

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

Wells Fargo Bank NA vs Larry Young ET AL

NO. 142-2014 ED NO. 1951-2010 JD

DATE/TIME OF SALE: DECEMBER 17, 2014 @ 9:00A M

BID PRICE (INCLUDES COST) \$ 5763.35

POUNDAGE - 2% OF BID \$ 115.27

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5878.62

PURCHASER(S): Marie Hanyon

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

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

PURCHASER(S) SIGNATURE(S): Marie Hanyon

TOTAL DUE: \$ 5878.62

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 4528.62

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
WELLS FARGO BANK, N.A.

vs.

**Defendant**  
JODI ERNEST  
MARK ERNEST  
JOEL YOUNG  
JON YOUNG  
LARRY E YOUNG

**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, December 17, 2014

**Writ of Execution No. :** 2010CV1951

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 216/ 220 WEST 7TH STREET, MIFFLINVILLE, PA 18631

## 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	\$96.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,313.70
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	\$285.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$9.50
Notary Fee	\$30.00
Surcharge	\$200.00

**Total Sheriff Costs** **\$2,357.70**

## Municipal Costs

Current Taxes	\$413.70
Delinquent Taxes	\$1,688.82
Sewer	\$1,236.13

**Total Municipal Costs** **\$3,338.65**

## Distribution Costs

Recording Fees	\$67.00
<b>Total Distribution Costs</b>	<b>\$67.00</b>

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)

Columbia County Sheriff's Office, Bloomsburg, PA

Location of the real estate: 216/ 220 WEST 7TH STREET, MIFFLINVILLE, PA 18631

Grand Total:

\$5,763.35

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)

Columbia County Sheriff's Office



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

Marielena Santiago  
Legal Assistant,

January 13, 2015

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

Re: LARRY E. YOUNG  
JON YOUNG  
JOEL YOUNG  
220 WEST 7TH STREET BOX 289, A/K/A 216 WEST 7TH STREET, MIFFLINVILLE, PA  
18631  
2010-CV-1951

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," to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, PO Box 650043, Dallas, TX 75265.

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,

Marielena Santiago

On behalf of Phelan Hallinan, LLP

cc: WELLS FARGO BANK, N.A.

PH # 724606

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

Street Address

PO Box 380, W. Main Street

City

Bloomsburg

State

PA

Zip Code

17815

### C. Date of Acceptance of Document

1-20-15

Grantee(s)/Lessee(s)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Street Address

PO Box 650043

City

Dallas

State

TX

Zip Code

75265

### D. REAL ESTATE LOCATION

Street Address

220 WEST 7TH STREET BOX 289, A/K/A 216 WEST  
7TH STREET, MIFFLINVILLE, PA 18631

City, Township, Borough

MIFFLIN TOWNSHIP

County

COLUMBIA

School District

CENTRAL COLUMBIA

Tax Parcel Number

23-05F-018-07,000

### E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION?

1. Actual Cash Consideration

\$5,763.35 (winning bid)

2. Other Consideration

+ -0-

3. Total Consideration

= \$5,763.35

4. County Assessed Value

\$25,110.00

5. Common Level Ratio Factor

x 3.61

6. Fair Market Value

= \$90,647.10

### 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.)

This transfer is an exempt transaction based on P.S. Sect. 91(b)(1)(v) and 12 U.S.C. Sect. 1723a(c)(2). This is a Government Instrumentality.

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

Marielena Santiago

*Marielena Santiago*

Date

1-20-15

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

001489980

DATE  
1/20/2015

AMOUNT  
\*\*\*\*\$4,528.62

PAY FOUR THOUSAND FIVE HUNDRED TWENTY-EIGHT AND 62 / 100 Dollars

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

KAF [724606] 220 WEST 7TH STREET BOX 289 (2010-CV-1951)

  
AUTHORIZED SIGNATURE

⑈001489980⑈ ⑆036001808⑆ 361508666⑈

# SHERIFF'S SALE COST SHEET

VS. \_\_\_\_\_

NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ 285.00	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ 96.00	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ 16.00	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ 9.50	
NOTARY	\$ 30.00	
TOTAL *****		\$ 609.00

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ 133.70	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ 1538.70

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ 67.00	
TOTAL *****		\$ 77.00

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$ 413.70	
DELINQUENT 20	\$ 1638.82	
TOTAL, *****		\$ 2102.52

MUNICIPAL FEES DUE:

SEWER 20	\$ 1236.13	
WATER 20	\$	
TOTAL *****		\$ 1236.13

SURCHARGE FEE (DSTE)	\$ 200.00	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ -0-

TOTAL COSTS (OPENING BID) \$ 5763.35

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.  
vs. LARRY E. YOUNG, in capacity as Co-Administrator and Heir of the Estate of JUNE  
L. YOUNG A/K/A JUNE LOUISE YOUNG, JON YOUNG, in capacity as Co-  
Administrator and Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE  
YOUNG, JOEL YOUNG, in capacity as Heir of the Estate of JUNE L. YOUNG A/K/A  
JUNE LOUISE YOUNG, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER JUNE LOUISE YOUNG A/K/A JUNE L. YOUNG, DECEASED  
A/K/A JUNE L. YOUNG, MARK ERNEST A/K/A MARK EARNEST, in capacity as Heir  
of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased, JODIE ERNEST A/K/A JODI  
LYNN EARNEST, in her capacity as Heir of SUSAN ERNEST A/K/A SUSAN  
EARNEST, Deceased, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER SUSAN ERNEST, DECEASED, and UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD YOUNG,  
DECEASED

No.: 2010-CV-1951

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.

Plaintiff

vs.

LARRY E. YOUNG, in capacity as Co-  
Administrator and Heir of the Estate of JUNE L.  
YOUNG A/K/A JUNE LOUISE YOUNG  
JON YOUNG, in capacity as Co-Administrator and  
Heir of the Estate of JUNE L. YOUNG A/K/A  
JUNE LOUISE YOUNG  
JOEL YOUNG, in capacity as Heir of the Estate of  
JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER JUNE LOUISE  
YOUNG A/K/A JUNE L. YOUNG, DECEASED  
A/K/A JUNE L. YOUNG  
MARK ERNEST A/K/A MARK EARNEST, in  
capacity as Heir of SUSAN ERNEST A/K/A  
SUSAN EARNEST, Deceased  
JODIE ERNEST A/K/A JODI LYNN EARNEST,  
in her capacity as Heir of SUSAN ERNEST A/K/A  
SUSAN EARNEST, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER SUSAN ERNEST,  
DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER RONALD  
YOUNG, DECEASED

Defendants

:  
:  
: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
:  
: CIVIL DIVISION  
:  
: NO. 2010-CV-1951  
:

**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 SUSAN ERNEST, DECEASED, and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD YOUNG, DECEASED on 9/25/2014 in accordance with the Order of Court dated 2/25/2014. The property was posted on 9/27/2014. Publication was advertised in The Press Enterprise on 9/25/2014.

