGAGE FORECLOSURE

NO. **2008-CV-390**

**SHORT DESCRIPTION FOR ADVERTISING**

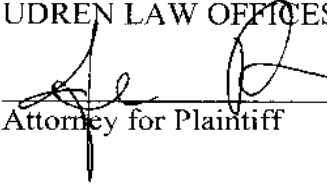
ALL THAT CERTAIN LOT OF LAND SITUATE IN **BOROUGH OF BERWICK,**  
**COLUMBIA** COUNTY, PENNSYLVANIA:

BEING KNOWN AS **224 Martzville Road, Berwick, PA 18603**

PARCEL NUMBER: **04B-02-132**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

  
Attorney for Plaintiff

# 311468

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
pleadings@udren.com

**ATTORNEY FOR PLAINTIFF**

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

v.

**BEVERLY M. SHANGRAW**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-390

**SHORT DESCRIPTION FOR ADVERTISING**

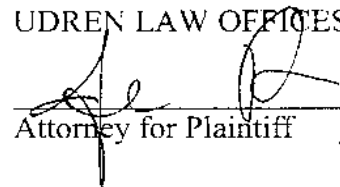
ALL THAT CERTAIN LOT OF LAND SITUATE IN **BOROUGH OF BERWICK,**  
**COLUMBIA COUNTY, PENNSYLVANIA:**

BEING KNOWN AS **224 Martzville Road, Berwick, PA 18603**

PARCEL NUMBER: **04B-02-132**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

  
Attorney for Plaintiff

#311965



**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
[pleadings@udren.com](mailto:pleadings@udren.com)

**ATTORNEY FOR PLAINTIFF**

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

v.

**BEVERLY M. SHANGRAW**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
**Columbia** County

MORTGAGE FORECLOSURE

NO. **2008-CV-390**

**SHORT DESCRIPTION FOR ADVERTISING**

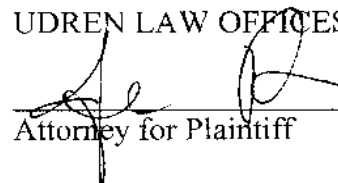
ALL THAT CERTAIN LOT OF LAND SITUATE IN **BOROUGH OF BERWICK,**  
**COLUMBIA** COUNTY, PENNSYLVANIA:

BEING KNOWN AS **224 Martzville Road, Berwick, PA 18603**

PARCEL NUMBER: **04B-02-132**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

  
Attorney for Plaintiff

#311968

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
pleadings@udren.com

**ATTORNEY FOR PLAINTIFF**

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

v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
**Columbia** County

**BEVERLY M. SHANGRAW**

MORTGAGE FORECLOSURE

Defendant(s)

NO. **2008-CV-390**

**SHORT DESCRIPTION FOR ADVERTISING**

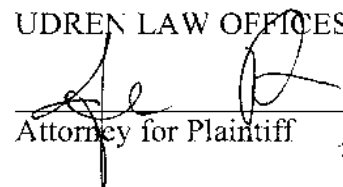
ALL THAT CERTAIN LOT OF LAND SITUATE IN **BOROUGH OF BERWICK,**  
**COLUMBIA** COUNTY, PENNSYLVANIA:

BEING KNOWN AS **224 Martzville Road, Berwick, PA 18603**

PARCEL NUMBER: **04B-02-132**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

  
Attorney for Plaintiff

#311968

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
pleadings@udren.com

**ATTORNEY FOR PLAINTIFF**

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

v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

**BEVERLY M. SHANGRAW**

MORTGAGE FORECLOSURE

Defendant(s)

NO. 2008-CV-390

**SHORT DESCRIPTION FOR ADVERTISING**

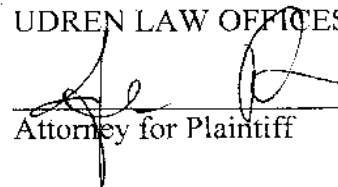
ALL THAT CERTAIN LOT OF LAND SITUATE IN **BOROUGH OF BERWICK,**  
**COLUMBIA COUNTY, PENNSYLVANIA:**

BEING KNOWN AS **224 Martzville Road, Berwick, PA 18603**

PARCEL NUMBER: **04B-02-132**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

  
Attorney for Plaintiff

#311968

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, NA as Trustee  
Plaintiff

v.

BEVERLY M. SHANGRAW

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-390

**SHORT DESCRIPTION FOR ADVERTISING**

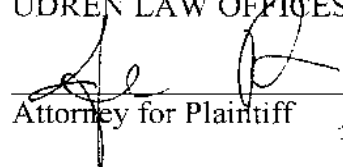
ALL THAT CERTAIN LOT OF LAND SITUATE IN **BOROUGH OF BERWICK,**  
**COLUMBIA COUNTY, PENNSYLVANIA:**

BEING KNOWN AS **224 Martzville Road, Berwick, PA 18603**

PARCEL NUMBER: **04B-02-132**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

  
Attorney for Plaintiff

#311968

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
pleadings@udren.com

**ATTORNEY FOR PLAINTIFF**

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

v.

