

AFFIDAVIT OF SERVICE (FNMA)

PLAINTIFF
WELLS FARGO BANK, N.A.

COLUMBIA COUNTY

PH # 724606 **B**

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/Inm
COURT NO.: 2010-CV-1951

SERVE MARK ERNEST A/K/A MARK EARNEST, in capacity as Heir of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased AT:
34 JERSEYTOWN RD
BLOOMSBURG, PA 17815-6530

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

SERVED

Served and made known to MARK ERNEST A/K/A MARK EARNEST, in capacity as Heir of SUSAN ERNEST A/K/A SUSAN EARNEST, Deceased, Defendant on the 27th day of SEPT, 20 14, at 2:30 o'clock P.M., at 34 JERSEYTOWN RD, in the manner described below:

___ Defendant personally served.

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

Relationship is WIFE "DANA ERNEST"

___ 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'-8" Weight 170 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: 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:

___ Vacant ___ Does Not Exist ___ Moved ___ Does Not Reside (Not Vacant)

___ No Answer on _____ at _____; _____ at _____

___ Service Refused

Other: _____

AFFIDAVIT OF SERVICE (FNMA)

PLAINTIFF
WELLS FARGO BANK, N.A.

COLUMBIA COUNTY

PH # 724606 **A**

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 JON YOUNG, in capacity as Co-Administrator and 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 JON YOUNG, in capacity as Co-Administrator and Heir of the Estate of JUNE L. YOUNG A/K/A JUNE LOUISE YOUNG, Defendant on the 27th day of SEPT, 2014, at 2:00 o'clock P. M., at 216 WEST 7TH 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.
- ☐ Other: _____.

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

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

Other: _____

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



71901140006000037072

SECRETARY OF HOUSING & URBAN
DEVELOPMENT
605 PAVENUE 2ND FLOOR

PITTSBURGH PA 15219

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
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
631 N CHESTNUT ST
MILLVILLE, PA 17846-9005

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

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

****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 220 West 7th Street Box 289, a/k/a 216 West 7th Street, Mifflinville, PA
18631 is scheduled to be sold at the Sheriff's Sale on NOV. 19 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 \$105,171.57 obtained by Wells Fargo Bank, N.A. (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.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
JODI ERNEST (et al.)

Case Number
2010CV1951

SHERIFF'S RETURN OF SERVICE

10/10/2014 03:45 PM - DEPUTY KEVIN DENT, 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 216/ 220 WEST 7TH STREET, MIFFLINVILLE, PA 19631.


KEVIN DENT, DEPUTY

SO ANSWERS,

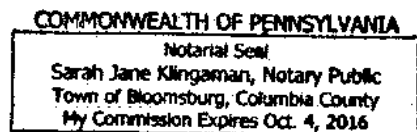

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 14, 2014

NOTARY

Affirmed and subscribed to before me this

14TH day of OCTOBER, 2014





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

2010 Commonwealth of Pennsylvania Notary Public Seal

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
JODI ERNEST (et al.)

Case Number
2010CV1951

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 216/ 220 WEST 7TH STREET
MIFFLINVILLE, PA 18631

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

10/10/14

Time:

1545

Deputy:

5

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)

2010CV1951

216/ 220 WEST 7TH STREET, MIFFLINVILLE, PA 18631 NO EXPIRATION

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE:16-SEP-14

FEE:\$5.00

CERT. NO18989

YOUNG JUNE L
C/O JON YOUNG
PO BOX 289
MIFFLINVILLE PA 18631

DISTRICT: MIFFLIN TWP
DEED 0282-0292
LOCATION: 216 W SEVENTH ST MIFFLINVILLE
PARCEL: 23 -05F-018-07,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
2013	PRIM	1,649.75	34.07	0.00	1,683.82
TOTAL DUE :					\$1,683.82

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: December ,2014

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2013

REQUESTED BY: COLUMBIA COUNTY SHERIFF

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2014 - REAL ESTATE

As of Date: 09/16/2014 09:51:12 AM

Owner: YOUNG JUNE L

PO BOX 289

MIFFLINVILLE PA 18631

Municipality: MIFFLIN TWP

Parcel #: 23 -05F-018-07,000

Property Desc:

<u>Bill #</u>		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
024564	G	\$225.07	04/30/2014	\$229.66	06/30/2014	\$252.63	08/31/2014
		Payment					
024564	S	\$33.09	04/30/2014	\$33.77	06/30/2014	\$37.15	08/31/2014
		Payment					
024564	R	\$115.66	04/30/2014	\$118.02	06/30/2014	\$123.92	08/31/2014
		Payment					

\$ 413.70

Total Paid To Date:

\$0.00

SLE

Signature

9-16-14

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

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



71901140006000037034

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

142

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
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
631 N CHESTNUT ST
MILLVILLE, PA 17846-9005

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

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

****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 220 West 7th Street Box 289, a/k/a 216 West 7th Street, Mifflinville, PA
18631 is scheduled to be sold at the Sheriff's Sale on NOV. 19 2014 at 9:00 A.M. in
the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to
enforce the court judgment of \$105,171.57 obtained by Wells Fargo Bank, N.A. (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.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
JODI ERNEST (et al.)

