

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank NA vs heirs of Clarissa Brown

NO. 140-14 ED

NO. 403-14 JD

DATE/TIME OF SALE: November 19, 2014 at 9:00 am

BID PRICE (INCLUDES COST) \$ 5244.42

POUNDAGE - 2% OF BID \$ 157.33

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5401.75

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Jimmy J. Mull
Agent for Pheban, Hallinan

TOTAL DUE: \$ 5401.75

LESS DEPOSIT: \$ 1352.00

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ 4051.75

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO BANK, N.A.

vs.

Defendant
UNKNOWN HEIRS OF CLARISSA A.
BROWN

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, November 19, 2014

Writ of Execution No. : 2014CV403

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 444 EAST 5TH STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,134.51
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

Total Sheriff Costs **\$1,901.51**

Municipal Costs

Sewer	\$3,275.91
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Total Municipal Costs **\$3,275.91**

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs **\$67.00**

Grand Total: **\$5,244.42**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(In County Seat Only) Telephone: (570) 389-5625



1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-568-7616
mariclana.santiago@phelanhallinan.com

Mariclana Santiago
Legal Assistant,

December 4, 2014

Office of the Sheriff
COLUMBIA County Courthouse
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLARISSA
A. BROWN, DECEASED
CLARISSA A. BROWN
444 EAST 5TH STREET,
BERWICK, PA 18603-3816
2014-CV-403

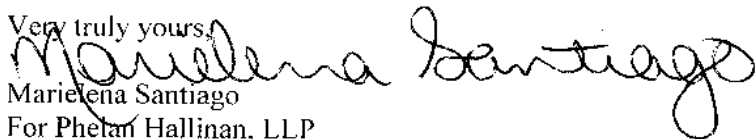
Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan, LLP as "attorney-on-the-writ," please prepare the Sheriff's Deed to **WELLS FARGO BANK, N.A., AS TRUSTEE, FOR THE CERTIFICATE HOLDERS OF ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WCW1**, 3815 SOUTH WEST TEMPLE, SALT LAKE CITY, UT 84115-4412.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,


Mariclana Santiago
For Phelan Hallinan, LLP

cc: WELLS FARGO BANK, N.A., AS TRUSTEE, FOR THE CERTIFICATE HOLDERS
OF ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WCW1

PH # 788483

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name

Phelan Hallinan, LLP

Telephone Number

Area Code 215-563-7000

Street Address

1617 JFK Boulevard, Suite 1400
One Penn Center Plaza

City

Philadelphia

State

PA

Zip Code

19103

B. TRANSFER DATA

Grantor(s)/Lessor(s)

Timothy Chamberlain

C. Date of Acceptance of Document 12-8-14

Grantee(s)/Lessee(s)

WELLS FARGO BANK, N.A., AS TRUSTEE, FOR THE CERTIFICATE HOLDERS OF
ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WCW1

Street Address

PO Box 380, W. Main Street

Street Address

3815 SOUTH WEST TEMPLE

City

Bloomsburg

State

PA

Zip Code

17815

City

SALT LAKE CITY

State

UT

Zip Code

84115-4412

D. REAL ESTATE LOCATION

Street Address

444 EAST 5TH STREET, BERWICK, PA 18603-3816

City, Township, Borough

BERWICK BOROUGH

County

COLUMBIA

School District

BERWICK AREA

Tax Parcel Number

04A-08-086-00,000

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

1. Actual Cash Consideration

\$5,244.42 (winning bid)

2. Other Consideration

+ -0-

3. Total Consideration

= \$5,244.42

4. County Assessed Value

\$16,374.00

5. Common Level Ratio Factor

x 3.61

6. Fair Market Value

= \$59,110.14

F. EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Grantor's Interest in Real Estate

100%

1b. Percentage of Grantor's Interest in Real Estate

100%

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.) (Name of Decedent) _____ Estate File Number _____
- ☐ Transfer from a trust. Date of transfer into the trust _____
- ☐ If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☐ *Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party

Mariclena Santiago

Mariclena Santiago

Date

12-8-14

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

Phelan Hallinan, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001485248

DATE
12/29/2014

AMOUNT
****\$4,051.75

PAY FOUR THOUSAND FIFTY-ONE AND 75 / 100 Dollars

TO THE ORDER OF Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

JXJ [788483] 444 EAST 5TH STREET (2014-CV-403)


AUTHORIZED SIGNATURE

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

⑈001485248⑈ ⑆036001808⑆ 361508666⑈

SHERIFF'S SALE COST SHEET

NO. _____ ED NO. _____ VS. Brown
 NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>24.00 10.00</u>
TOTAL ***** \$ <u>407.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1134.51</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1359.51</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>67.00</u>
TOTAL ***** \$ <u>77.00</u>	

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

MUNICIPAL FEES DUE:		
SEWER	20	\$ <u>3275.91</u>
WATER	20	\$ _____
TOTAL ***** \$ <u>3275.91</u>		

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC.	\$ _____
TOTAL ***** \$ <u>120.00</u>	

TOTAL COSTS (OPENING BID) \$ 5244.42

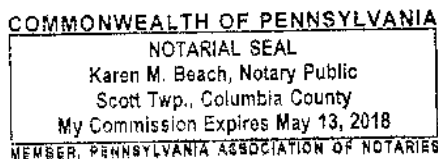
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania. and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 29 and November 5, 12, 2014 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....
.....

