AFFIDAVIT OF SERVICE (FNMA)

PLAINTIFF WELLS FARGO BANK, N.A. COLUMBIA COUNTY

PH # 724606 8

DEFENDANT

DECEASED

LARRY E. YOUNG, in capacity as Co-Administrator and Heir of the COURT NO.: 2010-CV-1951 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 HETRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUNE LOUISE YOUNG A/K/AJUNE 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

SERVICE TEAM/ Inm

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

PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT. TITLE OR INTEREST FROM OR UNDER RONALD YOUNG,

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

SERVED

SERVED.
Served and made known to MARK ERNEST A/K/A MARK EARNEST, in capacity as Heir of SUSAN ERNEST
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 27 day of 5607 , 20 14 at
2:30, o'clock P.M., at 34 SERSEY TOWN RD, in the manner described below:
Defendant personally served.
XXAdult 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:
Other:
I
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.
$\bigcirc \qquad \bigcirc \qquad$
DATE: 09-27-2014 NAME: () Ohr / Jenbar
DATE: 09-27-2019 NAME: () Oh) EUBAUER PRINTED NAME: SONN NEUBAUER
TITLE: PROCESS SERVER
NOT SERVED
On theday of, 20, ato'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 onat;at;
Service Refused
Other:

AFFIDAVIT OF SERVICE (FNMA)

PLAINTIFF WELLS FARGO BANK, N.A. COLUMBIA COUNTY

SERVICE TEAM/ Inm

PH # 724606 A

DEFENDANT

LARRY E. YOUNG, in capacity as Co-Administrator and Heir of the COURT NO.: 2010-CV-1951 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

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

MIFFLINVILLE, PA 18631

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

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

SERVED

<u>SERVED</u>
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 27 day of 5607, 20 14, at
2.00, o'clock P.M., at 216 WEST 77 STREET, in the manner described below:
Defendant personally scrved.
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:
Other:
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 unsworm falsification to authorities.
DATE: 09.27-2014 NAME: JOHN NEUBAUER PRINTED NAME: JOHN NEUBAUER
TITLE: PROCESS SERVER
NOT SERVED
On theday 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



SECRETARY OF HOUSING & URBAN

PITTSBURGH PA 15219

₱₭V\$‡₽**RVENUE** 2ND FLOOR

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 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

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.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK, N.A. 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 18681.

KEVIN DENT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 14, 2014

NOTARY

COMMONWEALTH OF PENNSYLVANIA **Notarial Sesi** Sarah Jane Klingaman, Notary Public Town of Bloomsburg, Columbia County My Commission Expires Oct. 4, 2016

Affirmed and subscribed to before me this

day of

OCTOBER

2014

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	RGO BANK, N.A. EST (et al.)				Number CV1951
	SERVICE	COVER SHE	ET		
ervice De	lais;				
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	,
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SHERIFF'S SALE BILL				
erve To:		Final Servi	ce:		
Name:	(POSTING)	Served:	Personally · Ad	ult In Charge 🍕	Sosted · Othe
Primary	216/ 220 WEST 7TH STREET	Adult In Charge:			
Address:	MIFFLINVILLE, PA 18631				
Phone:	DOB:	Relation:			
Alternate Address:		Date:	10/10/14	Time:	1212
Phone:		Deputy:	5	Mileage:	:
lttorney/	Originator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
ervice At	tempts:				
D-4-					
vate:		1 1	I i		
Date: Time: Mileage:					
Time:					
Time: Mileage: Deputy:	temp! Notes:				
Time: Mileage: Deputy: iervice At	tempt Notes:				
Time: Mileage: Deputy: Service At	temp! Notes:				
Time: Mileage: Deputy:	tempt Notes:				
Time: Mileage: Deputy: Service At 1.	tempt Notes:				

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

			PENDI	NG TO	TAL AMOUNT
YEAR	BILL ROLL	AMOUNT	INTEREST	COSTS	DUE
		. <i></i>			
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	вч	:				()I	LL	J	M	E	31/	4	C	O	L	١N	I٦	η	′ 9	ŝŀ	łE	F	ł	FF	F							
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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:

		Di	scount:	Fa	ce:	Penalty:
Bill #		Amount	Due Date	Amount	Due Date	Amount Due Date
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

SILE

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.