Case Number
2010CV1951

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 142

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 216/ 220 WEST 7TH STREET
MIFFLINVILLE, PA 18631

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9-10-14

Time: 1:36

Deputy: 7

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.

OCCUPANT

2010CV1951

216/ 220 WEST 7TH STREET, MIFFLINVILLE, PA 18631 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 09/09/14

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380
BLOOMSBURG, PA 17815

Ad ID: 1006402
Description: June Young Sheriff sale
Run Dates: 10/29/14 to 11/12/14
Class: 2
Agate Lines: 240
Blind Box:

Total Ad Cost \$1,313.70
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/29/14	11/12/14	3	\$1,313.70

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2010CV1981

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 Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania bounded and described as follows, to-wit: BEGINNING at an iron pin corner set in the northerly line of a proposed 50 foot wide public street now laid out and in the easterly line of other land now or late of Inez E. Aten north 20 degrees west 160 feet to an iron pin corner set in the southerly line of land now or late of Delmar B. Hartman, at w. thence running along the southerly line of land now or late of the said Delmar B. Hartman, at w. north 70 degrees east 80 feet to an iron pin corner set in the westerly line of other land now or late of Inez E. Aten, it being designated as Lot No. 8 in a plot of lots hereinafter mentioned; thence running along the westerly line of other land now or late of Inez E. Aten, it being Lot No. 8 aforesaid corner, south 20 degrees east 160 feet to an iron pin corner set in the northerly line of the aforesaid proposed 50 foot wide public street; thence along the northerly line of said proposed 50 foot wide public street south 70 degrees west 80 feet to an iron pin corner, the place of beginning, and being designated as Lot No. 9 in a plot of lots laid out for Inez E. Aten by Charles B. Wubli, R.S. and as approved by the Mifflin Township Planning Commission and the Board of Supervisors of Mifflin Township, on November 5, 1974.

THAT THE SAID PREMISES IS VESTED IN June L. Young, by Deed from Delmar O. Wolfinger and Sally A. Wolfinger, his wife, dated 07/01/1977, recorded 07/11/1977 in Book 282, Page 282. JUNE L. YOUNG, A/K/A JUNE LOUISE YOUNG died on 1/28/2009, and LARRY E. YOUNG and JON YOUNG were appointed Co-Administrators of her estate. Letters of Administration were granted to them on 2/3/2009 by the Register of Wills of COLUMBIA County, No. 19-09-0041. Decedent's surviving heirs at law and next-of-kin are LARRY E. YOUNG, JON YOUNG, JOEL YOUNG, GLORIA CRAWTIZ, SUSAN ERNEST A/K/A SUSAN EARNEST and RONALD YOUNG. RONALD YOUNG died on 02/12/2009, and upon information and belief, his heirs or devisees, and personal representative, are unknown. SUSAN ERNEST A/K/A SUSAN EARNEST died on 06/19/2002, and upon information and belief, her surviving heirs are MARK ERNEST A/K/A MARK EARNEST and JODIE ERNEST, A/K/A JODI LYNN EARNEST.

Tax Parcel: 23-05F-018-07,000.
Premises Being: 220 West 7th Street Box 289, s/k/a 216 West 7th Street Mifflinville, PA 18631

PROPERTY ADDRESS: 216/ 220 WEST 7TH STREET, MIFFLINVILLE, PA 18631

UPI / TAX PARCEL NUMBER: 23-05F-018-07,000

Seized and taken into execution to be sold as the property of JODI ERNEST, MARK ERNEST, JOH. YOUNG, JON YOUNG, LARRY E YOUNG 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:
PHILIP & MALLIN LLP
PHILADELPHIA, PA 215-563-7000

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
JODI ERNEST (et al.)

Case Number
2010CV1951

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 142

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Jodi Ernest

Relation: Curriculum Secretary / Receptionist

Date: 7.7.14

Time: 130

Deputy: 8

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.

CENTRAL COLUMBIA SD

2010CV1951

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
JODI ERNEST (et al.)

Case Number
2010CV1951

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 142

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: SHERRY EVANS

Relation: CLERK

Date: 09-09-14

Time: 1230

Deputy: 8

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.

COLUMBIA COUNTY TAX C

2010CV1951

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
JODI ERNEST (et al.)