Sworn and subscribed to before me this 12th day of November 2014.

.....
Karen M. Beach
(Notary Public)



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

.....

Phelan Hallinan, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103
215-563-7000
Main Fax 215-568-7616

David A. Blakesley
Legal Assistant

Representing Lenders in
Pennsylvania

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE

Re: WELLS FARGO BANK, N.A., AS TRUSTEE, FOR THE CERTIFICATE HOLDERS OF
ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WCW1
vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER
CLARISSA A. BROWN, DECEASED
No.: 2014-CV-403

Dear Sir/Madame:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your
office. We have forwarded copies of same to the sheriff.

Thank you for your cooperation.

Sincerely,

David A. Blakesley
cc: Prothonotary of COLUMBIA COUNTY

PHELAN HALLINAN, LLP

Attorney for Plaintiff
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

WELLS FARGO BANK, N.A., AS TRUSTEE,
FOR THE CERTIFICATE HOLDERS OF ASSET-
BACKED PASS-THROUGH CERTIFICATES,
SERIES 2005-WCW1

Plaintiff

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER CLARISSA A.
BROWN, DECEASED

Defendants

:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:

: CIVIL DIVISION
:

: NO. 2014-CV-403
:

**AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE
PURSUANT TO P.R.C.P., 404(2)/403**

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter was sent by regular mail, to UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLARISSA A. BROWN, DECEASED on 9/11/2014 in accordance with the Order of Court dated 4/30/2014. The property was posted on 9/14/2014. Publication was advertised in The Press Enterprise on 9/15/2014.

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

DATE:

10/28/14

Phelan Hallinan, LLP

By:

Paul Cressman, Esq., Id. No. 318079
Attorney for Plaintiff

FILED FOR THE COURT
10/10/14

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A., AS TRUSTEE,
FOR THE CERTIFICATE HOLDERS OF ASSET-
BACKED PASS-THROUGH CERTIFICATES,
SERIES 2005-WCW1

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER CLARISSA A.
BROWN, DECEASED

ET AL.

COURT OF COMMON PLEAS
CIVIL DIVISION

NO. 2014-CV-403

COLUMBIA COUNTY

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

2014 MAY -1 A 10:12

FILED
PROthonary

ORDER

AND NOW, this 30th day of April, 2014, upon consideration of
Plaintiff's Motion for Service Pursuant to Special Order of court, it is hereby;

ORDERED that Plaintiff may obtain service of the Complaint and of the Notice of
Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C), on the Defendant, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLARISSA A. BROWN,
DECEASED, by publication of the Complaint in accordance with Pa.R.C.P. 430(b)(1); by First
Class mail at the mortgaged premises located at 444 EAST 5TH STREET, BERWICK, PA

PH # 788483/SNM

ATTORNEY FILE COPY
PLEASE RETURN

18603-3816, and by posting of the mortgaged premises at 444 EAST 5TH STREET, BERWICK, PA 18603-3816 by the Sheriff or by a non-party competent adult. Service by mail is complete upon the date of mailing.

It is further ORDERED and DECREED that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to assure compliance with this court order.

BY THE COURT:

/s/ Gary E. Norton
J.

ATTORNEY FILE COPY
PLEASE RETURN

LAS

....., I hereby certify that the advertising and
.....for publishing the foregoing notice, and the

Name and
Address
of Sender

PHILAN HALLINAN, LLP
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	*****	UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLARISSA A. BROWN, DECEASED 444 EAST 5TH STREET BERWICK, PA 18603-3816	
2	*****		
3			
4			
5			
6			
7			
8			
		PHS# 788483	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)

LAS/NOS-CERTIFICATE OF MAILING-
CODE 1020



AFFIDAVIT OF SERVICE

PLAINTIFF
WELLS FARGO BANK, N.A., AS TRUSTEE, FOR THE
CERTIFICATE HOLDERS OF ASSET-BACKED PASS-THROUGH PH # 788483
CERTIFICATES, SERIES 2005-WCW1

COLUMBIA COUNTY

DEFENDANT
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER CLARISSA A. BROWN,
DECEASED

SERVICE TEAM/lbm
COURT NO.: 2014-CV-403

SERVE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER CLARISSA A. BROWN,
DECEASED AT:
444 EAST 5TH STREET
BERWICK, PA 18603-3816

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: November 19, 2014

****Please post property with Notice of Sale in accordance with Court Order****

SERVED

Served and made known to UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLARISSA A. BROWN, DECEASED, Defendant on the 19th day of SEPT, 2014, at 3:20 o'clock P.M., at 444 East 5th Street, in the manner described below:

- ☐ Defendant personally served.
- ☐ Adult family member with whom Defendant(s) reside(s).
Relationship is _____
- ☐ Adult in charge of Defendant's residence who refused to give name or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
an officer of said Defendant's company.