Print Your Documents Page 1 of 1

Columbia County Sheriff

Columbia County Sheriff

35 West Main Street

PO Box 380

Bloomsburg PA 17815



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 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

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

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA	ARGO BANK, N.A.				Number
JODI ERN	EST (et al.)			2010	0CV1951
	SERV	ICE COVER SH	EET		
Service De	tails:			Secretary and the second	
Category:	Real Estate Sale - Sale Notice		the transfer of the second	Zone:	
Manner:	< Not Specified >	Expires:	and an artist of the second of	Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S S	ALE AND DEBTOR'S F	RIGHTS	er e e andere	
	\$				
Serve To:		Final Servi			
Name:	OCCUPANT	Served:	port of the production of the production	dult in Charde	Posted · Other
Primary	216/ 220 WEST 7TH STREET	Adult In	Annual Contraction	an an an an anglas an 🖍	1 Osted Other
Address:	MIFFLINVILLE, PA 18631	Charge:	Hos	1CL	
Phone:	DOB:	Relation:			
Alternate	granden i de la compositación de la compositac	Date:	73	/ Time:	3.7
Address:			210114	rime.	1/36
Phone:	Commence of the Commence of th	Deputy:	2	Mileage:	
Attorney / (Originator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	P. of the control of	
Service Att	empts:				
Date:					
Time:					
Mileage:					
Deputy:		And the second s			
Service Att	empt Notes:		the second of the second	to the state of th	and the second of the second o
1.	The second secon	eren (1995) - The september (1995) - September (1995) - September (1995) - September (1995)	en e		
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3.					
4.					
5.					
6.					

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

Ad ID:

1006402

Description:

June Young Sheriff sale

Run Dates:

10/29/14 to 11/12/14

Class:

240

Agate Lines: Blind Box:

Account:

Name:

Company:

TIM CHAMBERLAIN - COLUM COUNTY SHER-

IFF

Address: PO BOX 380

BLOOMSBURG, PA 17815

Total Ad Cost Amount Paid

\$1,313.70

\$0.00

Publication Press Enterprise

<u>Start</u> Stop 10/29/14 11/12/14

Cost \$1,313.70

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, Pornsylvaria and to me direction, I will expose the following described property at public sale at the Columbia County Courthouse in the fown of Bloomsburg, County of Columbia, Commonwealth of Potinis/Ivania pri:

Pennsylvania on:
WEDNESDAY, NOVEMBER 19, 2014
AT 9:00 O'CLOCK A.M.

All purties in interest and claimants are further notified that a proposed schedule of detribution will be on five in the Shoriffs Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will bu made in accordance with the schedule ten (30) days after said filling, unless exceptions are filled with the Whitelife Office around these. with the Sheriffs Office prior thereto.

ALL THAT CERTAIN piece and parcel of land situate in the Village of Midlinvilla, Midlan lownship, Courning Courny, Pennsylvania bounded and described as follows, towit: BEGINNING at an iron pan corner set in the northerly line of a proposed 50 foot wide pub-lic stroot now laid out and in the easterly line of otherland now or late of line C. Atten north ill sideo now liaid but and in the easterny tell on dimension in which each in the Z. Aller norm 20 degrees west 160 feet to an iron pin comor soft in the southerly line of land now or late of Delmar B. Hartman, et us, thence running along the southerly line of land now or late of the said Delmar B. Hartman, et us, north 70 degrees cost 86 fort to an irun pin corner set in the westerly line of other land now or late of frez E. Aten, it being designat-

iste of the Said Delinar B. Hartman, et dr. north "A Cogruss cost six freet to an inch per-corner set in the westerly library and the standard process of the standard set of No. B in a plot of forth hereinafter membrand; there a unning along the wester-ly line of other land move or late of line E. Aten, it being Lot No. B atternmentonert, south 20 daynous east 160 feet to an inon per comercial companies of the atreasand proposed 50 fort wide public street thorous olong the northerly line of the atreasand proposed 50 fort wide public street thorous olong the northerly line of the atreasand proposed 50 fort wide public street thorous olong the northerly line of the atreasand the period of the street of the

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

PROPERTY ADDRESS: 2167 220 WEST 7TH STREET, MIFFUNVILLE, PA. 18631

UPLATAX PARCEL NUMBER: 23-05E-018-02000

Seized and taken into execution to be sold as the property of JODI ERNEST, MARK FRINEST, JOH, YOUNG, JON YOUNG, LARRY EYOUNG in suit of WELLS FARGO BANK,

TERMS OF SALE MINIMUM PAYMENT AT TIME OF SALE: The greater of ton 1 10%) polcent of the bid pince or costs (inpering bid at sale). Minimum payment is to be paid in
cash, certified check or cashiers check at time of sale. REMAINING BAI, ANCO OF 810
PRICE: Any remaining annound of the bid price is to be paid within right (3) days after the
sale in cash, certified check or cashier's check IMPORTANT NOTICE FOR FAILURE TO
PAY BID PRICE. FAILURE TO PAY "THE BID PRICE IN ACCOMPANIOL" WHITH HESP
TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO.
NOT BID UNLESS FUNDS ARE AVAILURE FOR PAYMENT WITHIN THE PRESCRIBED.
TIME PERIOD: If the successful bedder fails to pay the bid pince as per the above terms, the Sheriff may elect to either suc the bidder for the balance due without a masile of the
property or to resell the property at the belder sits and maintain an action posinist the the shelf may seet to anims such the blocker for the bearined out will out a passe of the property or to reself the property at the bidder sick and maintain an action against the bidder for breach of contract, in the case of default all surins paid by the bidder will be considured forfuted, but will be applied against any camages recoverable. The default-ing hidder will be responsible for any attorney fees neumed by the shelff in connection with any action against the hidder in which the bidder is found failed for damages. If mo-ceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unloss the Callumbia Counts Shelffiel Ediffic against expense unitiation protect phenases, since the Callumbia Counts Shelffiel Ediffic against expense unitiation protect phenases. the Calumbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff,

