

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ONE WEST BANK FSB  
vs.  
DAVID IRWIN (et al.)

Case Number  
2013CV552

## REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
05/02/2014	Advance Fee	Advance Fee	65053	\$0.00	\$1,500.00
05/02/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/02/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/02/2014	Crying Sale			\$10.00	\$0.00
05/02/2014	Docketing			\$15.00	\$0.00
05/02/2014	Levy			\$15.00	\$0.00
05/02/2014	Mailing Costs			\$30.00	\$0.00
05/02/2014	Posting Handbill			\$15.00	\$0.00
05/02/2014	Press Enterprise Inc.			\$1,055.94	\$0.00
05/02/2014	Sheriff Automation Fund			\$50.00	\$0.00
05/02/2014	Web Posting			\$100.00	\$0.00
07/10/2014	Service			\$150.00	\$0.00
07/10/2014	Service Mileage			\$24.00	\$0.00
07/10/2014	Copies			\$5.00	\$0.00
07/10/2014	Notary Fee			\$15.00	\$0.00
07/10/2014	Tax Claim Search			\$5.00	\$0.00
07/10/2014	Surcharge			\$110.00	\$0.00

**\$1,632.44    \$1,500.00**

<b>TOTAL BALANCE:</b>	<b>\$ (132.44)</b>
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**UDREN LAW OFFICES, PC**

**PA OPERATING ACCOUNT**

111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



82867

3-7568/2360

One Hundred Thirty-Two and 44/100\*\*\*\*\*

DATE  
September 10, 2015

AMOUNT  
132.44

**PAY  
TO THE  
ORDER  
OF**

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

VOID AFTER 90 DAYS

IRWIN, 1200 5th Avenue, Berwick, PA 18603, 3002981441, IRWIN/yb

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

⑈082867⑈ ⑆236075689⑆ 9500077186⑈

## Timothy Chamberlain

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**From:** Jefferson, Tarin [TJefferson@udren.com]  
**Sent:** Thursday, September 10, 2015 5:54 PM  
**To:** Timothy Chamberlain  
**Subject:** 12090249-1/Irwin and 14020101-1/Parcell  
**Attachments:** Irwin Stay.pdf

Hello Sheriff Chamberlain,

I just wanted to let you know I did forward the issue to the two supervisors in accounting and billing. They should be handling from here on out. I also wanted to attached an updated stay letter with amount collected included for Irwin. If there is anything else I can do for you, please let me know. Again, my apologies for the delay.

Thanks!

Tarin Jefferson  
Foreclosure Specialist  
Pennsylvania  
Udren Law Offices, P.C.  
Woodcrest Corporate Center  
Telephone: 856-669-5400, EXT. 5720  
Facsimile: 856-669-5721

**UDREN LAW OFFICES, P.C. , A DEBT COLLECTOR, IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**IF YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY FOR THE DEBT IN BANKRUPTCY, THIS E-MAIL IS NOT SENT TO COLLECT THE DEBT; BUT, IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN.**

This email and any documents accompanying this email transmission may contain information which is a privileged and confidential attorney-client communication and/or work product of counsel. If you are not the intended recipient, any disclosure, copying, distribution, and/or taking of any action in reliance on the contents of this email information is strictly prohibited and may result in legal action being instituted against you. Kindly reply to the sender advising of the error in transmission and delete the message and any accompanying documents from your system immediately.

IRS Regulations require us to advise you that, unless otherwise specifically noted, any federal tax advice in this communication (including any attachments, enclosures, or other accompanying materials) was not intended or written to be used, and it cannot be used, by any taxpayer for the purpose of avoiding penalties; furthermore, this communication was not intended or written to support of the promotion or marketing of any of the transactions or matters it addresses.

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.  
Licensed: PA, NJ, FL*

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

New Jersey Office  
Woodcrest Corporate Center  
111 Woodcrest Rd.  
Suite 200  
Cherry Hill, NJ 08003  
(PH) 856-669-5400  
(EX) 856-669-5399  
[www.udren.com](http://www.udren.com)

Florida Office  
2101 W. Commercial Blvd  
Suite 5100  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(EX) 954-378-1758

Sent via fax # (570)389-5625

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

Re: **OneWest Bank, FSB**  
vs.  
**DAVID IRWIN**  
**MELISSA IRWIN**

**Columbia County**  
Docket No.: **2013-CV-552**  
Premises: **1200 5th Avenue, Berwick, PA 18603**

Sheriff's Sale No.:

To whom it may concern :

Please stay the Sheriff Sale scheduled for 11/19/2014, on behalf of the Plaintiff.