XX Other: POSTED THE PROPERTY

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

I, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 09-14-2014

NAME: John Neubauer
PRINTED NAME: JOHN NEUBAUER
TITLE: PROCESS SERVER

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock _____ M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

- ☐ Vacant
- ☐ Does Not Exist
- ☐ Moved
- ☐ Does Not Reside (Not Vacant)
- ☐ No Answer on _____ at _____
- ☐ Service Refused

Other: _____

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY:

PRINTED NAME:

ATTORNEY FOR PLAINTIFF
Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
(215) 563-7000

6
318

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

Jessica Gliwa
Legal Assistant

Representing Lenders in
Pennsylvania

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

No.: 2014-CV-403

No.: 2014-ED-140

**Re: WELLS FARGO BANK, N.A., AS TRUSTEE, FOR THE CERTIFICATE HOLDERS OF ASSET-
BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WCW1 VS. UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER CLARISSA A. BROWN, DECEASED**

No.: 2014-CV-403, No.: 2014-ED-140

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

****Property is listed for the 11/19/2014 Sheriff Sale.****

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan, LLP

By:

Jessica Gliwa, Legal Assistant

cc: Sheriff of COLUMBIA County

PHILAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A., AS TRUSTEE, FOR	:	COLUMBIA COUNTY
THE CERTIFICATE HOLDERS OF ASSET-	:	
BACKED PASS-THROUGH CERTIFICATES,	:	COURT OF COMMON PLEAS
SERIES 2005-WCW1	:	
Plaintiff,	:	CIVIL DIVISION
	:	
v.	:	
	:	No.: <u>2014-CV-403</u>
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,	:	No.: <u>2014-ED-140</u>
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS	:	
CLAIMING RIGHT, TITLE OR INTEREST FROM	:	
OR UNDER CLARISSA A. BROWN, DECEASED	:	
Defendant(s)	:	

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".



Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

Date: 10/14/14

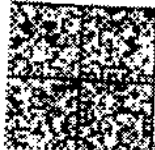
IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Name and
Address of
Sender

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/RJC - 11/19/2014 SALE

US POSTAGE > PITNEY BOWES
ZIP 19103 \$ 005.53
02 11 0001381191 SEP 29 2014



Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	Tenant/Occupant 444 East 5th Street Berwick, Pa 18603-3816	\$0.47
2	****	Berwick Area Joint Sewer Authority C/O Anthony J. McDonald, Esq. 106 Market Street Berwick, Pa 18603	\$0.47
3	****	Berwick Area Joint Sewer Authority C/O Anthony J. McDonald, Esq. 106 N Market St Berwick, Pa 18603-4820	\$0.47
4	****	Commonwealth Of Pennsylvania Bureau Of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, Pa 17128	\$0.47
5	****	Department Of Public Welfare, Tpl Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, Pa 17105	\$0.47
6	****	Domestic Relations Of Columbia County Columbia County Courthouse P.O. Box 380 Bloomsburg, Pa 17815	\$0.47
7	****	Commonwealth Of Pennsylvania Department Of Welfare P.O. Box 2675 Harrisburg, Pa 17105	\$0.47
8	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, Pa 15222	\$0.47
9	****	U.S. Department Of Justice U.S. Attorney For The Middle District Of Pa Federal Building 228 Walnut Street, Suite 220 Po Box 11754 Harrisburg, Pa 17108-1754	\$0.47
		RE: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHTS, TITLE, OR INTEREST FROM OR UNDER CURRIS, A BROWN DECEASED (COLUMBIAN) PH # 788483/1021 Page 1 of 1 Will Team	\$4.23

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 insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.
--	---	---	--

Name and
Address Of
Sender

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/RJG - 11/19/2014 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	Tenant/Occupant 444 East 5th Street Berwick, Pa 18603-3816	\$0.47
2	****	Berwick Area Joint Sewer Authority C/O Anthony J. McDonald, Esq. 106 Market Street Berwick, Pa 18603	\$0.47
3	****	Berwick Area Joint Sewer Authority C/O Anthony John McDonald, Esq. 106 N Market St Berwick, Pa 18603-4820	\$0.47
4	****	Commonwealth Of Pennsylvania Bureau Of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, Pa 17128	\$0.47
5	****	Department Of Public Welfare, Tpl Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, Pa 17105	\$0.47
6	****	Domestic Relations Of Columbia County Columbia County Courthouse P.O. Box 380 Bloomsburg, Pa 17815	\$0.47
7	****	Commonwealth Of Pennsylvania Department Of Welfare P.O. Box 2675 Harrisburg, Pa 17105	\$0.47
8	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, Pa 15222	\$0.47
9	****	U.S. Department Of Justice U.S. Attorney For The Middle District Of Pa Federal Building 228 Walnut Street, Suite 220 Po Box 11754 Harrisburg, Pa 17108-1754	\$0.47
		RE: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLARENCE W. BROWN, DECEASED (COLUMBIA) PH# 788483/1021 Page 1 of 1 WHF Team	\$4.23
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 insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.

Form 3877 Facsimile

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.

vs.