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylv

Attomey for the Plaintiff PHELAN & HALLINAN LLP PHILADELPHIA, PA 215-563-7000

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	ARGO BANK, N.A. EST (et al.)					Number OCV1951
		SERVICE C	OVER SH	EET	<u> </u>	
Service De	etails;				***	
Category:	Real Estate Sale - Sale	Notice			Zone:	142
Manner:	< Not Specified >	m naada aanam a	Expires:	A CONTRACTOR OF THE CONTRACTOR	Warrant:	er gerile Gellandere.
Notes:	PLAINTIFF NOTICE OF	SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS	er en	Mariana da Santa da S
		······································		e e e e e e e e e e e e e e e e e e e	· · · · · · · · · · · · · · · · · · ·	
Serve To:			Final Serv	ice;		100
Name:	Central Columbia SD		Served:	Personally A	dult In Charge	Posted · Other
Primary Address:	4777 Old Berwick Road Bloomsburg, PA 17815		Adult in Charge:	Zan Hay	herei.	Marione
Phone:	570-784-2850	DOB:	Relation:	Curriculum S	icertisy/ke	exptionist
Alternate Address:		Section of the sectio	Date:	7.7.14	Time:	130
Phone:	Ammerica con a construction of the constructio	en e	Deputy:	8	Mileage:	A second to the
Attorney /	Originator:					
Name:	PHELAN & HALLINAN L	L P	Phone:	215-563-7000		
Service Att	tempts:					
Date:		A STATE OF THE PARTY OF THE PAR			**************************************	
Time:						
Mileage:		**************************************		CONTROL CONTRO		***************************************
Deputy:	The second secon	CONTROL MANAGEMENT CONTROL CON				3
Service Att	empt Notes:	handa ha				
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3.			,			
4.						
5.		<u> </u>				
6.						

CENTRAL COLUMBIA SD

2010CV1951

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	ARGO BANK, N.A.		Case Number 2010CV1951
	SERVICE	COVER SHEET	
Service De	atalis:		
Category:	Real Estate Sale - Sale Notice	en e	Zone: /4 \
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE A		Zone: /4
Serve To:		Final Service:	
Name:	Columbia County Tax Office	1	Adult In Charge · Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815	A state to 1.	Adult In Charge · Posted · Other
Phone:	570-389-5649 DOB :	Relation: CLE.	RK
Alternate Address:	The first content of the second content of t	Date: 09-09-	14 Time: 1230
Phone:	Emman of the commence of the c	Deputy:	Mileage: O
Attorney / (Originator:		Ö
Name:	PHELAN & HALLINAN LLP	Phone: 215-563-700	BOX 380, BLOOMSBURG, P
Service Att	empts:		BLO
Date:			, , , , , , , , , , , , , , , , , , ,
Time:			SBC
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Timothy T. Chamberlain Sheriff

6.



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK, N.A. Case Number 2010CV1951 JODI ERNEST (et al.) SERVICE COVER SHEET Service Details: Zone: Category: Real Estate Sale - Sale Notice Manner: < Not Specified > Expires: Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Final Service: Serve To: Personally Adult In Charge Posted Other Domestic Relations Office of Columbia Col Served: Name: 11 WEST MAIN STREET Primary Adult In ephanic Shoup Charge: Address: 2ND FLOOR Bloomsburg, PA 17815 Inhake Officer Relation: DOB: Phone: Alternate Date: Time: Address: Deputy: Mileage: Phone: Attorney / Originator: PHELAN & HALLINAN LLP 215-563-7000 Name: Phone: Service Attempts: Date: Time: Mileage: Deputy: 1. 2. 3. 4. 5.