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: \_\_\_\_\_

11/14/14

Phelan Hallinan, LLP

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

FILED  
PROTHONOTARY

2014 FEB 26 A 9:47

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

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

WELLS FARGO BANK, N.A.

vs.

LARRY E. YOUNG, in capacity as Co-  
Administrator and Heir of the Estate of JUNE L.  
YOUNG A/K/A JUNE LOUISE YOUNG

ET AL.

COURT OF COMMON PLEAS  
CIVIL DIVISION

NO. 2010-CV-1951

COLUMBIA COUNTY

**ORDER**

**AND NOW**, this 25<sup>th</sup> day of February, 201<sup>4</sup>, 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 SUSAN ERNEST, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD YOUNG, 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 220 WEST 7TH

STREET BOX 289, A/K/A 216 WEST 7TH STREET, MIFFLINVILLE, PA 18631, and by posting of the mortgaged premises at 220 WEST 7TH STREET BOX 289, A/K/A 216 WEST 7TH STREET, MIFFLINVILLE, PA 18631 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/ Thomas A. James, Jr.

PLAINTIFF  
WELLS FARGO BANK, N.A.

AFFIDAVIT OF SERVICE (FNMA)

COLUMBIA COUNTY

PH # 724606A

DEFENDANT

LARRY E. YOUNG, in capacity as Co-Administrator and Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG  
JON YOUNG, in capacity as Co-Administrator and Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG  
JOEL YOUNG, in capacity as Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG

SERVICE TEAM/spj

COURT NO.: 2010-CV-1951

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUNE LOUISE YOUNG A/K/A JUNE L. YOUNG, DECEASED A/K/A JUNE L. YOUNG  
MARK ERNEST A/K/A MARK EARNEST, in capacity as Heir of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased  
JODIE ERNEST A/K/A JODI LYNN EARNEST, in her capacity as Heir of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SUSAN ERNEST, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD YOUNG, DECEASED

SERVE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD YOUNG, DECEASED AT:

TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: 11/19/2014

220 WEST 7TH STREET BOX 289  
A/K/A 216 WEST 7TH STREET  
MIFFLINVILLE, PA 18631

\*\*\*\*PLEASE POST THE PROPERTY\*\*\*

SERVED

Served and made known to UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD YOUNG, DECEASED, Defendant on the 27<sup>th</sup> day of SEPT, 2014, at 2:00 o'clock P.M., at 220 WEST 7TH STREET BOX 289, A/K/A 216 WEST 7TH STREET, MIFFLINVILLE, PA 18631, 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 posted the property with 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: 09-27-2014

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

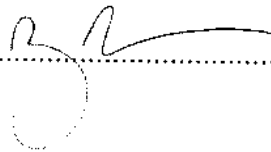
NOT SERVED

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

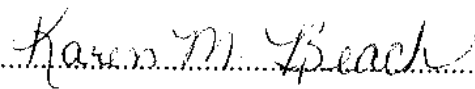
6/3

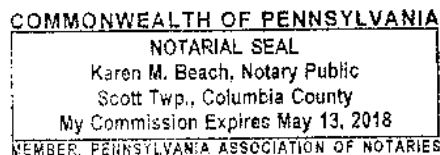
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

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 Avenuc, 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 12<sup>th</sup> day of November 2014.

.....  
(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 & Schmieg, LLP**

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Judith Pomroy  
Legal Assistant, Ext. 1630

Representing Lenders in  
Pennsylvania and New Jersey

November 5, 2014

Office of the Sheriff  
**COLUMBIA** County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Judith Pomroy  
Enclosure

PLAINTIFF  
WELLS FARGO BANK, N.A.

AFFIDAVIT OF SERVICE (FNMA)  
COLUMBIA COUNTY

PH # 724606

DEFENDANT

LARRY E. YOUNG, in capacity as Co-Administrator and Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG  
JON YOUNG, in capacity as Co-Administrator and Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG  
JOEL YOUNG, in capacity as Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUNE LOUISE YOUNG A/K/A JUNE L. YOUNG, DECEASED A/K/A JUNE L. YOUNG  
MARK ERNEST A/K/A MARK EARNEST, in capacity as Heir of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased  
JODIE ERNEST A/K/A JODI LYNN EARNEST, in her capacity as Heir of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SUSAN ERNEST, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD YOUNG, DECEASED

SERVICE TEAM/lmm  
COURT NO.: 2010-CV-1951

SERVE JOEL YOUNG, in capacity as Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG AT:  
220 WEST 7TH STREET BOX 289  
A/K/A 216 WEST 7TH STREET  
MIFFLINVILLE, PA 18631

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

SERVED

Served and made known to JOEL YOUNG, in capacity as Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG, Defendant on the 15<sup>TH</sup> day of OCTOBER 2014, at 3:30 o'clock P. M., at 216 WEST 7TH STREET, in the manner described below:

Defendant personally served.

XX Adult family member with whom Defendant(s) reside(s).

Relationship is BROTHER "JON YOUNG"

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.

Other: an officer of said Defendant's company.

Description: Age 55 Height 5'8" Weight 180 Race W Sex M Other GRAY HAIR

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: 10-15-2014

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROJECT 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 \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_  
\_\_\_\_ Service Refused

Other: \_\_\_\_\_



PLAINTIFF  
WELLS FARGO BANK, N.A.