UNKNOWN HEIRS OF CLARISSA A. BROWN

Case Number

2014CV403

SHERIFF'S RETURN OF SERVICE

10/14/2014 12:26 PM - DEPUTY MICHAEL BEYER, 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 444 EAST 5TH STREET, BERWICK, PA 18603.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 15, 2014

NOTARY

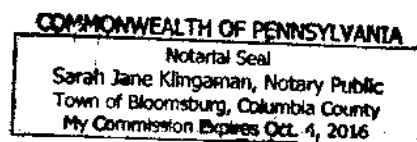
Affirmed and subscribed to before me this

15TH

day of

OCTOBER

2014



Sarah Jane Klingaman

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
UNKNOWN HEIRS OF CLARISSA A. BROWN

Case Number
2014CV403

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	444 EAST 5TH STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Rostered</u> · Other
Adult In Charge:	
Relation:	
Date:	10/14/14
Time:	1226
Deputy:	4
Mileage:	

Attorney / Originator:

Name: PHELAN & HALLINAN LLP	Phone: 215-563-7000
------------------------------------	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2014CV403

444 EAST 5TH STREET, BERWICK, PA 18603

NO EXPIRATION



September 16, 2014

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

**WELLS FARGO BANK, N.A., AS TRUSTEE, FOR THE CERTIFICATE
HOLDERS OF ASSET-BACK PASS THROUGH CERTIFICATES,
SERIES 2005-WCW1**

VS.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER CLARISSA A. BROWN, DECEASED**

**NO: 2014-ED-140
NO: 2014-CV-403**

Dear Timothy:

The amount due on the sewer account #107874 for the property located at 444 E. 5th Front Street, Berwick Pa through December 30, 2014 is **\$3275.91**. This amount includes fees to satisfy a lien on the property.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Morris", is written over a horizontal line.

Kelly Morris
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

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

REAL ESTATE TAX CERTIFICATION

Date: 09/11/2014

Fee: \$5.00

Cert. NO: 18958

BROWN CLARISSA A
444 E FIFTH ST
BERWICK PA 18603

District: BERWICK BORO
Deed: 0292 -0612
Location: 444 E FIFTH ST
Parcel Id:04A-08 -086-00,000

Assessment: 16,374
Balances as of 09/11/2014

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

Wells Fargo Bank, N.A., as Trustee, for The Certificate Holders of Asset-backed Pass-through Certificates, Series 2005-wcw1	:	COURT OF COMMON PLEAS
	:	
	:	CIVIL DIVISION
Plaintiff	:	
	:	NO.: 2014-CV-403
	:	2014-ED-140
	:	
vs.	:	
	:	Columbia County
	:	
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Clarissa A. Brown, Deceased	:	
	:	
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns, and All
Persons, Firms, or Associations Claiming Right,
Title or Interest From or Under Clarissa A.
Brown, Deceased
444 East 5th Street
Berwick, PA 18603-3816

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY,
THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY
ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at **444 East 5th Street, Berwick, PA 18603-3816** is scheduled to be sold at the
Sheriff's Sale on Nov. 19th 2014 at 9:00 AM in the Office of The Sheriff,
Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of
\$117,545.36 obtained by Wells Fargo Bank, N.A., as Trustee, for The Certificate Holders of Asset-backed
Pass-through Certificates, Series 2005-wcw1 (the mortgagee) against you. In the event the sale is continued, an
announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

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 canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
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.

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.)

Office 2014 County & Municipality
BERWICK BORO
THE CHECKS PAYABLE TO:
 Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603
 MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS
 CLOSED HOLIDAYS
 NE:570-752-7442

FOR: COLUMBIA County		DATE 03/01/2014		BILL NO. 2851	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	16,374	9.146	146.76	149.76	164.74
SINKING		1.345	21.58	22.02	24.22
FIRE		1.25	20.06	20.47	21.49
LIGHT		1.75	28.08	28.65	30.08
BORO RE		11.1	178.11	181.75	190.84
The discount & penalty have been calculated for your convenience			394.59	402.65	431.37
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

PAID ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

BROWN CLARISSA A
 444 E FIFTH ST
 BERWICK PA 18603

Discount 2%
 Penalty 10%
 PARCEL: 04A-08 -086-00,000
 444 E FIFTH ST
 1894 Acres
 Land 3,300
 Buildings 13,074
 Total Assessment 16,374

This tax returned
 to courthouse on:
 January 1, 2015

Wife 2487

FILE COPY

4-30

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

2014 SCHOOL REAL ESTATE TAX NOTICE
 Berwick Area School District
 Berwick Borough

Bill Date: 7/1/2014

Bill#: 497

TAXPAYER COPY

Parcel #: 04A08 08600000

Prop. Type 3

Property Location and Description:

444 E FIFTH ST
 .189

Assessment:

L= 3,300
 B= 13,074
 T= 16,374

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	732.74
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2014	2% Discounted Amount	718.09
If Paid By 10/31/2014	FACE Amount	732.74
If Paid After 10/31/2014	10% Penalty Amount	806.01

W D?

Last day to pay Tax Collector 12/15/2014
 Include self-addressed stamped envelope if
 return receipt required.

Office Hours:
 Monday, Tuesday, and Thursday from 9:30am - 4:00pm
 Closed Wednesday and Friday
 Closed Holidays

Make Check Payable To:

Connie C. Gingher, Tax Collector
 1615 Lincoln Avenue
 Berwick, PA 18603

Telephone: 570-752-7442

Taxes are due and payment is requested from:

BERW
 BROWN CLARISSA A
 444 E 5TH ST
 BERWICK, PA 18603-3816



Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000036594

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

Wells Fargo Bank, N.A., as Trustee, for The Certificate Holders of Asset-backed Pass-through Certificates, Series 2005-wcw1	:	COURT OF COMMON PLEAS
	:	
	:	CIVIL DIVISION
Plaintiff	:	
	:	NO.: 2014-CV-403
	:	
vs.	:	2014-ED-140
	:	
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Clarissa A. Brown, Deceased	:	Columbia County
	:	
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns, and All
Persons, Firms, or Associations Claiming Right,
Title or Interest From or Under Clarissa A.
Brown, Deceased
444 East 5th Street
Berwick, PA 18603-3816