DOMESTIC RELATIONS OF

2010CV1951

WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P 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 comer 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 LÝNN 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 failts 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 conneciton 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#<u>201480</u>142

DATE RECEIVED 9-8-20	19
DOCKET AND INDEX 3010	CV 1951
CHECK FOR PROPER	INTO
WRIT OF EXECUTION	X
COPY OF DESCRIPTION	- \(\sqrt{\sq}\sqrt{\sq}}\sqrt{\sq}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}
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NON-MILITARY AFFIDAVIT	×
NOTICES OF SHERIFF SALE	$\frac{\overline{\lambda}}{\lambda}$
WAIVER OF WATCHMAN	X
AFFIDAVIT OF LIENS LIST	<u> </u>
CHECK FOR \$1,350.00 OR **IF ANY OF A POWE IS MISSING	CK# (16, 400 34)
IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEED
SALE DATE	Nov. 19 15 TIME 9:00 com
POSTING DATE	The Lock con
ADV. DATES FOR NEWSPAPER	1 ST WEEK
	2 ND WEEK
	3 RD WEEK

Wells Fargo Bank, N.A.

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

:

: :

NO.: <u>2010-CV-1951</u>

COLUMBIA COUNTY

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, In Her Capacity a 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)

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.

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 ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUNE LOUISE YOUNG A/K/AJUNE L. YOUNG, DECEASED A/K/A JUNE L. YOUNG

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

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 ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD YOUNG, DECEASED

WEST 7TH STREET MIFFLINVILLE, PA 18631

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

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

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

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

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

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

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

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

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

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 ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD YOUNG, DECEASED

WEST 7TH STREET MIFFLINVILLE, PA 18631

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

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

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:

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 &

106 MARKET STREET BERWICK, PA 18603

KNECHT LLP BERWICK AREA JOINT SEWER

1108 FREAS AVENUE BERWICK, PA 18603

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

Name

AUTHORITY

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

None.

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

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.

COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

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, Deccased 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/AJUNE 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 EARNEST, IN 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

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 900 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 mortgagec) 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 $\underline{215-563-7000}$.
- 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 $\underline{215-563-7000}$.
- 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

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

(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 lnez 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

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.

٧,

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's othat 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 FLEASE RETURN

IN THE COURT OF COMMON PLEAS OF COLUMBIA COURTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

v.

COURT OF COMMON PLEAS

CIVIL DIVISION

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 /94/

day of Alikuary 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:

ATTORNEY FILE COPY
PLEASE RETURN

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

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

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.

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2010-CV-1951

2014-ED-142

COLUMBIA COUNTY

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

Note: Please attach description of Property.

PH#724606

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 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

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.

٧.

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

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

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under June Louise Young A/k/a June L. Young, Deceased a/k/a June L. Young

Mark Ernest a/k/a Mark Earnest, in Capacity as Heir of Susan Ernest a/k/a Susan Earnest, Deceased

Jodie Ernest a/k/a Jodi Lynn Earnest, in Her Capacity as Heir of Susan Ernest a/k/a Susan Earnest, Deceased

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Susan Ernest, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ronald Young, Deceased Defendant(s)

COLUMBIA County

NO.: 2010-CV-1951

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

(X)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. 8 4904 relating to unsworn faisification to authorities.

Phelan Hallman, LLP

Raul 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

Attorney for Plaintiff

Wells Fargo Bank, N.A.

215-563-7000

vs.

COLUMBIA County

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: <u>2010-CV-195</u>1

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

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/ajune 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/ajune 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 Earnest, 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 Hallman, 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.

٧.

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

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

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$105,171.57

Attorneys for Plaintiff

Phelan Hallinan, LLP

Columbia County Sheriff
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomshurg 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

vs. JODI ERN	IEST (et al.)		Case Number 2010CV1951
	SE	RVICE COVER SHEET	
Service De	otails:		
Category:	Real Estate Sale - Sale Notice		Zone:
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF	F'S SALE AND DEBTOR'S RIGHTS	The state of the s
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erve To:		Final Service:	
Name:	JODI ERNEST	Served: Persona	lly · Adult In Charge · Posted · Other
Primary Address:	33 HUMMER ROAD DANVILLE, PA 17821	Adult In Charge:	
Phone:	DOB:	Relation:	A CONTROL OF THE CONT
Alternate Address:	A/K/A JODI EARNEST 5 SHADY OAKS DANVILLE, PA 17821	Date:	Time:
Phone:	Same of the control o	Deputy:	Mileage:
ttorney / (Originator:		
lame:	PHELAN & HALLINAN LLP	Phone: 215-563-	7000
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EXPIRA1

Return To:

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

TIMOTHY T. CHAMBERLAIN, SHERIFF

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

Now	AFFIDAVIT (OF SERVICE	
Now,	20, at	O'Clock	m., served the within
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day of	20		
Notary Public			Sheriff
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return		County, Penn	sylvania, and made a part of this
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			Sheriff
			Deputy Sheriff
	SHERIFF'S D	FDA DTMENTE	
SHERIFF SEE	RVICE	INSTRUCTIONS:	Please type or print legibly, insuring
PROCESS RECEIPT and AFF	IDAVIT OF RETURN	readability of an cop	ies. Do not detach any copies.
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Fargo Bank, N.A.		740.: 2010-0	<u></u>

SHERIFF'S RETURN

	Wells	Fargo	Bank,	N.A.
--	-------	-------	-------	------

Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

VS.