AFFIDAVIT OF SERVICE (FNMA)  
COLUMBIA COUNTY

PH # 724606

SERVICE TEAM/ lnm  
COURT NO.: 2010-CV-1951

DEFENDANT

LARRY E. YOUNG, in capacity as Co-Administrator and Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG  
JON YOUNG, in capacity as Co-Administrator and Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG  
JOEL YOUNG, in capacity as Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUNE LOUISE YOUNG  
A/K/A JUNE L. YOUNG, DECEASED A/K/A JUNE L. YOUNG  
MARK ERNEST A/K/A MARK EARNEST, in capacity as Heir of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased  
JODIE ERNEST A/K/A JODI LYNN EARNEST, in her capacity as Heir of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SUSAN ERNEST, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD YOUNG, DECEASED

SERVE JODIE ERNEST A/K/A JODI LYNN EARNEST, in her capacity as Heir of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased AT:  
33 HUMMER RD  
DANVILLE, PA 17821-7707

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

SERVED

Served and made known to JODIE ERNEST A/K/A JODI LYNN EARNEST, in her capacity as Heir of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased, Defendant on the 21<sup>st</sup> day of OCTOBER 2014 at 10:30 o'clock A.M., at 33 HUMMER RD, in the manner described below:  
XX 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.  
\_\_\_ Other: \_\_\_\_\_

Description: Age 45 Height 5-6" Weight 165 Race W Sex F Other BRN HAIR  
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: 10-21-2014

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

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 \_\_\_\_\_ at \_\_\_\_\_  
Other: \_\_\_\_\_

PLAINTIFF  
WELLS FARGO BANK, N.A.

AFFIDAVIT OF SERVICE (FNMA)

COLUMBIA COUNTY

PH # 724606

DEFENDANT

LARRY E. YOUNG, in capacity as Co-Administrator and Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG; JON YOUNG, in capacity as Co-Administrator and Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG; JOEL YOUNG, in capacity as Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUNE LOUISE YOUNG A/K/A JUNE L. YOUNG, DECEASED A/K/A JUNE L. YOUNG; MARK ERNEST A/K/A MARK EARNST, in capacity as Heir of SUSAN ERNEST A/K/A SUSAN EARNST, Deceased; JODIE ERNEST A/K/A JODI LYNN EARNST, in her capacity as Heir of SUSAN ERNEST A/K/A SUSAN EARNST, Deceased; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SUSAN ERNEST, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD YOUNG, DECEASED

SERVICE TEAM/lmm  
COURT NO.: 2010-CV-1951

*[Handwritten signature]*

SERVE LARRY E. YOUNG, in capacity as Co-Administrator and Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG AT:  
44454 REDBUD DRIVE  
CALLAWAY, MD 20620-2302

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

SERVED

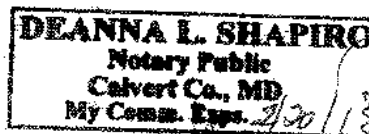
Served and made known to LARRY E. YOUNG, in capacity as Co-Administrator and Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG, Defendant on the 10th day of Oct, 2014, at 44454 Redbud Dr, Callaway, MD in the manner described below:

- ☒ 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.  
☐ Other: \_\_\_\_\_

Description: Age 68 Height 5-11 Weight 190 Race W Sex M Other \_\_\_\_\_

I, N.M. SHAPIRO, a competent adult, being duly sworn according to law, depose and state 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.

Sworn to and subscribed  
before me this 10th day  
of October, 2014



Notary:

By:

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 \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_  
☐ Service Refused

Other: \_\_\_\_\_

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

By:

Notary:

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

PLAINTIFF  
WELLS FARGO BANK, N.A.

AFFIDAVIT OF SERVICE (FNMA)  
COLUMBIA COUNTY

PH # 945985

DEFENDANT

KIRK SOIONAGE, in his capacity as Administrator of the Estate of  
MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE  
HANS

SERVICE TEAM/Imm  
COURT NO.: 2014-CV-843

LAUREL A. CUPPARO A/K/A LAUREL CUPPARO, in her capacity  
as Heir of the Estate of MARIE H. CUPPARO A/K/A MARIE  
CUPPARO A/K/A MARIE HANS

JOSEPH L. CUPPARO, JR, in his capacity as Heir of the Estate of  
MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE  
HANS

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER MARIE H. CUPPARO,  
DECEASED

SERVE JOSEPH L. CUPPARO, JR, in his capacity as Heir of the  
Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A  
MARIE HANS AT:  
356 UNION AVENUE  
BELLMAWR, NJ 08031-1658

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: December 17, 2014

SERVED

Served and made known to JOSEPH L. CUPPARO, JR, in his capacity as Heir of the Estate of MARIE H. CUPPARO  
A/K/A MARIE CUPPARO A/K/A MARIE HANS. Defendant on the 23 day of October, 2014, at  
6:55 o'clock P. M., at 356 Union Ave Bellmawr, NJ, in the manner described below:  
Defendant personally served. 08031

- ☒ Adult family member with whom Defendant(s) reside(s).  
Relationship is WIFE, COLEEN CUPPARO  
☐ 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.  
☐ Other: \_\_\_\_\_

Description: Age 48 Height 5'6" Weight 150 Race Caucasian Sex female Other \_\_\_\_\_

I, Nicholas Farnes a competent adult, being duly sworn according to law, depose and state 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.

Sworn to and subscribed  
before me this 27 day  
of October, 2014.

Notary:

By:

*Nicholas Farnes*

Full Spectrum Services  
400 Fellowship Rd.  
Suite 250  
Mt. Laurel, NJ 08054  
856-649-9449

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 \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_  
☐ Service Refused

Other:

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

By:

Notary:

*Tiffany M. Stephens*  
TIFFANY M. STEPHENS  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 2/11/2016

PLAINTIFF  
WELLS FARGO BANK, N.A.

AFFIDAVIT OF SERVICE (FNMA)

COLUMBIA COUNTY

PH # 945985

DEFENDANT

KIRK SOHONAGE, in his capacity as Administrator of the Estate of  
MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE  
HANS

LAUREL A. CUPPARO A/K/A LAUREL CUPPARO, in her capacity  
as Heir of the Estate of MARIE H. CUPPARO A/K/A MARIE  
CUPPARO A/K/A MARIE HANS

JOSEPH L. CUPPARO, JR, in his capacity as Heir of the Estate of  
MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE  
HANS

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER MARIE H. CUPPARO,  
DECEASED

SERVICE TEAM/Imm  
COURT NO.: 2014-CV-843

SERVE KIRK SOHONAGE, in his capacity as Administrator of the  
Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A  
MARIE HANS AT:  
200 NORTH 3RD STREET  
FLOOR 6A  
HARRISBURG, PA 17101-1518

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: December 17, 2014

SERVED

Served and made known to KIRK SOHONAGE, in his capacity as Administrator of the Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS, Defendant on the 23 day of October, 2014, at 12:00 o'clock P. M., at 200 N. 3rd St 17101, 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.