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WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY,
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ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at **444 East 5th Street, Berwick, PA 18603-3816** is scheduled to be sold at the
Sheriff's Sale on Nov. 19th 2014 at 9:00 AM in the Office of The Sheriff,
Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of
\$117,545.36 obtained by Wells Fargo Bank, N.A., as Trustee, for The Certificate Holders of Asset-backed
Pass-through Certificates, Series 2005-wcw1 (the mortgagee) against you. In the event the sale is continued, an
announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

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**:

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You may also be able to stop the sale through other legal proceedings.

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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
UNKNOWN HEIRS OF CLARISSA A. BROWN

Case Number
2014CV403

SHERIFF'S RETURN OF SERVICE

09/04/2014 08:00 PM - I, DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: UNKNOWN HEIRS OF CLARISSA A. BROWN, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT SERVED" AT 445 EAST 5TH STREET, BERWICK, PA 18603. NO ONE LIVES AT HOUSE.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

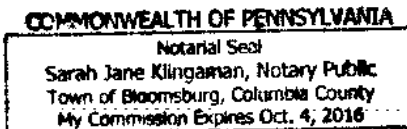

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 05, 2014

NOTARY

Affirmed and subscribed to before me this

5TH day of SEPTEMBER, 2014





PHILAN & HALLINAN LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

Printed Name of Notary Public

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
VS.
UNKNOWN HEIRS OF CLARISSA A. BROWN

Case Number
2014CV403

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 140

Warrant:

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

Serve To:

Name: UNKNOWN HEIRS OF CLARISSA A. BROW

Primary Address: 445 EAST 5TH STREET
BERWICK, PA 18603

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: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. Address is 444 E 5th spoke with Neighbor she lived
2. No One Lives At House

3.

4.

5.

6.

UNKNOWN HEIRS OF CLAI

2014CV403

445 EAST 5TH STREET, BERWICK, PA 18603

NO EXPIRATION

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

Wells Fargo Bank, N.A., as Trustee, for The Certificate Holders of
Asset backed Pass-through Certificates, Series 2005-wcw1

vs.

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or
Associations Claiming Right, Title or Interest From or Under
Clarissa A. Brown, Deceased

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2014-CV-403

2014-ED-140

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 444 East 5th Street, Berwick, PA 18603-3816
(See Legal Description attached)

Amount Due
Interest from 07/23/2014 to Date of Sale
@ \$19.32 per diem

\$117,545.36

\$____ and costs.

Dated 08-28-14
(SEAL)

PH # 788483

Richard N. Schutte
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Richard N. Schutte
Clerk of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Wells Fargo Bank, N.A., as Trustee, for The Certificate Holders of Asset-backed Pass-through Certificates, Series 2005-wcw1	:	COURT OF COMMON PLEAS
	:	
	:	CIVIL DIVISION
Plaintiff	:	
	:	NO.: <u>2014-CV-403</u>
vs.	:	<u>2014-ED-140</u>
	:	
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under	:	Columbia County
Clarissa A. Brown, Deceased	:	
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Unknown Heirs, Successors, Assigns, and All
Persons, Firms, or Associations Claiming Right,
Title or Interest From or Under Clarissa A.
Brown, Deceased
444 East 5th Street
Berwick, PA 18603-3816**

*****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY,
THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY
ENFORCEMENT OF A LIEN AGAINST PROPERTY.*****

Your house (real estate) at **444 East 5th Street, Berwick, PA 18603-3816** is scheduled to be sold at the Sheriff's Sale on Nov. 19th 2014 at 9:00 AM in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$117,545.36 obtained by Wells Fargo Bank, N.A., as Trustee, for The Certificate Holders of Asset-backed Pass-through Certificates, Series 2005-wcw1 (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

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 canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
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.

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 215-563-7000.
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 215-563-7000.
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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. 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 the filing of the proposed schedule.
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.**

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

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2014-CV-403**

Wells Fargo Bank, N.A., as Trustee, for The Certificate Holders of Asset-backed Pass-through Certificates, Series 2005-wcw1

v.

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Clarissa A. Brown, Deceased

owner(s) of property situate in the **BERWICK BOROUGH**, COLUMBIA County, Pennsylvania, being

444 East 5th Street, Berwick, PA 18603-3816

Parcel No. 04A-08-086-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$117,545.36**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

All THAT CERTAIN piece and parcel of land situate in the Borough of Berwick, formerly Briar Creek Township, County of Columbia, and State of Pennsylvania, and a very small portion in Salem Township, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the south side of Fifth Street at the northeast corner of a lot referred to as Lot No. 5 in Traugh and Devenport Addition to Berwick; thence along Fifth Street in an easterly direction, forty-nine and one-half (49 1/2) feet, more or less, to a point in line of land now or late of Messinger; thence along line of Messinger and Ridall in a southerly direction, a distance of one hundred sixty-five (165) feet, more or less, to Four and One-Half Street (formerly referred to as a 16 foot alley); thence along Four and One-Half Street, a distance of forty-nine and one-half (49 1/2) feet, more or less to line of Lot No. 5 referred to above; thence in a northerly direction along line of Lot No. 5, a distance of one hundred sixty-five (165) feet; more or less, to the south side of Fifth Street, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Clarissa A. Brown, by Deed from Clarissa A. Brown and Edna V. Brown, as joint tenants with the right of survivorship and not as tenants in common, dated 11/29/1995, recorded 12/12/1995 in Book 612, Page 894. *Mortgagor CLARISSA A. BROWN died on 01/31/2010, and upon information and belief, her heirs or devisees, and personal representative, are unknown.*