Case Number
2010CV1951

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 142

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Col

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Stephanie Shoup

Relation: Intake Officer

Date: 9.9.14 Time: 1235

Deputy: 8 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 2010CV1951 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2010CV1951

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 Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania bounded and described as follows, to-wit: BEGINNING at an iron pin corner set in the northerly line of a proposed 50 foot wide public street now laid out and in the easterly line of otherland now or late of Inez E. Aten north 20 degrees west 160 feet to an iron pin corner set in the southerly line of land now or late of Delmar B. Hartman, et ux; thence running along the southerly line of land now or late of the said Delmar B. Hartman, et ux, north 70 degrees east 80 feet to an iron pin corner set in the westerly line of other land now or late of Inez E. Aten, it being designated as Lot No. 8 in a plot of lots hereinafter mentioned; thence running along the westerly line of other land now or late of Inez E. Aten, it being Lot No. 8 aforementioned, south 20 degrees east 160 feet to an iron pin corner set in the northerly line of the aforesaid proposed 50 foot wide public street; thence along the northerly line of said proposed 50 foot wide public street south 70 degrees west 80 feet to an iron pin corner, the place of beginning, and being designated as Lot No. 9 in a plot of lots laid out for Inez E. Aten by Charles B. Webb, R.S. and as approved by the Mifflin Township Planning Commission and the Board of Supervisors of Mifflin Township, on November 5, 1974. TITLE TO SAID PREMISES IS VESTED IN June L. Young, by Deed from Delmar O. Wolfinger and Sally A. Wolfinger, his wife, dated 07/01/1977, recorded 07/11/1977 in Book 282, Page 292. JUNE L. YOUNG, A/K/A JUNE LOUISE YOUNG died on 1/28/2009, and LARRY E. YOUNG and JON YOUNG were appointed Co-Administrators of her estate. Letters of Administration were granted to them on 2/3/2009 by the Register of Wills of COLUMIA County, No. 19-09-0041. Decedent's surviving heir(s) at law and next-of-kin is/are LARRY E. YOUNG, JON YOUNG, JOEL YOUNG, GLORIA CRAVITZ, SUSAN ERNEST A/K/A SUSAN EARNEST and RONALD YOUNG. RONALD YOUNG died on 02/12/2009, and upon information and belief, his heirs or devisees, and personal representative, are unknown. SUSAN ERNEST A/K/A SUSAN EARNEST died on 06/19/2002, and upon information and belief, her surviving heirs are MARK ERNEST, A/K/A MARK EARNEST and JODIE ERNEST, A/K/A JODI LYNN EARNEST.

Tax Parcel: 23-05F-018-07,000.-

Premises Being: 220 West 7th Street Box 289, a/k/a 216 West 7th Street Mifflinville, PA 18631

PROPERTY ADDRESS: 216/ 220 WEST 7TH STREET, MIFFLINVILLE, PA 18631

UPI / TAX PARCEL NUMBER: 23-05F-018-07,000

Seized and taken into execution to be sold as the property of JODI ERNEST, MARK ERNEST, JOEL YOUNG, JON YOUNG, LARRY E YOUNG 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# 801480142

DATE RECEIVED 9-8-2014
DOCKET AND INDEX 2010 CV 1951

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# 201400345

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

SALE DATE Nov. 19th TIME 9:00 am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

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)

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO.: 2010-CV-1951

: COLUMBIA COUNTY

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, 220 WEST 7TH STREET BOX 289, A/K/A 216
AND ALL PERSONS, FIRMS, OR WEST 7TH STREET
ASSOCIATIONS CLAIMING RIGHT, TITLE MIFFLINVILLE, PA 18631
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

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, 220 WEST 7TH STREET BOX 289, A/K/A 216
AND ALL PERSONS, FIRMS, OR WEST 7TH STREET
ASSOCIATIONS CLAIMING RIGHT, TITLE MIFFLINVILLE, PA 18631
OR INTEREST FROM OR UNDER SUSAN
ERNEST, DECEASED

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

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

Address (if address cannot be reasonably
ascertained, please so indicate)
44454 REDBUD DRIVE
CALLAWAY, MD 20620-2302

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

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

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

4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be reasonably ascertained, please indicate)
- SECRETARY OF HOUSING AND URBAN
DEVELOPMENT 451 SEVENTH STREET SOUTHWEST
WASHINGTON, DC 20410

SECRETARY OF HOUSING AND URBAN
DEVELOPMENT C/O ATAPOL INC

700 5TH AVENUE, 2ND FLOOR
PITTSBURGH, PA 15219

SECRETARY OF HOUSING AND URBAN
DEVELOPMENT C/O JILL HIBBARD

PNC MORTGAGE LLC, 9021 MERIDAN WAY
MAC M6964-012
WEST CHESTER, OH 45069

SECRETARY OF HOUSING AND URBAN
DEVELOPMENT C/O WFHM FINAL DOCS
X9999-01M

1000 BLUE GENTIAN ROAD
EAGAN, MN 55121

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)