**BEVERLY M. SHANGRAW**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
**Columbia** County

MORTGAGE FORECLOSURE

**NO. 2008-CV-390**

**SHORT DESCRIPTION FOR ADVERTISING**

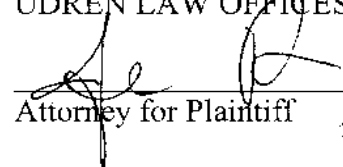
ALL THAT CERTAIN LOT OF LAND SITUATE IN **BOROUGH OF BERWICK,**  
**COLUMBIA COUNTY, PENNSYLVANIA:**

BEING KNOWN AS **224 Martzville Road, Berwick, PA 18603**

PARCEL NUMBER: **04B-02-132**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

  
Attorney for Plaintiff

#311968

----- LEGAL DESCRIPTION -----

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

ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 186031333.

BEING KNOWN AS: 224 Martzville Road, Berwick, PA 18603

PROPERTY ID NO.: 04B-02-132

TITLE TO SAID PREMISES IS VESTED IN **Beverly M. Shangraw, an Unmarried Woman** BY DEED FROM **Beverly M. Shangraw F/K/A Beverly Schechterly, an Unmarried Woman** DATED 06/25/2005 RECORDED 08/16/2005 IN DEED BOOK 20050 PAGE 8630.

MARK J. UDREN, ESQUIRE  
NJ MANAGING ATTORNEY

TINA MARIE RICH  
OFFICE ADMINISTRATOR

**UDREN LAW OFFICES, P.C.**  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200  
CHERRY HILL, NEW JERSEY 08003-3620  
856 . 669 . 5400  
FAX: 856 . 669 . 5399

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

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

Re: Wells Fargo Bank, NA as Trustee  
vs.  
Beverly M. Shangraw

Columbia County C.C.P. No. 2008-CV-390

Dear Sir or Madam:

Please serve the Defendant(s) with a Notice of Sheriff Sale as follows:

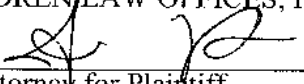
BEVERLY M. SHANGRAW  
C/O PATRICK O'CONNELL, ESQUIRE  
14 WEST MAIN STREET  
BLOOMSBURG, PA 17815

BEVERLY M. SHANGRAW  
224 MARTZVILLE ROAD  
BERWICK, PA 18603

**SPECIAL INSTRUCTIONS:**

Please then, **POST** the property with the Handbill at **224 Martzville Road, Berwick, PA 18603.**

UDREN LAW OFFICES, P.C.

  
\_\_\_\_\_  
Attorney for Plaintiff

#311968

**UDREN LAW OFFICES, P.C.**

**WOODCREST CORPORATE CENTER**

**111 WOODCREST ROAD**

**SUITE 200**

**CHERRY HILL, NEW JERSEY 08003-3620**

**856 . 669 . 5400**

**FAX: 856 . 669 . 5399**

**FREDDIE MAC**

**PENNSYLVANIA**

**DESIGNATED COUNSEL**

**MARK J. UDREN, ESQUIRE**  
**NJ MANAGING ATTORNEY**

**TINA MARIE RICH**  
**OFFICE ADMINISTRATOR**

**Sheriff of Columbia County**  
**Courthouse**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

**Re: Wells Fargo Bank, NA as Trustee**  
**vs.**  
**Beverly M. Shangraw**

**Columbia County C.C.P. No. 2008-CV-390**

Dear Sir or Madam:

Please serve the Defendant(s) with a Notice of Sheriff Sale as follows:

**BEVERLY M. SHANGRAW**  
**C/O PATRICK O'CONNELL, ESQUIRE**  
**14 WEST MAIN STREET**  
**BLOOMSBURG, PA 17815**

**BEVERLY M. SHANGRAW**  
**224 MARTZVILLE ROAD**  
**BERWICK, PA 18603**

**SPECIAL INSTRUCTIONS:**

Please then, **POST** the property with the Handbill at **224 Martzville Road, Berwick, PA 18603.**

UDREN LAW OFFICES, P.C.

  
\_\_\_\_\_  
Attorney for Plaintiff

#311968



**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
pleadings@udren.com

**ATTORNEY FOR PLAINTIFF**

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

v.

**BEVERLY M. SHANGRAW;**  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

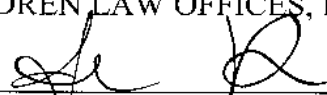
NO. 2008-CV-390

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

The undersigned states 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 on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Date: 4/3/2013

UDREN LAW OFFICES, P.C.