☐ Other: \_\_\_\_\_

Description: Age 41 Height 5'4" Weight 180 Race Cauc Sex M Other \_\_\_\_\_

I, Daniel H. Harkins, 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: 10-23-14

NAME: Daniel Harkins

PRINTED NAME: Daniel Harkins

TITLE: Constable

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

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ Service Refused \_\_\_\_\_ at \_\_\_\_\_

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: \_\_\_\_\_

PLAINTIFF  
WELLS FARGO BANK, N.A.

AFFIDAVIT OF SERVICE (FNMA)  
COLUMBIA COUNTY

PH # 724606

DEFENDANT

LARRY E. YOUNG, in capacity as Co-Administrator and Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG  
JON YOUNG, in capacity as Co-Administrator and Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG  
JOEL YOUNG, in capacity as Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUNE LOUISE YOUNG A/K/A JUNE L. YOUNG, DECEASED A/K/A JUNE L. YOUNG  
MARK ERNEST A/K/A MARK EARNEST, in capacity as Heir of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased  
JODIE ERNEST A/K/A JODI LYNN EARNEST, in her capacity as Heir of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SUSAN ERNEST, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD YOUNG, DECEASED

SERVICE TEAM/ lnm  
COURT NO.: 2010-CV-1951

SERVE JODIE ERNEST A/K/A JODI LYNN EARNEST, in her capacity as Heir of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased AT:  
33 HUMMER RD  
DANVILLE, PA 17821-7707

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

SERVED

Served and made known to JODIE ERNEST A/K/A JODI LYNN EARNEST, in her capacity as Heir of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased, Defendant on the 18<sup>th</sup> day of OCTOBER 20 14, at 8:50 o'clock P. M., at 33 HUMMER RD, DANVILLE, PA, 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.

☐ Other: \_\_\_\_\_.

Description: Age 40 Height 5'5" Weight 160 Race W Sex F Other \_\_\_\_\_  
I, Ronald Moll, 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: 10/18/14

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

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 \_\_\_\_\_ at \_\_\_\_\_

Other: \_\_\_\_\_

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

Timonthy Chamberlain  
Acting Sheriff  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

**Re: WELLS FARGO BANK, N.A. v. LARRY E. YOUNG et al.**  
**No.: 2010-CV-1951**

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

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

**\*\*Property is listed for the 12/17/2014 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan, LLP**

By:

Legal Assistant

CC: LARRY E. YOUNG, in capacity as Co-Administrator and Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG, JON YOUNG, in capacity as Co-Administrator and Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG, JOEL YOUNG, in capacity as Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUNE LOUISE YOUNG A/K/A JUNE L. YOUNG, DECEASED A/K/A JUNE L. YOUNG, MARK ERNEST A/K/A MARK EARNEST, in capacity as Heir of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased, JODIE ERNEST A/K/A JODI LYNN EARNEST, in her capacity as Heir of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SUSAN ERNEST, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD YOUNG, DECEASED

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

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.  
Plaintiff

v.

CIVIL DIVISION

No.: 2010-CV-1951

LARRY E. YOUNG, in capacity as Co-Administrator and Heir of  
the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG  
JON YOUNG, in capacity as Co-Administrator and Heir of the  
Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG  
JOEL YOUNG, in capacity as Heir of the Estate of JUNE L.  
YOUNG A/K/A JUNE LOUISE YOUNG  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER JUNE LOUISE  
YOUNG A/K/A JUNE L. YOUNG, DECEASED A/K/A JUNE L.  
YOUNG

MARK ERNEST A/K/A MARK EARNEST, in capacity as Heir  
of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased  
JODIE ERNEST A/K/A JODI LYNN EARNEST, in her capacity  
as Heir of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER SUSAN ERNEST,  
DECEASED

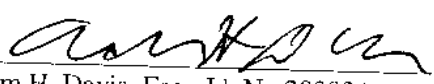
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER RONALD YOUNG,  
DECEASED

Defendant(s)

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the  
Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 11/15/14

  
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

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.  
Plaintiff

v.

CIVIL DIVISION

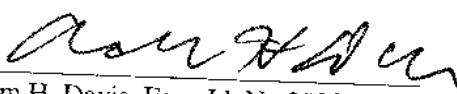
No.: 2010-CV-1951

LARRY E. YOUNG, in capacity as Co-Administrator and Heir of  
the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG  
JON YOUNG, in capacity as Co-Administrator and Heir of the  
Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG  
JOEL YOUNG, in capacity as Heir of the Estate of JUNE L.  
YOUNG A/K/A JUNE LOUISE YOUNG  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER JUNE LOUISE  
YOUNG A/K/A JUNE L. YOUNG, DECEASED A/K/A JUNE L.  
YOUNG  
MARK ERNEST A/K/A MARK EARNEST, in capacity as Heir  
of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased  
JODIE ERNEST A/K/A JODI LYNN EARNEST, in her capacity  
as Heir of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER SUSAN ERNEST,  
DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER RONALD YOUNG,  
DECEASED  
Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 11/19/2014 at 09:00 AM in the above-captioned matter has been  
continued until 12/17/2014 at 09:00 AM.

Date: 11/15/14

  
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

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.  
Plaintiff

v.

CIVIL DIVISION

No.: 2010-CV-1951

LARRY E. YOUNG, in capacity as Co-Administrator and  
Heir of the Estate of JUNE L. YOUNG A/K/A JUNE  
LOUISE YOUNG

JON YOUNG, in capacity as Co-Administrator and Heir of  
the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE  
YOUNG

JOEL YOUNG, in capacity as Heir of the Estate of JUNE L.  
YOUNG A/K/A JUNE LOUISE YOUNG

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER JUNE  
LOUISE YOUNG A/K/A JUNE L. YOUNG, DECEASED  
A/K/A JUNE L. YOUNG

MARK ERNEST A/K/A MARK EARNEST, in capacity as  
Heir of SUSAN ERNEST A/K/A SUSAN EARNEST,  
Deceased

JODIE ERNEST A/K/A JODI LYNN EARNEST, in her  
capacity as Heir of SUSAN ERNEST A/K/A SUSAN  
EARNEST, Deceased

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER  
SUSAN ERNEST, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER  
RONALD YOUNG, DECEASED

Defendant(s)

### CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

LARRY E. YOUNG  
14154 REDBUD DRIVE  
CALLAWAY, MD 20620-2302

JON YOUNG  
220 WEST 7TH STREET BOX 289, A/K/A 216  
WEST 7TH STREET  
MIFFLINVILLE, PA 18631

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER JUNE LOUISE  
YOUNG A/K/A JUNE L. YOUNG, DECEASED  
220 WEST 7TH STREET BOX 289, A/K/A 216  
WEST 7TH STREET  
MIFFLINVILLE, PA 18631

MARK ERNEST  
220 WEST 7TH STREET BOX 289, A/K/A 216  
WEST 7TH STREET  
MIFFLINVILLE, PA 18631

JODIE ERNEST  
33 HUMMER RD  
DANVILLE, PA 17821-7707

JODIE ERNEST  
221 WALNUT ST  
DANVILLE, PA 17821-1544

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER SUSAN ERNEST,  
DECEASED

220 WEST 7TH STREET BOX 289, A/K/A 216  
WEST 7TH STREET  
MIFFLINVILLE, PA 18631

LARRY E. YOUNG  
220 WEST 7TH STREET BOX 289, A/K/A 216  
WEST 7TH STREET  
MIFFLINVILLE, PA 18631

JOEL YOUNG  
220 WEST 7TH STREET BOX 289, A/K/A 216  
WEST 7TH STREET  
MIFFLINVILLE, PA 18631

MARK ERNEST  
631 N CHESTNUT ST  
MILLVILLE, PA 17846-9005

MARK ERNEST  
34 JERSEY TOWN RD  
BLOOMSBURG, PA 17815-6530

JODIE ERNEST  
220 WEST 7TH STREET BOX 289, A/K/A 216  
WEST 7TH STREET  
MIFFLINVILLE, PA 18631

JODIE ERNEST  
5 SHADY OAKS  
DANVILLE, PA 17821-9395

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER RONALD  
YOUNG, DECEASED

220 WEST 7TH STREET BOX 289, A/K/A 216  
WEST 7TH STREET  
MIFFLINVILLE, PA 18631

Date: 11/15/14

  
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

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.  
Plaintiff

v.

CIVIL DIVISION

No.: 2010-CV-1951

LARRY E. YOUNG, in capacity as Co-Administrator and Heir of  
the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG  
JON YOUNG, in capacity as Co-Administrator and Heir of the  
Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG  
JOEL YOUNG, in capacity as Heir of the Estate of JUNE L.  
YOUNG A/K/A JUNE LOUISE YOUNG  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER JUNE LOUISE  
YOUNG A/K/A JUNE L. YOUNG, DECEASED A/K/A JUNE L.  
YOUNG

MARK ERNEST A/K/A MARK EARNEST, in capacity as Heir  
of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased  
JODIE ERNEST A/K/A JODI LYNN EARNEST, in her capacity  
as Heir of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER SUSAN ERNEST,  
DECEASED

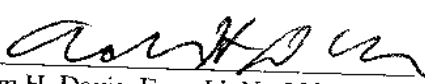
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER RONALD YOUNG,  
DECEASED

Defendant(s)

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the  
Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 11/15/14

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



October 31, 2014

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

**WELLS FARGO BANK, N.A.,**

**VS.**

**LARRY E. YOUNG, ET AL.**

**NO: 2010-CV-1951**

Dear Timothy:

The amount due on the sewer account #703180 for the property located at 220 W. 7th Street, Mifflinville Pa through December 30, 2014 is **\$1236.13**. 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 cursive script, reading "Kelly Morris", is written over the typed name.

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

**Phelan Hallinan, LLP**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Foreclosure Manager

Representing Lenders in  
Pennsylvania

October 30, 2014

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. v.  
LARRY E. YOUNG, JON YOUNG, JOEL YOUNG, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUNE LOUISE  
YOUNG A/K/A JUNE L. YOUNG, DECEASED, MARK ERNEST, JODIE  
ERNEST, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER SUSAN ERNEST, DECEASED and UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER RONALD YOUNG, DECEASED  
220 WEST 7TH STREET BOX 289 A/K/A 216 WEST 7TH  
STREET MIFFLINVILLE, PA 18631  
No.: 2010-CV-1951

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for November 19, 2014 due to the following: NOS Made Inside 30 Days of Sale.

The Property is to be relisted for the December 17, 2014 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
David Tran for  
Phelan Hallinan, LLP

1617 John F Kennedy Blvd  
Suite 1400  
Philadelphia, PA 19103  
Phone: (215) 563-7000  
Fax: (215) 563-8656

**Phelan Hallinan LLP**

# Fax

<b>To:</b> Columbia County Sheriff Office	<b>From:</b> Patrick Ralston
<b>Fax:</b> 570-389-6625	<b>Date:</b> October 30, 2014
<b>Phone:</b> 570-389-6622	<b>Pages:</b> 1
<b>Re:</b> Postpone Sale Date	<b>CC:</b>

☐ Urgent ☒ For Review ☐ Please Comment ☒ Please Reply ☐ Please Recycle

**-Comments:**

Hello,

We would like to postpone our scheduled sheriff sale for one month to a date in December 2014. Currently the sale is set for 11/19/14 at 9:00am. Please provide a new sale date and time as soon as possible via fax to 215-563-8656.

RE: WELLS FARGO BANK, N.A. v. JOEL LARRY E. & JON YOUNG; JODIE & MARK ERNEST; AND THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, & ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD YOUNG, DECEASED; SUSAN ERNEST, DECEASED; & JUNE LOUISE YOUNG AKA JUNE L. YOUNG, DECEASED  
COLUMBIA County, 2010-CV-1951

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you.