COLUMBIA COUNTY TAX CLAIM
BUREAU

11 WEST MAIN STREET
MAIN STREET COUNTY ANNEX
BLOOMSBURG, PA 17815

BERWICK AREA JOINT SEWER
AUTHORITY, C/O ANTHONY J.
MCDONALD, ESQUIRE BULL, BULL &
KNECHT LLP

106 MARKET STREET
BERWICK, PA 18603

BERWICK AREA JOINT SEWER
AUTHORITY

1108 FREAS AVENUE
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

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

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:

9.2.14

By:


Phelan Hallinan, LLP

Paul Cressman, Esq., Id. No. 318079

Attorney for Plaintiff

Phelan Hallinan, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

Wells Fargo Bank, N.A.

Plaintiff

vs.

: 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)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: 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
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
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
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
631 N CHESTNUT ST
MILLVILLE, PA 17846-9005

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

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

****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 220 West 7th Street Box 289, a/k/a 216 West 7th Street, Mifflinville, PA 18631 is scheduled to be sold at the Sheriff's Sale on NOV. 19 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 \$105,171.57 obtained by Wells Fargo Bank, N.A. (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. **2010-CV-1951**

Wells Fargo Bank, N.A.

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**

owner(s) of property situate in the **MIFFLIN TOWNSHIP, COLUMBIA County,**
Pennsylvania, being

220 West 7th Street Box 289, a/k/a 216 West 7th Street, Mifflinville, PA 18631
Parcel No. 23-05F-018-07,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$105,171.57**

Attorneys for Plaintiff
Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania bounded and described as follows, to-wit:

BEGINNING at an iron pin corner set in the northerly line of a proposed 50 foot wide public street now laid out and in the easterly line of otherland now or late of Inez E. Aten north 20 degrees west 160 feet to an iron pin corner set in the southerly line of land now or late of Delmar B. Hartman, et ux; thence running along the southerly line of land now or late of the said Delmar B. Hartman, et ux, north 70 degrees east 80 feet to an iron pin corner set in the westerly line of other land now or late of Inez E. Aten, it being designated as Lot No. 8 in a plot of lots hereinafter mentioned; thence running along the westerly line of other land now or late of Inez E. Aten, it being Lot No. 8 aforementioned, south 20 degrees east 160 feet to an iron pin corner set in the northerly line of the aforesaid proposed 50 foot wide public street; thence along the northerly line of said proposed 50 foot wide public street south 70 degrees west 80 feet to an iron pin corner, the place of beginning, and being designated as Lot No. 9 in a plot of lots laid out for Inez E. Aten by Charles B. Webb, R.S. and as approved by the Mifflin Township Planning Commission and the Board of Supervisors of Mifflin Township, on November 5, 1974.

TITLE TO SAID PREMISES IS VESTED IN June L. Young, by Deed from Delmar O. Wolfinger and Sally A. Wolfinger, his wife, dated 07/01/1977, recorded 07/11/1977 in Book 282, Page 292.

JUNE L. YOUNG, A/K/A JUNE LOUISE YOUNG died on 1/28/2009, and LARRY E. YOUNG and JON YOUNG were appointed Co-Administrators of her estate. Letters of Administration were granted to them on 2/3/2009 by the Register of Wills of COLUMBIA County, No. 19-09-0041. Decedent's surviving heir(s) at law and next-of-kin is/are LARRY E. YOUNG, JON YOUNG, JOEL YOUNG, GLORIA CRAVITZ, SUSAN ERNEST A/K/A SUSAN EARNEST and RONALD YOUNG. RONALD YOUNG died on 02/12/2009, and upon information and belief, his heirs or devisees, and personal representative, are unknown. SUSAN ERNEST A/K/A SUSAN EARNEST died on 06/19/2002, and upon information and belief, her surviving heirs are MARK ERNEST, A/K/A MARK EARNEST and JODIE ERNEST, A/K/A JODI LYNN EARNEST.

Tax Parcel: 23-05F-018-07,000

Premises Being: 220 West 7th Street Box 289, a/k/a 216 West 7th Street Mifflinville, PA 18631

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Phone - 215-563-7000
Fax - 215-563-3826

Patricia Singiser
Ext. 1125

Representing Lenders in
Pennsylvania

August 28, 2014

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

RE: Wells Fargo Bank, N.A.
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

No.: 2010-CV-1951

Action in Mortgage Foreclosure

Premises: 220 West 7th Street Box 289, a/k/a 216 West 7th Street, Mifflinville, PA 18631

Dear Sir/Madam:

I would appreciate you issuing a Writ of Execution on the captioned property, and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's Sale list for _____.