  
Attorney for Plaintiff

# 311965

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, NA as Trustee  
Plaintiff

v.

BEVERLY M. SHANGRAW;  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

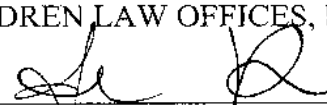
NO. 2008-CV-390

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

The undersigned states 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 on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Date: 4/3/2013

UDREN LAW OFFICES, P.C.

  
Attorney for Plaintiff

# 311968

**UDREN LAW OFFICES, P.C.**

**WOODCREST CORPORATE CENTER**

**111 WOODCREST ROAD**

**SUITE 200**

**CHERRY HILL, NEW JERSEY 08003-3620**

**856 . 669 . 5400**

**FAX: 856 . 669 . 5399**

**MARK J. UDREN, ESQUIRE**

**TINA MARIE RICH**  
**OFFICE ADMINISTRATOR**

**FREDDIE MAC**

**PENNSYLVANIA**

**DESIGNATED COUNSEL**

Prothonotary of **Columbia County**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

Re: **Wells Fargo Bank, NA as Trustee**  
**vs.**

**BEVERLY M. SHANGRAW,**  
**Columbia County C.C.P. No. 2008-CV-390**  
**MJU#: 11010875 CASE#: 11010875-5**

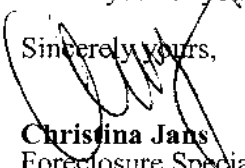
Dear Sir or Madam:

Enclosed please find Affidavit of Non-Military Service for the above captioned matter.

I have also enclosed a copy of the Affidavit of Non-Military Service to be time stamped and returned in the enclosed self-addressed stamped envelope.

Thank you for your assistance in this matter.

Sincerely yours,

  
**Christina Jans**  
Foreclosure Specialist

MJU/

Enclosures

**MJU#: 11010875 CASE#: 11010875-5**

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, NA as Trustee  
Plaintiff

v.

BEVERLY M. SHANGRAW,  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-390

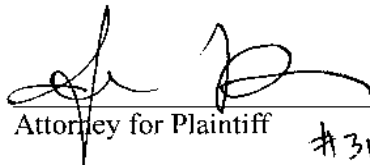
AFFIDAVIT OF NON-MILITARY SERVICE  
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **BEVERLY M. SHANGRAW**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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

Dated: **April 2, 2013**

  
Attorney for Plaintiff #311968



Status Report  
Pursuant to Servicemembers Civil Relief Act

Last Name: SHANGRAW

First Name: BEVERLY

Middle Name:

Active Duty Status As Of: Apr-02-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

*Mary M. Snavelly-Dixon*

Mary M. Snavelly-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

## More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

## Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: F2B535E5H0C3M80

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, NA as Trustee  
Plaintiff

v.

BEVERLY M. SHANGRAW,  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-390

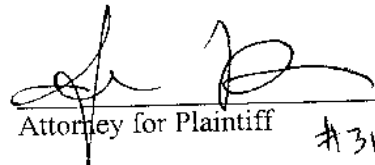
AFFIDAVIT OF NON-MILITARY SERVICE  
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **BEVERLY M. SHANGRAW**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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

Dated: **April 2, 2013**

  
Attorney for Plaintiff #311968



# Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: SHANGRAWFirst Name: BEVERLY

Middle Name:

Active Duty Status As Of: Apr-02-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Mary M. Snavelly-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22350



The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL: <http://www.defenseink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

## More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

## Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: F2B535E5H0C3M80

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, NA as Trustee  
Plaintiff

v.

BEVERLY M. SHANGRAW,  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-390

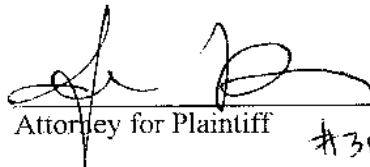
AFFIDAVIT OF NON-MILITARY SERVICE  
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **BEVERLY M. SHANGRAW**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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

Dated: **April 2, 2013**

  
Attorney for Plaintiff #311968

MJU#: 11010875 CASE#: 11010875-5





Status Report  
Pursuant to Servicemembers Civil Relief Act

Last Name: SHANGRAW

First Name: BEVERLY

Middle Name:

Active Duty Status As Of: Apr-02-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

*Mary M. Snavelly-Dixon*

Mary M. Snavelly-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

## More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

## Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: F2B535E5H0C3M80

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

**UDREN LAW OFFICES, PC**

PA OPERATING ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



3-7568/2360

47148

NUMBER  
47148

AMOUNT  
\*\*\*\*\*1,500.00

DATE  
April 02, 2013

One Thousand Five Hundred and 00/100\*\*\*\*\*

PAY  
TO THE  
ORDER  
OF

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

VOID AFTER 90 DAYS

*[Handwritten signature]*

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

1104714811 12360756891 950007718611

Pay to the order of



Security Features: Microprint