Tax Parcel: 04A-08-086-00,000

Premises Being: 444 East 5th Street Berwick, PA 18603-3816

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
UNKNOWN HEIRS OF CLARISSA A. BROWN

Case Number
2014CV403

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 140

Warrant:

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

Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORITY

Primary Address: 106 MARKET STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kristy Hart

Relation: Clerk

Date: 9-5-14

Time: 13:00

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BERWICK AREA JOINT SEWER AUTHORITY

2014CV403

106 MARKET STREET, 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.
UNKNOWN HEIRS OF CLARISSA A. BROWN

Case Number
2014CV403

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 140

Warrant:

Serve To:

Name: Connie C. Gingher

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:

Connie C. Gingher

Relation:

Date:

9-5-14

Time:

1402

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2014CV403

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.
UNKNOWN HEIRS OF CLARISSA A. BROWN

Case Number
2014CV403

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 140

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 445 EAST 5TH STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9-4-14

Time: 2001

Deputy: 7

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. Address 444 E 5th St Berwick

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

OCCUPANT

2014CV403

445 EAST 5TH STREET, 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.
UNKNOWN HEIRS OF CLARISSA A. BROWN

Case Number
2014CV403

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 140

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Co

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: Stephanie Shoop

Relation: Inmate Office

Date: 9/2/14

Time: 9:29

Deputy: E

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2014CV403 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.
UNKNOWN HEIRS OF CLARISSA A. BROWN

Case Number
2014CV403

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 145

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: Debbie Miller

Relation: Clerk

Date: 09/02/14

Time: 0930

Deputy: 8

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2014CV403

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 08/29/14

Account:

Name:
Company: TIM CHAMBERLAIN - COLUM COUNTY SHER-
IFF
Address: PO BOX 380
BLOOMSBURG, PA 17815

Ad ID:	1005225
Description:	Clarissa Brown Sheriff
Sale	
Run Dates:	10/29/14 to 11/12/14
Class:	2
Agate Lines:	207
Blind Box:	

Total Ad Cost	\$1,134.51			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	10/29/14	11/12/14	3	\$1,134.51

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV403

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, NOVEMBER 19, 2014
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 on (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All THAT CERTAIN piece and parcel of land situate in the Borough of Berwick, formerly Briar Creek Township, County of Columbia, and State of Pennsylvania, and a very small portion in Salem Township, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the south side of Fifth Street at the northeast corner of a lot referred to as Lot No. 5 in Traugh and Devenport Addition to Berwick; thence along Fifth Street in an easterly direction, forty-nine and one-half (49 1/2) feet, more or less, to a point in line of land now or late of Messinger; thence along line of Messinger and Ridall in a southerly direction, a distance of one hundred sixty-five (165) feet, more or less, to Four and One-Half Street (formerly referred to as a 16 foot alley); thence along Four and One-Half Street, a distance of forty-nine and one-half (49 1/2) feet, more or less to line of Lot No. 5 referred to above; thence in a northerly direction along line of Lot No. 5, a distance of one hundred sixty-five (165) feet, more or less, to the south side of Fifth Street, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Clarissa A. Brown, by Deed from Clarissa A. Brown and Edna V. Brown, as joint tenants with the right of survivorship and not as tenants in common, dated 11/29/1995, recorded 1211211995 in Book 612, Page 894. Mortgagor CLARISSA A. Brown died on 01/31/2010, and upon information and belief, her heirs or devisees, and personal representative, are unknown.

Tax Parcel: 04A-08-086-00,000

Premises Being: 444 East 5th Street Berwick, PA 18603-3816

PROPERTY ADDRESS: 455 EAST 5TH STREET, BERWICK, PA 18603

UPL / TAX PARCEL NUMBER: 04A-08-086-00,000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS OF CLARISSA A. BROWN 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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff
PHILAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

Document Receipt

Trans #	3662	Carrier / service:	USPS Server	First-Class Mail®	8/29/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000036600

Doc Ref #: 2014ED140

Postage 5 3400

PHILADELPHIA PA 19106

Document Receipt

Trans #	3661	Carrier / service:	USPS Server	First-Class Mail®	8/29/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #:	71901140006000036594
Doc Ref #:	2014ED140
Postage	5.3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	3660	Carrier / service:	USPS Server	First-Class Mail®	8/29/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000036587

Doc Ref #: 2014ED140

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	3660	Carrier / service:	USPS Server	First-Class Mail®	8/29/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000036587

Doc Ref #: 2014ED140

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	3659	Carrier / service:	USPS Server	First-Class Mail®	8/29/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000036570