Patrick Ralston

Fax - 215-563-8656

*Sale Date: December 17, 2014  
9:00 AM*

ORIGINAL

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A. : Court of Common Pleas  
Plaintiff :  
vs. : Civil Division  
: COLUMBIA County  
LARRY E. YOUNG, in his capacity as Co- :  
Administrator and Heir of the Estate of JUNE L. :  
YOUNG A/K/A JUNE LOUISE YOUNG : No.: 2010-CV-1951  
JON YOUNG, in his capacity as Co-Administrator : No.: 2014-ED-142  
and Heir of the Estate of JUNE L. YOUNG A/K/A  
JUNE LOUISE YOUNG  
JOEL YOUNG, in his capacity as Heir of the Estate  
of JUNE L. YOUNG A/K/A JUNE LOUISE  
YOUNG  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER JUNE LOUISE  
YOUNG A/K/A JUNE L. YOUNG, DECEASED  
MARK ERNEST A/K/A MARK EARNEST, in his  
capacity as Heir of SUSAN ERNEST A/K/A  
SUSAN EARNEST, Deceased  
A/K/A MARK EARNEST  
JODIE ERNEST A/K/A JODI LYNN EARNEST, in  
her capacity as Heir of SUSAN ERNEST A/K/A  
SUSAN EARNEST, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER SUSAN ERNEST,  
DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER RONALD  
YOUNG, DECEASED  
Defendants

FILED  
PROTHONOTARY  
2014 OCT 22 P 1:26  
CLERK OF COURTS OFFICE  
COLUMBIA COUNTY, PA

**ORDER**

AND NOW, this 22 day of October, 2014 the Prothonotary is ORDERED to  
amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this  
case as follows:

Principal Balance	\$84,964.93
Interest Through October 8, 2014	\$9,096.32
Legal fees	\$1,300.00

Cost of Suit and Title	\$3,481.45
Sheriff's Sale Costs	\$1,350.00
Property Inspections	\$782.50
Mortgage Insurance Premium/ Private Mortgage Insurance	\$4,838.29
Servicer Fees	\$2,835.00
Escrow Deficit	\$13,609.16

<b>TOTAL</b>	<b>\$122,257.65</b>
--------------	---------------------

Plus interest at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT



J.



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

Kathryn McGurl  
Legal Assistant, 1482

Representing Lenders in  
Pennsylvania

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

No.: 2010-CV-1951  
No.: 2014-ED-142

Re: WELLS FARGO BANK, N.A. VS. LARRY E. YOUNG, IN CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG; JON YOUNG, IN CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG; JOEL YOUNG, IN CAPACITY AS HEIR OF THE ESTATE OF JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUNE LOUISE YOUNG A/K/A JUNE L. YOUNG, DECEASED A/K/A JUNE L. YOUNG; MARK ERNEST A/K/A MARK EARNEST, IN CAPACITY AS HEIR OF SUSAN ERNEST A/K/A SUSAN EARNEST, DECEASED; JODIE ERNEST A/K/A JODI LYNN EARNEST, IN HER CAPACITY AS HEIR OF SUSAN ERNEST A/K/A SUSAN EARNEST, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SUSAN ERNEST, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD YOUNG, DECEASED

No.: 2010-CV-1951, No.: 2014-ED-142

**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:

Kathryn McGurl, Legal Assistant

cc: Sheriff of COLUMBIA County

PH # 724606

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

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

Plaintiff,

v.

LARRY E. YOUNG, IN CAPACITY AS CO-ADMINISTRATOR AND  
HEIR OF THE ESTATE OF JUNE L. YOUNG A/K/A JUNE LOUISE  
YOUNG

JON YOUNG, IN CAPACITY AS CO-ADMINISTRATOR AND HEIR OF  
THE ESTATE OF JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG

JOEL YOUNG, IN CAPACITY AS HEIR OF THE ESTATE OF JUNE L.  
YOUNG A/K/A JUNE LOUISE YOUNG

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR

INTEREST FROM OR UNDER JUNE LOUISE YOUNG A/K/A JUNE L.  
YOUNG, DECEASED A/K/A JUNE L. YOUNG

MARK ERNEST A/K/A MARK EARNEST, IN CAPACITY AS HEIR OF  
SUSAN ERNEST A/K/A SUSAN EARNEST, DECEASED

JODIE ERNEST A/K/A JODI LYNN EARNEST, IN HER CAPACITY AS  
HEIR OF SUSAN ERNEST A/K/A SUSAN EARNEST, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR

INTEREST FROM OR UNDER SUSAN ERNEST, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR

INTEREST FROM OR UNDER RONALD YOUNG, DECEASED

Defendant(s)

: COLUMBIA COUNTY

: COURT OF COMMON  
: PLEAS

: CIVIL DIVISION

No.: 2010-CV-1951

No.: 2014-ED-142

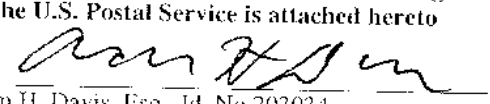
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

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: 10/17/14

**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.

WELLS FARGO BANK, N.A.  
Plaintiff

v.

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2010-CV-1951  
:  
: COLUMBIA COUNTY

LARRY E. YOUNG, IN CAPACITY AS CO-  
ADMINISTRATOR AND HEIR OF THE ESTATE OF JUNE L.  
YOUNG A/K/A JUNE LOUISE YOUNG  
JON YOUNG, IN CAPACITY AS CO-ADMINISTRATOR  
AND HEIR OF THE ESTATE OF JUNE L. YOUNG A/K/A  
JUNE LOUISE YOUNG  
JOEL YOUNG, IN CAPACITY AS HEIR OF THE ESTATE  
OF JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER JUNE LOUISE  
YOUNG A/K/A JUNE L. YOUNG, DECEASED A/K/A JUNE L.  
YOUNG  
MARK ERNEST A/K/A MARK EARNEST, IN CAPACITY AS  
HEIR OF SUSAN ERNEST A/K/A SUSAN EARNEST,  
DECEASED  
JODIE ERNEST A/K/A JODI LYNN EARNEST, IN HER  
CAPACITY AS HEIR OF SUSAN ERNEST A/K/A SUSAN  
EARNEST, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER SUSAN ERNEST,  
DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER RONALD YOUNG,  
DECEASED

Defendant(s)

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

Wells Fargo Bank, N.A., 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 220 West 7th Street Box 289, a/k/a 216 West 7th Street, Mifflinville, PA 18631.