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

Defendan	18

NOW,	20I,	High Sheriff of Columbia County, Pennsylvania, do
hereby deputize the Sheriff of		County, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Pla	· -	soundy, country raina, to execute tots writ. This deputation being
Defendants alleged address is		
	- \ <u>\</u>	
		Sheriff, Columbia County, Pennsylvania
		Ву
		Deputy Sheriff

Defendani					·
Larry E. Ye	oung, in Capacity as Co-administrator and Heir of Talune Louise Young	he Estate of Jur	no L. H	pe or Writ of Complaint XECUTION/NOTICE	E OF SALE
Jon Young, a/k/a June I	in Capacity as Co-administrator and Heir of The E-ouise Young		-		
Joel Young	, in Capacity as Heir of The Estate of June L. Youn	g a/k/a June Loi	uise		
Young			1		
Right Title	leirs, Successors, Assigns, and All Persons, Firms, on Interpet From on Under June Levies V.	r Associations (Claiming		
Deceased a	or Interest From or Under June Louise Young A/k/a/k/a June L. Young	i June L. Young	<i>,</i> .		
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Earnest, De	ceased				
Jodic Ernes	a/k/a Jodi Lynn Earnest, in Her Capacity as Heir of	Susan Ernest a	/k/a		
Susan Earne	est, Deceased				
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Unknown H	eirs, Successors, Assigns, and All Persons, Firms, o		71		
Right, Title	or Interest From or Under Ronald Young, Deceased	г Азѕостаподз (Jaiming		
SERVE	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO		CRIPTION OF PROF	PERTY TO BE LEVIED, ATT	ACHED OR SALE.
AT	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State a 220 West 7th Street Box 289	nd Zip Code)			
a/k/a 216 W	est 7th Street				
Mifflinville,	PA 18631				
SPECIAL INST	RUCTIONS OR OTHER INFORMATION THAT WILL ASSI	ST IN EXPEDITIN	G SERVICE		
NOW.	DST THE PREMISES WITH THE SHERIFF'S I	HANDBILL O	F SALE.		
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MOTE OF			COLUMBIA Cour	*	
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sheriff's sa	lle thereof.	·			ary octore
Signature of Att	orney or other Originator requesting service on behalf of XX Pl.	aintiff	Telephone Num	ber Date	
_ /		lefendant			
PI	stadelphia, PA 19103-1814	evard, Sinte 1400	(215)563-700	00 9	1.2.14
	SPACE BELOW FOR USE OF SHERII	FF ONLY —	DO NOT WI	RITE BELOW TH	IS LINE
PLAINTIFF				t Number	
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AFFIRMED and	subscribed to before me thisday	SO ANSWERS	<u> </u>		Date
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SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN 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 Joel Young, in Capacity as Co-administrator and Heir of The Estate of June L. Young a/k/a June Louise Joel Young, in Capacity as Heir of The Estate of June L. Young a/k/a June Louise Joel Young, in Capacity as Heir of The Estate of June L. Young a/k/a June Louise Joel Young, in Capacity as Heir of The Estate of June L. Young a/k/a June Louise Joel Young, in Capacity as Heir of The Estate of June L. Young a/k/a June Louise Joel Young June Louise Young A/k/a June L. Young A/k/a June L. Young A/k/a June L. Young A/k/a June L. Young June June June June June June June June	
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ADDRESS (Street or RED. Apartment No. Cit. B. T.	
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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 LOCAL PROPERTY OF THE	
SERVE DEFENDANT WITH THE NOTICE OF SALE.	
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Shoriff of CAM LATING	
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SHERIFF'S DEPARTMENT SHERIFF SERVICE INSTRUCTIONS: Please type or print legibly, insuring readability of : PROCESS RECEIPT and AFFIDAVIT OF RETURN copies. Do not detach any copies. Plaintiff Expiration date 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 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 Joel Young, in Capacity as Heir of The Fistate 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 NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED SERVE Jon Young, in Capacity as Co-administrator and Heir of The Estate of June L. Young a/k/a June Louise Young ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) AT 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. . 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 properly 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 of other Originator requesting service on behalf of XX Plaintiff Telephone Number ADDRESS Regir Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 9.2.14 (215)563-7000 Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE PLAINTIFF Court Number RETURNED: AFFIRMED and subscribed to before me this ______ SO ANSWERS Date Signature of Dep. Sheriff