Sale is stayed for the following reason:

**Modification.**

Amount collected in consideration of stay: **To Follow.**

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

Sincerely,  
Udren Law Offices, P.C.  
**Tarin Jefferson**  
Foreclosure Specialist

**MJU#: 12090249 CASE#: 12090249-1**

## Timothy Chamberlain

---

**From:** Timothy Chamberlain  
**Sent:** Friday, June 19, 2015 10:21 AM  
**To:** 'jhiller@udren.com'  
**Subject:** Irwin stay  
**Attachments:** ShowReports.aspx.pdf

Cost due (\$132.44) is in addition to 2% of settlement amount.

## Timothy Chamberlain

---

**From:** Timothy Chamberlain  
**Sent:** Thursday, June 11, 2015 10:41 AM  
**To:** 'SalesandBid@udren.com'  
**Subject:** Irwin  
**Attachments:** ShowReports.aspx.pdf

To whom it may concern:

Attached is a cost sheet showing a balance due of \$132.44 on an execution that was stayed in November 2014. November 12, 2014 a fax was sent stating this balance is due. Can you advise when this will be paid?

Sheriff Chamberlain

PO Box 380  
Bloomsburg, PA 17815

Phone 570-389-5622  
Fax 570-389-5625

**COLUMBIA COUNTY  
SHERIFF'S OFFICE  
TIMOHTY T. CHAMBERLAIN, SHERIFF**

# Fax

**To:** Tarin Jefferson

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** November 12, 2014

**Re:** David & Melissa Irwin

**CC:**

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

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● **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$132.44.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
ONE WEST BANK FSB

vs.

**Defendant**  
DAVID IRWIN  
DAVID IRWIN  
MELISSA IRWIN  
MELISSA IRWIN

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

**Sheriff's Sale Date:** Wednesday, September 17, 20

**Writ of Execution No. :** 2013CV552

**Advance Sheriff Costs:** \$1,500.00

**Location of the real estate:** 1200 5TH AVENUE, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,055.94
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$150.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$110.00

**Total Sheriff Costs** **\$1,802.44**

## Distribution Costs

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

**Grand Total:** **\$1,869.44**

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

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

By Countywide Sheriff, TeleSoft, Inc.



Pennsylvania Office  
100 W. 3rd Ave.  
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Licensed: PA, NJ, FL*

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(FID) 856-669-5400  
(FX) 856-669-5399  
www.udren.com

Florida Office  
2101 W. Commercial Blvd  
Suite 5000  
Fort Lauderdale, FL 33309  
(FID) 954-378-1757  
(FX) 954-378-1758

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

Re: **OneWest Bank, FSB**  
vs.  
**DAVID IRWIN**  
**MELISSA IRWIN**

**Columbia County C.C.P. No. 2013-CV-552**  
**MJU#: 12090249 CASE#: 12090249-1**

To whom it may concern:

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

1. Certificate of Filing;
2. Copy of Notice of the Date of Continued Sheriff's Sale.

Your assistance in this matter is greatly appreciated.

Sincerely yours,  
**Tarin Jefferson**  
Foreclosure Specialist  
Udren Law Offices, PC

MJU/  
Enclosures

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

pleadings@udren.com

**OneWest Bank, FSB**  
Plaintiff

v.

**DAVID IRWIN  
MELISSA IRWIN**

Defendant(s)

**ATTORNEY FOR PLAINTIFF**

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


MORTGAGE FORECLOSURE

**NO. 2013-CV-552**

**CERTIFICATE OF FILING**

On this date, I sent for filing with the Prothonotary of **Columbia** County a copy of the  
Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 08/15/14

BY:   
Attorney for Plaintiff  
J. Eric Kishbaugh, Esquire  
PA ID 33078  
UDREN LAW OFFICES, P.C.  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003  
(856) 669-5400

**MJU#: 12090249 CASE#: 12090249-1**

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

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB  
Plaintiff  
v.