All of the necessary documents are enclosed, together with my check to your order in the amount of , and the check to the order of the Sheriff in the amount of \$1,350.00 in payment of fees and costs.

Kindly, send me your receipt and a stamped copy of the Praecipe for the Writ of Execution, the Writ of Execution, and the Affidavit Pursuant to Rule 3129.1 in the stamped self-addressed envelope, which I have enclosed.

If there are any questions concerning the above matter please contact me immediately.

Yours truly,

PAS/ JIN for
Phelan Hallinan, LLP

ATTORNEY FILE COPY
PLEASE RETURN

2011 JAN 19 P 3:52
CLERK OF COURT
COLUMBIA COUNTY

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY,
PENNSYLVANIA

WELLS FARGO BANK, N.A.

COURT OF COMMON PLEAS
CIVIL DIVISION

v.

NO. 2010-CV-1951

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

COLUMBIA COUNTY

ET AL.

ORDER

AND NOW, this 19th day of January, 2011, 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 all future pleadings on
the 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 by publication of the complaint in
accordance with Pa.R.C.P. 430(b)(1); and by mailing a true and correct copy of the complaint by
Regular mail; and by posting the mortgaged premises at 220 WEST 7TH STREET, BOX 289,
MIFFLINVILLE, PA 18631 by the Sheriff or by a non-party competent adult.

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:

151 Thomas A. James Jr.

ATTORNEY FILE COPY
PLEASE RETURN

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
Pa.R.C.P. 3180-3183

Wells Fargo Bank, N.A.

vs.

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2010-CV-1951

2014-ED-142

COLUMBIA COUNTY

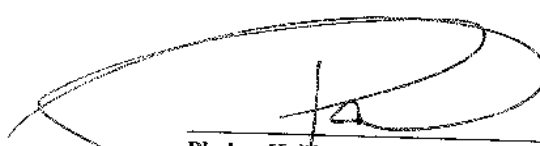
Larry E. Young, in Capacity as Co-administrator and Heir of
The Estate of June L. Young a/k/a June Louise Young
Jon Young, in Capacity as Co-administrator and Heir of The
Estate of June L. Young a/k/a June Louise Young
Joel Young, in Capacity as Heir of The Estate of June L. Young
a/k/a June Louise Young
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

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due
Interest from 07/17/2014 to Date of Sale
@ \$17.29 Per diem

\$105,171.57
\$_____ and costs.


Phelan Hallinan, LLP
Paul Cressman, Esq., Id. No. 318079
Attorney for Plaintiff

Note: Please attach description of Property.

PH # 724606

FILED
PROTHONOTARY
2014 SEP -8 A 11:52
CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania bounded and described as follows, to-wit:

BEGINNING at an iron pin corner set in the northerly line of a proposed 50 foot wide public street now laid out and in the easterly line of otherland now or late of Inez E. Aten north 20 degrees west 160 feet to an iron pin corner set in the southerly line of land now or late of Delmar B. Hartman, et ux; thence running along the southerly line of land now or late of the said Delmar B. Hartman, et ux, north 70 degrees east 80 feet to an iron pin corner set in the westerly line of other land now or late of Inez E. Aten, it being designated as Lot No. 8 in a plot of lots hereinafter mentioned; thence running along the westerly line of other land now or late of Inez E. Aten, it being Lot No. 8 aforementioned, south 20 degrees east 160 feet to an iron pin corner set in the northerly line of the aforesaid proposed 50 foot wide public street; thence along the northerly line of said proposed 50 foot wide public street south 70 degrees west 80 feet to an iron pin corner, the place of beginning, and being designated as Lot No. 9 in a plot of lots laid out for Inez E. Aten by Charles B. Webb, R.S. and as approved by the Mifflin Township Planning Commission and the Board of Supervisors of Mifflin Township, on November 5, 1974.

TITLE TO SAID PREMISES IS VESTED IN June L. Young, by Deed from Delmar O. Wolfinger and Sally A. Wolfinger, his wife, dated 07/01/1977, recorded 07/11/1977 in Book 282, Page 292.

JUNE L. YOUNG, A/K/A JUNE LOUISE YOUNG died on 1/28/2009, and LARRY E. YOUNG and JON YOUNG were appointed Co-Administrators of her estate. Letters of Administration were granted to them on 2/3/2009 by the Register of Wills of COLUMBIA County, No. 19-09-0041. Decedent's surviving heir(s) at law and next-of-kin is/are LARRY E. YOUNG, JON YOUNG, JOEL YOUNG, GLORIA CRAVITZ, SUSAN ERNEST A/K/A SUSAN EARNEST and RONALD YOUNG. RONALD YOUNG died on 02/12/2009, and upon information and belief, his heirs or devisees, and personal representative, are unknown. SUSAN ERNEST A/K/A SUSAN EARNEST died on 06/19/2002, and upon information and belief, her surviving heirs are MARK ERNEST, A/K/A MARK EARNEST and JODIE ERNEST, A/K/A JODI LYNN EARNEST.