Doc Ref #: 2014ED140

Postage 5.3400

HARRISBURG PA 17128

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV403

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, NOVEMBER 19, 2014
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 THAT CERTAIN piece and parcel of land situate in the Borough of Berwick, formerly Briar Creek Township, County of Columbia, and State of Pennsylvania, and a very small portion in Salem Township, Luzerne County, Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the south side of Fifth Street at the northeast corner of a lot referred to as Lot No. 5 in Traugh and Devenport Addition to Berwick; thence along Fifth Street in an easterly direction, forty-nine and one-half (49 1/2) feet, more or less, to a point in line of land now or late of Messinger; thence along line of Messinger and Ridall in a southerly direction, a distance of one hundred sixty-five (165) feet, more or less, to Four and One-Half Street (formerly referred to as a 16 foot alley); thence along Four and One-Half Street, a distance of forty-nine and one-half (49 1/2) feet, more or less to line of Lot No. 5 referred to above; thence in a northerly direction along line of Lot No. 5, a distance of one hundred sixty-five (165) feet; more or less, to the south side of Fifth Street, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Clarissa A. Brown, by Deed from Clarissa A. Brown and Edna V. Brown, as joint tenants with the right of survivorship and not as tenants in common, dated 11/29/1995, recorded 12/12/1995 in Book 612, Page 894. Mortgagor CLARISSA A. Brown died on 01/31/2010, and upon information and belief, her heirs or devisees, and personal representative, are unknown.

Tax Parcel: 04A-08-086-00,000

Premises Being: 444 East 5th Street Berwick, PA 18603-3816

PROPERTY ADDRESS: 444 EAST 5TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-08-086-00,000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS OF CLARISSA A. BROWN 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:
PHELAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 2014ED140

DATE RECEIVED 8-27-2014
DOCKET AND INDEX 2014 00403

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>001403241</u>

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

SALE DATE Nov. 19 2014 TIME 10:00 am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

Wells Fargo Bank, N.A., as Trustee, for The Certificate Holders of
Asset-backed Pass-through Certificates, Series 2005-wcw1

vs.

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or
Associations Claiming Right, Title or Interest From or Under
Clarissa A. Brown, Deceased

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2014-CV-403

2014-ED-140
COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 444 East 5th Street, Berwick, PA 18603-3816
(See Legal Description attached)

Amount Due

Interest from 07/23/2014 to Date of Sale
@ \$19.32 per diem

\$117,545.36

\$ — — — and costs.

Dated 08-28-14 — — —
(SEAL)

PH # 788483

Barbara D. Swett
(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.

Barbara D. Swett
My Comm. Exp. 12/31/2015

**Wells Fargo Bank, N.A., as Trustee, for The Certificate
Holders of Asset-backed Pass-through Certificates, Series
2005-wcw1**
Plaintiff

v.

**Unknown Heirs, Successors, Assigns, and All Persons,
Firms, or Associations Claiming Right, Title or Interest
From or Under Clarissa A. Brown, Deceased**
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2014-CV-403**
:
: **2014-ED-140**
:
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., as Trustee, for The Certificate Holders of Asset-backed Pass-through Certificates, Series 2005-wcw1, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **444 East 5th Street, Berwick, PA 18603-3816**.

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

Name

Address (if address cannot be reasonably ascertained,
please so indicate)

**Unknown Heirs, Successors, Assigns, and All
Persons, Firms, or Associations Claiming Right,
Title or Interest From or Under Clarissa A.
Brown, Deceased**

**444 East 5th Street
Berwick, PA 18603-3816**

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

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

**Unknown Heirs, Successors, Assigns, and All
Persons, Firms, or Associations Claiming Right,
Title or Interest From or Under Clarissa A.
Brown, Deceased**

**444 East 5th Street
Berwick, PA 18603-3816**

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

Name

Address (if address cannot be
reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be
reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be
reasonably ascertained, please indicate)

**Berwick Area Joint Sewer Authority, C/O
Anthony John McDonald, Esq.**

**106 N Market st
Berwick, PA 18603-4820**

Berwick Area Joint Sewer Authority

**C/O Anthony J. McDonald, Esq.
106 Market Street
Berwick, PA 18603**

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.

Name

Address (if address cannot be
reasonably ascertained, please indicate)

None.

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:

Name

Address (if address cannot be
reasonably ascertained, please indicate)

Tenant/Occupant

**444 East 5th Street
Berwick, PA 18603-3816**

**Commonwealth of Pennsylvania Bureau of
Individual Taxes Inheritance Tax Division**

**6th Floor, Strawberry Sq.
Dept 280601
Harrisburg, PA 17128**

**Department of Public Welfare, TPL Casualty
Unit, Estate Recovery Program**

**P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105**

**Domestic Relations of
Columbia County**

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

**Commonwealth of Pennsylvania
Department of Welfare**

**P.O. Box 2675
Harrisburg, PA 17105**

Internal Revenue Service Advisory

**1000 Liberty Avenue Room 704
Pittsburgh, PA 15222**

**U.S. Department of Justice
U.S. Attorney for The Middle District of PA
Federal Building**


**228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754**

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

Date:

3/20/14

By:



Phelan Hallinan, LLP

Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

PHELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorneys for Plaintiff

**Wells Fargo Bank, N.A., as Trustee, for The Certificate Holders of
Asset-backed Pass-through Certificates, Series 2005-wcw1**
Plaintiff

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**

v.