Signature of Sheriff

Sheriff of

Date

SHERIFF S DEPARTMENT PROCESS RECEIPT and AFFIDAVIT OF RETURN PROCESS RECEIPT and AFFIDAVIT OF RETURN PROCESS RECEIPT and AFFIDAVIT OF RETURN Defendant Larry E. Young, in Capacity as Co-administrator and Heir of The Estate of June L. Young a/k/a June Louise Young Jou Young, in Capacity as Co-administrator and Heir of The Estate of June L. Young a/k/a June Louise Young Jou Young, in Capacity as Heir of The Estate of June I. Young a/k/a June Louise Young Laknown 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 Joide Ernest a/k/a Mark Ernest, in Her Capacity as Heir of Susan Ernest ad/a Susan Ernest, Deceased Joide Ernest a/k/a Hark Ernest, in Her Capacity as Heir of Susan Ernest ad/a Susan Farnest, Deceased Joide Ernest a/k/a Hark Ernest, in Her Capacity as Heir of Susan Ernest ad/a Susan Farnest, Deceased Joide Ernest a/k/a Mark Ernest, in Her Capacity as Heir of Susan Ernest ad/a Susan Farnest, Deceased Joide Ernest a/k/a June Louise From or Under Susan Ernest ad/a Susan Ernest a/k/a Susan Farnest, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ronald Young, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ronald Young, Deceased 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, Boio, Twp., State and Zip Code) 220 West 7th Street Box 289 a/k/a 216 West 7th Street Miffiliaville, PA 18631 SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVIC SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW. NOW. Sheriff of COLUMBI NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN - Any of property under within writ may leave same without a watchman, in custody of whomewer is found in possible and the property under w	Type or Writ of EXECUTION/	of Complaint NOTICE OF SALE. OPERTY TO BE LEVIED, ATTAC
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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 Jord Young, in Capacity as Heir of The Estate of June L. Young a/k/a June Louise Young Jord Young, in Capacity as Heir of The Estate of June L. Young a/k/a June Louise Young Jord Young, in Capacity as Heir of The Estate of 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 Jorde Ernest a/k/a Mark 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 Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ronald Young, Deceased NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DES SALT 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 Mifflinville, PA 18631 SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVIC SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW, , 20 I, Sheriff of COLLYMBIA County, PA do hereby deputize the County, to execute the within and make return thereof according to law. Sheriff of COLLYMBI NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN - Any of property under within writ may leave same without a watchman, in custody of whomever is found in poss attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destru sheriff's sale thereof. SPACE BELOW FO	Type or Writ of EXECUTION/ EXECUTION/ RIPTION OF PRO County, Ponna. Outy sheriff levyin	of Complaint NOTICE OF SALE. OPERTY TO BE LEVIED, ATTAC
Latry 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 Heir of The Estate of June L. Young a/k/a June Louise Young Jon Young, in Capacity as Heir of The Estate of June L. Young a/k/a June Louise Young Jord Young, in Capacity as Heir of The Estate of June L. Young a/k/a June Louise Young Jord Young, in Capacity as Heir of The Estate of June L. Young Jord Young, in Capacity as Heir of The Estate of June L. Young Mark Emest a/k/a Mark Earnest, in Capacity as Heir of Susan Emest a/k/a Susan Estatest, Deceased Jodde Emest a/k/a Mark Earnest, in Capacity as Heir of Susan Emest a/k/a Susan Estatest, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Susan Emest, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ronald Young, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ronald Young, Deceased NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DES SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DES SALE Joet 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 Mifflinville, PA 18631 SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVIC SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW. 20. 1, Sheriff of COLUMBIA County, PA do hereby doputize the County, to execute the within and make return thereof according to law. Sheriff of COLUMBI NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN - Any of property under within writ may leave same without a watchman, in custody of whomever is found in possa attachment without liability on the part of such deputy or sheriff to any plaintiff herein fo	EXECUTION/ RIPTION OF PRO County Ponna Outy sheriff levyin	OPERTY TO BE LEVIED, ATTAC
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 Interes From or Under June Louise Young A/k/a June L. Young, Deceased a/k/a June L. Young Mark Ernest a/k/a Jak 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 Susan Ernest, 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 Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ronald Young, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ronald Young, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ronald Right, Title or Interest Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ronald Right, Title or Interest From or Unde	heriff of County, Ponna outy sheriff levyin	ng upon or attaching any