Tax Parcel: 23-05F-018-07,000

Premises Being: 220 West 7th Street Box 289, a/k/a 216 West 7th Street Mifflinville, PA 18631

PHELAN HALLINAN, LLP
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

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 Ernest, 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

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

PHELAN HALLINAN, LLP
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ronald Young, Deceased

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

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 Larry E. Young, in Capacity as Co-administrator and Heir of The Estate of June L. Young a/k/a June Louise Young is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that the defendant Jon Young, in Capacity as Co-administrator and Heir of The Estate of June L. Young a/k/a June Louise Young is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(c) that the defendant Joel Young, in Capacity as Heir of The Estate of June L. Young a/k/a June Louise Young is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(d) that the defendant 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'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 June Louise Young A/k/a June L. Young, Deceased a/k/a June L. Young is in military service.

(e) that the defendant Mark Ernest a/k/a Mark Earnest, in Capacity as Heir of Susan Ernest a/k/a Susan Earnest, 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 Mark Ernest a/k/a Mark Earnest, in Capacity as Heir of Susan Ernest a/k/a Susan Earnest, Deceased is in military service.

(f) that the defendant Jodie Ernest a/k/a Jodi Lynn Earnest, in Her Capacity as Heir of Susan Ernest a/k/a Susan Earnest, 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 Jodie Ernest a/k/a Jodi Lynn Earnest, in Her Capacity as Heir of Susan Ernest a/k/a Susan Earnest, Deceased is in military service.

(g) that the defendant Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Susan Ernest, 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 Susan Ernest, Deceased is in military service.

(h) that the defendant Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ronald Young, 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 Ronald Young, Deceased is in military service.

(i) that defendant Larry E. Young, in Capacity as Co-administrator and Heir of The Estate of June L. Young a/k/a June Louise Young is over 18 years of age and resides at 44454 REDBUD DRIVE, CALLAWAY, MD 20620-2302.

(j) that defendant Jon Young, in Capacity as Co-administrator and Heir of The Estate of June L. Young a/k/a June Louise Young is over 18 years of age and resides at 220 West 7th Street Box 289, a/k/a 216 West 7th Street, Mifflinville, PA 18631.

(k) that defendant Joel Young, in Capacity as Heir of The Estate of June L. Young a/k/a June Louise Young is over 18 years of age and resides at 220 West 7th Street Box 289, a/k/a 216 West 7th Street, Mifflinville, PA 18631.

(l) that defendant 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, plaintiff is without sufficient information to determine whether he/she is over 18 years of age and resides at 220 West 7th Street Box 289, a/k/a 216 West 7th Street, Mifflinville, PA 18631.

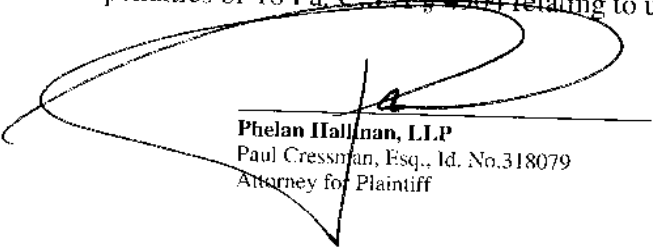
(m) that defendant Mark Ernest a/k/a Mark Ernest, in Capacity as Heir of Susan Ernest a/k/a Susan Earnest, Deceased, plaintiff is without sufficient information to determine whether he is over 18 years of age and resides at 34 Jerseytown rd, Bloomsburg, PA 17815-6530, 220 WEST 7TH STREET BOX 289, A/K/A 216 WEST 7TH STREET, MIFFLINVILLE, PA 18631, 631 N CHESTNUT STREET, MILLVILLE, PA 17846.

(n) that defendant Jodie Ernest a/k/a Jodi Lynn Earnest, in Her Capacity as Heir of Susan Ernest a/k/a Susan Earnest, Deceased, plaintiff is without sufficient information to determine whether she is over 18 years of age and resides at 33 HUMMER RD, DANVILLE, PA 17821-7707.

(o) that defendant Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Susan Ernest, Deceased, plaintiff is without sufficient information to determine whether he/she is over 18 years of age and resides at 220 West 7th Street Box 289, a/k/a 216 West 7th Street, Mifflinville, PA 18631.

(p) that defendant Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ronald Young, Deceased, plaintiff is without sufficient information to determine whether he/she is over 18 years of age and resides at 220 West 7th Street Box 289, a/k/a 216 West 7th Street, Mifflinville, PA 18631.

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



Phelan Hallinan, LLP
Paul Cressman, Esq., Id. No. 318079
Attorney for Plaintiff

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2010-CV-1951**

Wells Fargo Bank, N.A.