: **NO.: 2014-CV-403**

**Unknown Heirs, Successors, Assigns, and All Persons, Firms, or
Associations Claiming Right, Title or Interest From or Under
Clarissa A. Brown, Deceased**
Defendant(s)


: **2014-ED-140**
: **Columbia County**
:

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- (X) the premises is vacant
- () Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By: 
Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorney for Plaintiff

Wells Fargo Bank, N.A., as Trustee, for The Certificate Holders of	:	Columbia County
Asset-backed Pass-through Certificates, Series 2005-wcw1	:	
	:	COURT OF COMMON PLEAS
	:	
vs.	:	CIVIL DIVISION
	:	
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or	:	NO.: <u>2014-CV-403</u>
Associations Claiming Right, Title or Interest From or Under	:	
Clarissa A. Brown, Deceased	:	2014-ED-140


VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Clarissa A. Brown, Deceased's Social Security Number is not available because she is not the borrower on the loan, and thus, we are unable to determine whether or not Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Clarissa A. Brown, Deceased is in military service.

(b) that the Plaintiff is without sufficient information to determine whether the defendant Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Clarissa A. Brown, Deceased is over 18 years of age and resides at 444 East 5th Street, Berwick, PA 18603-3816.

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


Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

LEGAL DESCRIPTION

All THAT CERTAIN piece and parcel of land situate in the Borough of Berwick, formerly Briar Creek Township, County of Columbia, and State of Pennsylvania, and a very small portion in Salem Township, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the south side of Fifth Street at the northeast corner of a lot referred to as Lot No. 5 in Traugh and Devanport Addition to Berwick; thence along Fifth Street in an easterly direction, forty-nine and one-half (49 1/2) feet, more or less, to a point in line of land now or late of Messinger; thence along line of Messinger and Ridall in a southerly direction, a distance of one hundred sixty-five (165) feet, more or less, to Four and One-Half Street (formerly referred to as a 16 foot alley); thence along Four and One-Half Street, a distance of forty-nine and one-half (49 1/2) feet, more or less to line of Lot No. 5 referred to above; thence in a northerly direction along line of Lot No. 5, a distance of one hundred sixty-five (165) feet; more or less, to the south side of Fifth Street. the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Clarissa A. Brown, by Deed from Clarissa A. Brown and Edna V. Brown, as joint tenants with the right of survivorship and not as tenants in common, dated 11/29/1995, recorded 12/12/1995 in Book 612, Page 894. *Mortgagor CLARISSA A. BROWN died on 01/31/2010, and upon information and belief, her heirs or devisees, and personal representative, are unknown.*

Tax Parcel: 04A-08-086-00,000

Premises Being: 444 East 5th Street Berwick, PA 18603-3816

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2014-CV-403** **2014-ED-140**

Wells Fargo Bank, N.A., as Trustee, for The Certificate Holders of Asset-backed Pass-through Certificates, Series 2005-wcw1

v.

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Clarissa A. Brown, Deceased

owner(s) of property situate in the **BERWICK BOROUGH**, COLUMBIA County, Pennsylvania, being

444 East 5th Street, Berwick, PA 18603-3816

Parcel No. 04A-08-086-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$117,545.36**

Attorneys for Plaintiff

Phelan Hallinan, LLP

SHERIFF'S RETURN

Wells Fargo Bank, N.A., as Trustee, for The Certificate Holders of
Asset-backed Pass-through Certificates, Series 2005-wcw1
Plaintiff

vs.

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2014-CV-403 2014-ED-140

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or
Associations Claiming Right, Title or Interest From or Under Clarissa
A. Brown, Deceased

ISSUED

Defendants

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do
hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.
Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__, at _____ O'Clock _____ m., served the within
upon _____ at _____
_____ by handing to
_____ a true and correct copy of the original Notice of
Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

_____, 20__, See return endorsed hereon by Sheriff of
_____, County, Pennsylvania, and made a part of this
return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff
Wells Fargo Bank, N.A., as Trustee, for The Certificate Holders of Asset-backed Pass-through Certificates, Series 2005-ww1

No. 2014-CV-403

2014-ED-140

Defendant
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Clarissa A. Brown, Deceased

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVE, OR DESCRIPTION OF PROPERTY TO BE SEIZED, ATTACHED OR SALE.

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
444 East 5th Street

Berwick, PA 18603-3816

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, 2014, I, Sheriff of COLUMBIA County, PA, do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN → Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
_____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date
8/20/14

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF _____ Court Number _____

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____, 2014

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of _____

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

Wells Fargo Bank, N.A., as Trustee, for The Certificate Holders of Asset-backed Pass-through Certificates, Series 2005-wcw1

No.: 2014-CV-403

2014-ED-140

Defendant

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Clarissa A. Brown, Deceased
Clarissa A. Brown, Deceased

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



NAME OF INDIVIDUAL COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING R
TITLE OR INTEREST FROM OR UNDER CLARISSA A. BROWN, DECEASED

AT

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
444 East 5th Street

Berwick, PA 18603-3816

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA, do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

[Signature]

Defendant

Telephone Number

(215)563-7000

Date

8/20/14

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

Phelan Hallinan, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001442646

DATE
7/30/2014

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE ORDER OF Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

RJG [788483] 444 EAST 5TH STREET (2014-CV-403)

Francis S. Hallinan
AUTHORIZED SIGNATURE

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

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