1. Name and address of Owner(s) or reputed Owner(s):	
Name	Address (if address cannot be reasonably ascertained, please so indicate)
LARRY E. YOUNG, IN CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG	44454 REDBUD DRIVE CALLAWAY, MD 20620-2302

JON YOUNG, IN CAPACITY AS CO-  
ADMINISTRATOR AND HEIR OF THE  
ESTATE OF JUNE L. YOUNG A/K/A JUNE  
LOUISE YOUNG

220 WEST 7TH STREET BOX 289, A/K/A 216  
WEST 7TH STREET  
MIFFLINVILLE, PA 18631

JOEL YOUNG, IN CAPACITY AS HEIR OF  
THE ESTATE OF JUNE L. YOUNG A/K/A  
JUNE LOUISE YOUNG

220 WEST 7TH STREET BOX 289, A/K/A 216  
WEST 7TH STREET  
MIFFLINVILLE, PA 18631

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER JUNE  
LOUISE YOUNG A/K/A JUNE L. YOUNG,  
DECEASED A/K/A JUNE L. YOUNG

220 WEST 7TH STREET BOX 289, A/K/A 216  
WEST 7TH STREET  
MIFFLINVILLE, PA 18631

MARK ERNEST A/K/A MARK  
EARNEST, IN CAPACITY AS HEIR OF  
SUSAN ERNEST A/K/A SUSAN  
EARNEST, DECEASED

34 JERSEYTOWN RD  
BLOOMSBURG, PA 17815-6530

220 WEST 7TH STREET BOX 289, A/K/A 216  
WEST 7TH STREET  
MIFFLINVILLE, PA 18631

631 N CHESTNUT STREET  
MILLVILLE, PA 17846

JODIE ERNEST A/K/A JODI LYNN  
EARNEST, IN HER CAPACITY AS HEIR  
OF SUSAN ERNEST A/K/A SUSAN  
EARNEST, DECEASED

33 HUMMER RD  
DANVILLE, PA 17821-7707

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER SUSAN  
ERNEST, DECEASED

220 WEST 7TH STREET BOX 289, A/K/A 216  
WEST 7TH STREET  
MIFFLINVILLE, PA 18631

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER RONALD  
YOUNG, DECEASED

220 WEST 7TH STREET BOX 289, A/K/A 216  
WEST 7TH STREET  
MIFFLINVILLE, PA 18631

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

LARRY E. YOUNG, IN CAPACITY AS CO-  
ADMINISTRATOR AND HEIR OF THE  
ESTATE  
OF JUNE L. YOUNG A/K/A JUNE LOUISE  
YOUNG

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

44454 REDBUD DRIVE  
CALLAWAY, MD 20620-2302

JON YOUNG, IN CAPACITY AS CO-  
ADMINISTRATOR AND HEIR OF THE  
ESTATE OF JUNE L. YOUNG A/K/A JUNE  
LOUISE YOUNG

220 WEST 7TH STREET BOX 289, A/K/A 216  
WEST 7TH STREET  
MIFFLINVILLE, PA 18631

JOEL YOUNG, IN CAPACITY AS HEIR OF  
THE ESTATE OF JUNE L. YOUNG A/K/A  
JUNE LOUISE YOUNG

220 WEST 7TH STREET BOX 289, A/K/A 216  
WEST 7TH STREET  
MIFFLINVILLE, PA 18631

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER JUNE  
LOUISE YOUNG A/K/A JUNE L. YOUNG,  
DECEASED A/K/A JUNE L. YOUNG

220 WEST 7TH STREET BOX 289, A/K/A 216  
WEST 7TH STREET  
MIFFLINVILLE, PA 18631

MARK ERNEST A/K/A MARK  
EARNST, IN CAPACITY AS HEIR OF  
SUSAN ERNEST A/K/A SUSAN  
EARNST, DECEASED

34 JERSEYTOWN RD  
BLOOMSBURG, PA 17815-6530

220 WEST 7TH STREET BOX 289, A/K/A 216  
WEST 7TH STREET  
MIFFLINVILLE, PA 18631

631 N CHESTNUT STREET  
MILLVILLE, PA 17846

JODIE ERNEST A/K/A JODI LYNN  
EARNST, IN HER CAPACITY AS HEIR  
OF SUSAN ERNEST A/K/A SUSAN  
EARNST, DECEASED

33 HUMMER RD  
DANVILLE, PA 17821-7707

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER SUSAN  
ERNEST, DECEASED

220 WEST 7TH STREET BOX 289, A/K/A 216  
WEST 7TH STREET  
MIFFLINVILLE, PA 18631

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER RONALD  
YOUNG, DECEASED

220 WEST 7TH STREET BOX 289, A/K/A 216  
WEST 7TH STREET  
MIFFLINVILLE, PA 18631

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)

BANK OF AMERICA

ESTATE UNIT DE5-014-02-03  
1000 SAMOSET DRIVE  
WILMINGTON, DE 19884

BANK OF AMERICA, N.A.

1800 TAPO CANYON RD  
SIMI VALLEY, CA 93063-6712

MIDLAND FUNDING, LLC

1060 ANDREW DRIVE  
SUITE 170  
WEST CHESTER, PA 19380

MIDLAND FUNDING, LLC  
C/O EDWARD J. O'BRIEN, ESQ.

BURTON NEIL & ASSOCIATES, P.C.  
1060 ANDREW DRIVE, SUITE 170  
WEST CHESTER, PA 19380

4. Name and address of last recorded holder of every mortgage of record:  
 Name Address (if address cannot be reasonably ascertained, please indicate)
- |   |  |
|---|--|
| <b>SECRETARY OF HOUSING AND URBAN DEVELOPMENT</b>                               | <b>451 SEVENTH STREET SOUTHWEST<br/>WASHINGTON, DC 20410</b>                           |
| <b>SECRETARY OF HOUSING AND URBAN DEVELOPMENT C/O ATAPOL INC</b>                | <b>700 5TH AVENUE, 2ND FLOOR<br/>PITTSBURGH, PA 15219</b>                              |
| <b>SECRETARY OF HOUSING AND URBAN DEVELOPMENT C/O JILL HIBBARD</b>              | <b>PNC MORTGAGE LLC, 9021 MERIDAN WAY<br/>MAC M6964-012<br/>WEST CHESTER, OH 45069</b> |
| <b>SECRETARY OF HOUSING AND URBAN DEVELOPMENT C/O WTHM FINAL DOCS X9999-01M</b> | <b>1000 BLUE GENTIAN ROAD<br/>EAGAN, MN 55121</b>                                      |