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**

owner(s) of property situate in the **MIFFLIN TOWNSHIP, COLUMBIA County,**
Pennsylvania, being

220 West 7th Street Box 289, a/k/a 216 West 7th Street, Mifflinville, PA 18631
Parcel No. 23-05F-018-07,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$105,171.57**

Attorneys for Plaintiff

Phelan Hallinan, LLP

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



71901140006000037058

LARRY E. YOUNG
44454 REDBUD DRIVE

CALLAWAY MD 20620

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
JODI ERNEST (et al.)

Case Number
2010CV1951

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: JODI ERNEST

Primary Address: 33 HUMMER ROAD
DANVILLE, PA 17821

Phone: DOB:

Alternate Address: A/K/A JODI EARNEST
5 SHADY OAKS
DANVILLE, PA 17821

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:

Notes / Special Instructions:

Now, September 08, 2014 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Northumberland County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

ERNEST, JODI

2010CV1951

33 HUMMER ROAD, DANVILLE, PA 17821

NO EXPIRATION

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s) Larry E. Young, in Capacity as Co-administrator and Heir of The Estate of June L. Young a/k/a June Louise Young, Jodie Ernest a/k/a Jodi Lynn Earnest, in Her Capacity as Heir of Susan Ernest a/k/a Susan Earnest, Deceased, at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Patricia A. Singiser
Supervisor
Writ Department
Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Automated Attendant: (215) 320-0007 ext. 1125
Front Desk: (215) 563-7000 ext. 1125
Fax: (215) 563-3826

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.

Plaintiff
Wells Fargo Bank, N.A.

Expiration date

No.: 2010-CV-1951

SHERIFF'S RETURN

Wells Fargo Bank, N.A.

Plaintiff

vs.

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2010-CV-1951

ISSUED

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

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do

herby 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

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

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
220 West 7th Street Box 289

a/k/a 216 West 7th Street

Mifflinville, PA 18631

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

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL 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 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 ☒ 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

9.2.14

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 _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN

SHERIFF'S DEPARTMENT

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

Plaintiff
Wells Fargo Bank, N.A.

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

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

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
SALE**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED

Larry E. Young, in Capacity as Co-administrator and Heir of The Estate of June L. Young a/k/a June Louise Young

AT

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
220 West 7th Street Box 289

a/k/a 216 West 7th Street

Mifflinville, PA 18631

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, 2010, 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 ☒ 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

9-2-14

PLAINTIFF

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

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 2010

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURNINSTRUCTIONS: Please type or print legibly, insuring readability of :
copies. Do not detach any copies.

Expiration date

No.: 2010-CV-1951

Plaintiff

Wells Fargo Bank, N.A.

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

Type or Writ of Complaint
EXECUTION/NOTICE OF SALESERVE
SALE

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED

Jon Young, in Capacity as Co-administrator and Heir of The Estate of June L. Young a/k/a June Louise Young

AT

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
220 West 7th Street Box 289

a/k/a 216 West 7th Street

Mifflinville, PA 18631

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

Telephone Number

(215)563-7000

Date

9.2.14

PLAINTIFF

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

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

SHERIFF'S DEPARTMENT

SHERIFF SERVICE

PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

Wells Fargo Bank, N.A.

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

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

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
SALE

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED

Joel Young, in Capacity as Heir of The Estate of June L. Young a/k/a June Louise Young

AT

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
220 West 7th Street Box 289

a/k/a 216 West 7th Street

Mifflinville, PA 18631

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

Telephone Number

Date

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

(215)563-7000

9.2.14

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 _____ 20__

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
JODI ERNEST (et al.)

Case Number
2010CV1951

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 142

Warrant:

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

Serve To:

Name: MARK ERNEST

Primary Address: 34 JERSEYTOWN ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: A/K/A JODI EARNEST
5 SHADY OAKS
DANVILLE, PA 17821

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.

2.

3.

4.

5.

6.

ERNEST, MARK

2010CV1951

34 JERSEYTOWN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

Document Receipt

Trans #	3712	Carrier / service:	USPS Server	First-Class Mail®	9/8/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

BANK OF AMERICA N.A

1800 TAPO CANYON ROAD

Tracking #: 71901140006000037102

Doc Ref #: 2014ED142

Postage 5.3400

SIMI VALLEY CA 93063

Document Receipt

Trans #	3711	Carrier / service:	USPS Server	First-Class Mail®	9/8/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

ESTATE UNIT DE5-014-02-03

1000 SAMOSET DRIVE

Tracking #: 71901140006000037096

Doc Ref #: 2014ED142

Postage 5.3400

WILMINGTON DE 19884

Document Receipt

Trans #	3710	Carrier / service:	USPS Server	First-Class Mail®	9/8/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