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Mark Emest at/ka Mark Earnest, in Capacity as Heir of Susan Emest at/ka Susan Earnest, Deceased Jodie Emest at/ka Jodi Lynn Earnest, in Her Capacity as Heir of Susan Emest at/ka Susan Earnest, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest Enknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest Enknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest Enknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest Prom or Under Ronald Young, Deceased Mark Deceased NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESTAND Joel Young, in Capacity as Heir of The Estate of June L. Young atk/a June Louise Young AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 220 West 7th Street Mifflinville, PA 18631 PECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE SERVE DEFENDANT WITH THE NOTICE OF SALE. WOW. 20 , 1, Sheriff of COLUMBIA County, PA do hereby deputize the County, to execute the within and make return thereof according to law. Sheriff of COLUMBIA NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN - Any of property under within writ may leave same without a watchman, in custody of whomever is found in possed attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction of Attorney or other Originator requesting service on behalf of XX Plaintiff Defendant Defendant Defendant SPACE BELOW FOR USE OF SHERDER ONLY 200 NOTE USE SPACE BELOW FOR USE OF SHERDER ONLY 200 NOTE USE Defendant SPACE BELOW FOR USE OF SHERDER ONLY 200 NOTE USE Defendant	heriff of County, Ponna outy sheriff levyin	ng upon or attaching any
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NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESIGNATE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESIGNATE 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 Mifflinville, PA 18631 SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE SERVE DEFENDANT WITH THE NOTICE OF SALE. SOW. 20. 1. Sheriff of COLUMBIA County, PA do hereby deputize the county, to execute the within and make return thereof according to law. Sheriff of COLUMBIA NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN - Any of property under within writ may leave same without a watchman, in custody of whomever is found in possed attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destrustiff's sale thereof. DORESS: One can be deputy or other Originator requesting service on behalf of XX Plaintiff Telephon DORESS: One can be deputy or other Originator requesting service on behalf of XX Plaintiff Telephon DORESS: One can be deputy or sheriff to be SHERBER ONLY PONCE WITH SPACE BELOW FOR USE OF SHERBER ONLY PONCE WITH SPACE BELOW FOR USE OF SHERBER ONLY PONCE WITH SPACE BELOW FOR USE OF SHERBER ONLY PONCE WITH SPACE BELOW FOR USE OF SHERBER ONLY PONCE WITH SPACE BELOW FOR USE OF SHERBER ONLY PONCE WITH SPACE BELOW FOR USE OF SHERBER ONLY PONCE WITH SPACE BELOW FOR USE OF SHERBER ONLY PONCE WITH SPACE BELOW FOR USE OF SHERBER ONLY PONCE WITH SPACE BELOW FOR USE OF SHERBER ONLY PONCE WITH SPACE BELOW FOR USE OF SHERBER ONLY PONCE WITH SPACE BELOW FOR USE OF SHERBER ONLY PONCE WITH SPACE BELOW FOR USE OF SHERBER ONLY PONCE WITH SPACE BELOW FOR USE OF SHERBER ONLY PONCE WITH SPACE BELOW FOR USE OF SHERBER ONLY PONCE WITH SPACE BELOW FOR USE OF SHERBER ONLY PONCE WITH SPACE PARTY PAR	heriff of County, Ponna outy sheriff levyin	ng upon or attaching any
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 220 West 7th Street Box 289 226 West 7th Street Box 289 226 West 7th Street Box 289 227 Mifflinville, PA 18631 SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDIFING SERVICE SERVE DEFENDANT WITH THE NOTICE OF SALE. 320 West 7th Street Mifflinville, PA 18631 Sheriff of COLUMBIA County, PA do hereby deputize the county, to execute the within and make return thereof according to law. Sheriff of COLUMBIA NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN - Any deproperty under within writ may leave same without a watchman, in custody of whomever is found in posses attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destrusted without liability on the part of such deputy or sheriff to any plaintiff Defendant Defendant 320 Defendant Defendant Station, 1617 John F. Kennedy Boulevard, Suite 1400 (215)563. 321 Ruledelphia, PA 19103-1814	heriff of County, Ponna outy sheriff levyin	ng upon or attaching any
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 220 West 7th Street Mifflinville, PA 18631 SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVE SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW,, 20, I, Sheriff of COLUMBIA County, PA_do hereby doputize the county. To execute the within and make return thereof according to law. Sheriff of COLUMBIA NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN - Any deproperty under within writ may leave same without a watchman, in custody of whomever is found in posses attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destructions are considered as a submitted of the content of the con	County, Ponna.	ng upoл or attaching any ng person of levy or any such property before
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Signature of Dep. Sheriff		Date
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Signature of Sheriff		
		Date
	, .	Date