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)
- |   |  |
|---|--|
| <b>MIFFLIN TOWNSHIP TOWNSHIP SECRETARY/TREASURER</b>  | <b>ATTEN: RAYMOND YACHIMOWSKI, JR.<br/>PO BOX 359<br/>MIFFLINVILLE, PA 18631</b> |
| <b>BERWICK AREA SCHOOL DISTRICT</b>   | <b>500 LINE ST.<br/>BERWICK, PA 18603</b>  |
| <b>MIFFLIN TOWNSHIP</b>   | <b>FIRST ST., PO BOX 359<br/>MIFFLINVILLE, PA 18631</b>                          |
| <b>COLUMBIA COUNTY TAX CLAIM BUREAU</b>   | <b>11 WEST MAIN STREET<br/>MAIN STREET COUNTY ANNEX<br/>BLOOMSBURG, PA 17815</b> |
| <b>BERWICK AREA JOINT SEWER AUTHORITY,<br/>C/O ANTHONY J. McDONALD, ESQUIRE<br/>BULL, BULL &amp; KNECHT LLP</b> | <b>106 MARKET STREET<br/>BERWICK, PA 18603</b>                                   |
| <b>BERWICK AREA JOINT SEWER AUTHORITY</b>   | <b>1108 FREAS AVENUE<br/>BERWICK, PA 18603</b>                                   |

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)
- |                        |   |
|------------------------|---|
| <b>TENANT/OCCUPANT</b> | <b>220 WEST 7TH STREET BOX 289<br/>A/K/A 216 WEST 7TH STREET<br/>MIFFLINVILLE, PA 18631</b> |
|------------------------|---|

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

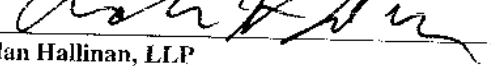
228 WALNUT STREET, SUITE 220  
PO BOX 11754  
HARRISBURG, PA 17108-1754

GLORIA CRAVITZ AS HEIR OF THE  
ESTATE OF  
JUNE L. YOUNG A/K/A JUNE LOUISE  
YOUNG

220 WEST 7TH STREET, BOX 289  
A/K/A 216 WEST 7TH STREET  
MIFFLINVILLE, PA 18631

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: 10/17/14

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

Name and  
Address  
Of Sender

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

AZK/KCM - 11/19/2014 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	Berwick Area School District 500 Line St. Berwick, PA 18603	\$0.47
2	****	Midland Funding, LLC 1060 Andrew Drive Suite 170 West Chester, PA 19380	\$0.47
3	****	Midland Funding, LLC C/O Edward J. O'Brien, Esq. BURTON NEIL & ASSOCIATES, P.C. 1060 ANDREW DRIVE, SUITE 170 WEST CHESTER, PA 19380	\$0.47
4	****	Mifflin Township First St., PO Box 359 Mifflinville, PA 18631	\$0.47
5	****	Mifflin Township Secretary/treasurer ATTN: Raymond Yachimowski, Jr. PO Box 359 Mifflinville, PA 18631	\$0.47
RE: LARRY E. YOUNG (COLUMBIA) PH # 724606/1026 Page 1 of 1 45 Day			\$2.35

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 this 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 R400-S913 and S921 for limitations of coverage.
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Form 3877 Facsimile



PH # 724606

U.S. POSTAGE  
\$003.65  
OCT 19 2014



Name and  
Address  
Of Sender



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

AZK/JIN - 11/19/2014 SALE

Name of Addressee, Street, and Post Office Address

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47
2	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	\$0.47
3	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	\$0.47
4	****	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
5	****	GLORIA CRAVITZ ASHEIR OF THE ESTATE OF JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG 220 WEST 7TH STREET BOX 289 A/K/A 216 WEST 7TH STREET MIFFLINVILLE, PA 18631	\$0.47
		RE: LARRY E. YOUNG (COLUMBIA) PH # 7246061021 Page 2 of 2 Writ Team	\$7.99

Total Number of  
Pieces Listed by Sender

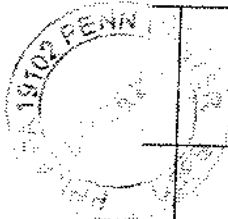
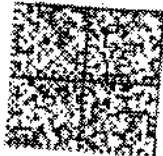
Total Number of Pieces  
Received at Post Office

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

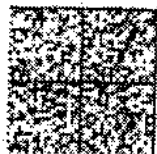
U.S. POSTAGE  
ZIP 19103  
\$003.65  
02 PM  
SEP 26 2014



Name and  
Address  
Of Sender

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

U.S. POSTAGE  
METROPOST  
ZIF 19103 \$ 006 940  
02 1M  
0001381191SEP 26 2014



AZK/JIN - 11/19/2014 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 220 WEST 7TH STREET BOX 289 A/K/A 216 WEST 7TH STREET MIFFLINVILLE, PA 18631	\$0.47
2	****	Bank of America Estate Unit DES-014-02-03 1080 Samoset Drive WILMINGTON, DE 19884	\$0.47
3	****	Bank of America, N.A. 1800 TAPO CANYON RD SIMI VALLEY, CA 93063-6712	\$0.47
4	****	Berwick Area Joint Sewer Authority 1108 Freas Avenue BERWICK, PA 18603	\$0.47
5	****	Berwick Area Joint Sewer Authority, C/O Anthony J. McDonald, Esquire Buil, Bull & Knecht LLP 106 Market Street Berwick, PA 18603	\$0.47
6	****	Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex BLOOMSBURG, PA 17815	\$0.47
7	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 2806601 Harrisburg, PA 17128	\$0.47
8	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	\$0.47
9	****	Secretary of Housing and Urban Development 451 Seventh Street Southwest WASHINGTON, DC 20410	\$0.47
10	****	Secretary of Housing and Urban Development C/O Atapol Inc 700 5TH AVENUE, 2ND FLOOR PITTSBURGH, PA 15219	\$0.47
11	****	Secretary of Housing and Urban Development C/O Jill Hibbard PNC MORTGAGE LLC, 9021 MERIDAN WAY MAC M6964-012 WEST CHESTER, OH 45069	\$0.47
12	****	Secretary of Housing and Urban Development C/O Wifm Final Does X9999-01m 1808 BLUE GENTIAN ROAD EAGAN, MN 55121	\$0.47
RE: LARRY E. YOUNG (COLUMBIA) PH # 724606/1021 Page 1 of 2 WFT Team			

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.

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

Form 3877 Facsimile

**Phelan Hallinan & Schmieg, LLP**  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
215-320-0007  
Fax: 215-563-7009

Judith Pomroy  
Legal Assistant, Ext. 1630

Representing Lenders in  
Pennsylvania and New Jersey

October 17, 2014

Office of the Sheriff  
**COLUMBIA** County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Judith Pomroy  
Enclosure