SECRETARY OF HOUSING & URBAN
DEVELOPMENTPNC MORT LLC
9021 MERIDAN WAY MAC M6964-012

WEST CHESTER OH 45069

Tracking #: 71901140006000037089

Doc Ref #: 2014ED142

Postage 5.3400

Document Receipt

Trans #	3710	Carrier / service:	USPS Server	First-Class Mail®	9/8/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

SECRETARY OF HOUSING & URBAN
DEVELOPMENTPNC MORT LLC
9021 MERIDAN WAY MAC M6964-012

WEST CHESTER OH 45069

Tracking #:	71901140006000037089
Doc Ref #:	2014ED142
Postage	5.3400

Document Receipt

Trans #	3709	Carrier / service:	USPS Server	First-Class Mail®	9/8/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

SECRETARY OF HOUSING & URBAN
DEVELOPMENT

700 5TH AVENUE 2ND FLOOR

Tracking #: 71901140006000037072

Doc Ref #: 2014ED142

Postage 5 3400

PITTSBURGH PA 15219

Document Receipt

Trans #	3709	Carrier / service:	USPS Server	First-Class Mail®	9/8/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

SECRETARY OF HOUSING & URBAN
DEVELOPMENT

700 5TH AVENUE 2ND FLOOR

Tracking #: 71901140006000037072

Doc Ref #: 2014ED142

Postage 5.3400

PITTSBURGH PA 15219

Document Receipt

Trans #	3708	Carrier / service:	USPS Server	First-Class Mail®	9/8/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

SECRETARY OF HOUSING & URBAN
DEVELOPMENT

451 SEVENTH STREET S.W

Tracking #: 71901140006000037065

Doc Ref #: 2014ED142

Postage 5.3400

WASHINGTON DC 20410

Document Receipt

Trans #	3708	Carrier / service:	USPS Server	First-Class Mail®	9/8/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

SECRETARY OF HOUSING & URBAN
DEVELOPMENT

451 SEVENTH STREET S.W

Tracking #	71901140006000037065
Doc Ref #	2014ED142
Postage	5 3400

WASHINGTON DC 20410

Document Receipt

Trans #	3707	Carrier / service:	USPS Server	First-Class Mail®	9/8/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

LARRY E. YOUNG

44454 REDBUD DRIVE

Tracking #: 71901140006000037058

Doc Ref #: 2014ED142

Postage 5.3400

CALLAWAY MD 20620

Document Receipt

Trans #	3707	Carrier / service:	USPS Server	First-Class Mail®	9/8/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

LARRY E. YOUNG

44454 REDBUD DRIVE

Tracking #: 71901140006000037058

Doc Ref #: 2014ED142

Postage 5 3400

CALLAWAY MD 20620

142

Document Receipt

Trans #	3706	Carrier / service:	USPS Server	First-Class Mail®	9/8/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000037041

Doc Ref #: 2014ED142

Postage 5 3400

PHILADELPHIA PA 19106

Document Receipt

Trans #	3705	Carrier / service:	USPS Server	First-Class Mail®	9/8/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #	71901140006000037034
Doc Ref #	2014ED142
Postage	5.3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	3705	Carrier / service:	USPS Server	First-Class Mail®	9/8/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000037034
Doc Ref #:	2014ED142
Postage	5.3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	3704	Carrier / service:	USPS Server	First-Class Mail®	9/8/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000037027

Doc Ref #: 2014ED142

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	3703	Carrier / service:	USPS Server	First-Class Mail®	9/8/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000037010

Doc Ref #: 2014ED142

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	3712	Carrier / service:	USPS Server	First-Class Mail®	9/8/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

BANK OF AMERICA N.A

1800 TAPO CANYON ROAD

Tracking #: 71901140006000037102

Doc Ref #: 2014ED142

Postage 5.3400

SIMI VALLEY CA 93063

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
JODI ERNEST (et al.)

Case Number
2010CV1951

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:

143

Warrant:

Expires:

Serve To:

Name: JON YOUNG

Primary Address: 220 WEST 7TH STREET
MIFFLINVILLE, PA 18631

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.

2.

3.

4.

5.

6.

YOUNG, JON

2010CV1951

220 WEST 7TH STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
JODI ERNEST (et al.)

Case Number
2010CV1951

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

Serve To:

Name: JOEL YOUNG

Primary Address: 220 WEST 7TH STREET
MIFFLINVILLE, PA 18631

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.

2.

3.

4.

5.

6.

YOUNG, JOEL

2010CV1951

220 WEST 7TH STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

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

TD Bank, NA
3-180/360

001450340

DATE
8/27/2014

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

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

Francis S. Hillman

AUTHORIZED SIGNATURE

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

⑈001450340⑈ ⑆036001808⑆ 361508666⑈