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	ARGO BANK, N.A. EST (et al.)		Case Number 2010CV1951
	SERVICE C	OVER SH	IEET
Service De			
Category:	Real Estate Sale - Sale Notice	and the second of the second o	Zone: 140
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND		
Serve To:		en e	
Name:	MARK ERNEST	Final Serv	
Primary	34 JERSEYTOWN ROAD	Served:	Personally Adult In Charge Posted Other
Address:	BLOOMSBURG, PA 17815	Adult in Charge:	
Phone:	DOB:	Relation:	
Alternate	A/K/A JODI EARNEST	Data	The second of th
Address:	5 SHADY OAKS DANVILLE, PA 17821	Date:	Time:
Phone:	7,17021	Deputy:	Milozop
Attorney / C	Priginator:		715 552 7000
	PHELAN & HALLINAN LLP	Phone:	
Service Atte	mpts:		
Date:			Company of the second s
Time:			
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Deputy:	Maning or companies and the second se		
Service Atte	mpt Notes:		
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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

CA 93063

Tracking #;

71901140006000037102

Doc Ref#:

2014ED142

Postage 5.3400

SIMI VALLEY

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Ship to:

ESTATE UNIT DE5-014-02-03

1000 SAMOSET DRIVE Tracking #: 71901140006000037096

Doc Ref #: 2014ED142

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WILMINGTON DE 19884

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SECRETARY OF HOUSING & URBAN

DEVELOPMENT

PNC MORT LLC

9021 MERIDAN WAY MAC M6964-012

Tracking #: Doc Ref #: 71901140006000037089

Postage

2014ED142 5.3400

WEST CHESTER OH 45069

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Ship to:

SECRETARY OF HOUSING & URBAN

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Ship to:

SECRETARY OF HOUSING & URBAN DEVELOPMENT

700 5TH AVENUE 2ND FLOOR

Tracking #:

71901140006000037072

Doc Ref#:

2014ED142

Postage 5 3400

PITTSBURGH PA 15219

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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 #:

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PITTSBURGH PA 15219

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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

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WASHINGTON DC 20410

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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

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5.3400

CALLAWAY

MD 20620

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

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CALLAWAY

MD 20620

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

Ship to:

TECHNICAL SUPPORT GROUP INTERNAL REVENUE

SERVICE

600 ARCH STREET ROOM 3259 Trac

Tracking #: 71901140006000037041 Doc Ref #: 2014ED142

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PHILADELPHIA PA 19106

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Carrier / service: USPS Server

First-Class Mail®

9/8/2014 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS ADMINISTRATION

900 MARKET STREET 5TH FLOOR ROBERT N.C. NIX FEDERAL BUILDING

Tracking #1 Doc Ref #

71901140006000037034

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PHILADELPHIA PA 19107

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS

ADMINISTRATION

900 MARKET STREET 5TH FLOOR ROBERT N.C. NIX FEDERAL BUILDING

Tracking #; Doc Ref #; 71901140006000037034

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PHILADELPHIA PA 19107

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Ship to:

OFFICE OF F.A I.R. DEPART

PA 17105

DEPÁRTMENT OF PUBLIC

WELFARE

PO BOX 8016

HARRISBURG

Tracking #: 71901140006000037027

Doc Ref#:

2014ED142

Postage

5.3400

Document Receipt

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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

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HARRISBURG PA 17128

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BANK OF AMERICA N.A

1800 TAPO CANYON ROAD

Tracking #:

71901140006000037102

Doc Ref #: Postage 2014ED142 5.3400

SIMIVALLEY

CA 93063

142

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	ARGO BANK, N.A. IEST (et al.)		Case Number 2010CV1951
	SERVICE	COVER SH	
Service De	italis:		
Category:	Real Estate Sale - Sale Notice	and the second s	Zone: 142
Manner:	< Not Specified >	Expires:	The same of the sa
Votes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AI		,
erve To:		Final Serv	VIce:
Vame:	JON YOUNG	Served:	Personally · Adult In Charge · Posted · Other
Primary Address:	220 WEST 7TH STREET MIFFLINVILLE, PA 18631	Adult In Charge:	
hone:	DOB:	Relation:	The second secon
lternate ddress:	The form of the form of the first of the form of the form of the first	Date:	Time:
Phone:	en e	Deputy:	Mileage:
ttorney / c	Originator:		
ame:	PHELAN & HALLINAN LLP	Phone:	215-563-7000
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ileage:			
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C. SAMONE COMMENT			
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK, N.A. Case Number JODI ERNEST (et al.) 2010CV1951 **SERVICE COVER SHEET** Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: Warrant: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Notes: Serve To: Final Service: Name: JOEL YOUNG Served: Personally · Adult In Charge · Posted · Other Primary 220 WEST 7TH STREET Adult In Address: MIFFLINVILLE, PA 18631 Charge: Phone: Relation: DOB: Alternate Date: Address: Time: Phone: Deputy: Mileage: Attorney / Originator: Name: PHELAN & HALLINAN LLP STREET, MIFFLINVILLE, PA 18631 Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1, 2. 3. NO EXPIRATION 4. 5. 6.

2010CV1951

220 WEST Ħ

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

TD Bank, NA 3~180/360

001450340

DATE 8/27/2014

AMOUNT

ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars PAY

ТО ТНЕ

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

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

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