DAVID IRWIN  
MELISSA IRWIN

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County


MORTGAGE FORECLOSURE

NO. 2013-CV-552

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for 07/16/2014 at 00:00 AM in the above-captioned matter  
has been continued until 9/17/2014 at 9:00am.

Date:

BY:   
Attorney for Plaintiff  
J. Eric Kishbaugh, Esquire  
PA ID 33078  
UDREN LAW OFFICES, P.C.  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003  
(856) 669-5400

MJU#: 12090249 CASE#: 12090249-1

COPY

Pennsylvania Office  
100 W. 3rd Ave.  
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Conshohocken, PA 19428  
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*Mark J. Udren, Esq.  
Licensed: PA, NJ, FL*

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Florida Office  
2101 W. Commercial Blvd  
Suite 5100  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

**September 15, 2014**

Sent via fax #(570)389-5625

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

Re: **OneWest Bank, FSB**  
vs.  
**DAVID IRWIN**  
**MELISSA IRWIN**

**Columbia County**  
Docket No.: **2013-CV-552**  
Premises: **1200 5th Avenue, Berwick, PA 18603**

Sheriff's Sale No.:

To whom it may concern:

Please postpone the Sheriff Sale scheduled for **09/17/2014** to **11/19/2014**, on behalf of the Plaintiff to allow time for loss mitigation efforts to be completed.

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

Sincerely,  
Udren Law Offices, P.C.  
**Tarin Jefferson**  
Foreclosure Specialist

**MJU#: 12090249 CASE#: 12090249-1**

## Jefferson, Tarin

---

**From:** Fax@hosted.voipnetworks.com  
**Sent:** Monday, September 15, 2014 12:51 PM  
**To:** Jefferson, Tarin  
**Subject:** GoldFax Status (User: TJEFFERSON)

\*\*\*\*\* GOLDFAX STATUS \*\*\*\*\*

From: Tarin Jefferson - Udren Law Offices, P.C.

\*GoldFax Message

Computer: GOLDFAX-01

Printer: GFAX\_SEND/GFAXSEND009

Subject: Postpone Letter for 9/17/2014

-----  
\*\* Fax Sent \*\*

Phone Number: 1-570-389-5625

To: Columbia County Real Estate Department

Company: Columbia County Sheriff's Office

Address: P.O. Box 380, Bloomsbur, PA, 17815 Pages sent: 2

Sent: 9/15/2014 12:50:26 PM

Elapsed Phone Time: 0 00:01:00.298

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Totals:

1 Fax Attempted.

1 Fax Successful.

## Timothy Chamberlain

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**Subject:** POSTINGS  
**Start:** Wed 9/17/2014 12:00 AM  
**End:** Thu 9/18/2014 12:00 AM  
**Show Time As:** Free  
**Recurrence:** (none)  
**Organizer:** Timothy Chamberlain

MCCREERY KNECHT 57-2014 ✓

HESS KNECHT 321-2013 ✓

BIGGS BREWER 11-2014 LT ✓

CONTRERAS 2014CV986

116 FD 2014

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.*  
*Licensed PA, NJ, FL*

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

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Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

**September 15, 2014**

Sent via fax #(570)389-5625

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

Re: **OneWest Bank, FSB**  
vs.  
**DAVID IRWIN**  
**MELISSA IRWIN**

**Columbia County**  
Docket No.: **2013-CV-552**  
Premises: **1200 5th Avenue, Berwick, PA 18603**

Sheriff's Sale No.:

To whom it may concern:

Please postpone the Sheriff Sale scheduled for **09/17/2014** to **11/19/2014**, on behalf of the Plaintiff to allow time for loss mitigation efforts to be completed.

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

Sincerely,  
Udren Law Offices, P.C.  
**Tarin Jefferson**  
Foreclosure Specialist

**MJU#: 12090249 CASE#: 12090249-1**

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

One West Bank FSB vs David & Melissa Irwin

NO. 79-14 ED NO. 552-13 JD

DATE/TIME OF SALE Sept, 17 9:00 AM

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

PURCHASER(S): \_\_\_\_\_

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

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

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_



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

REAL ESTATE TAX CERTIFICATION

Date: 09/11/2014

Fee: \$5.00

Cert. NO: 18932

IRWIN DAVID & MELISSA  
1200 FIFTH AVE  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20080 -2590  
Location: 1200 5TH AVE L 1606  
Parcel Id:04D-07 -116-00,000

Assessment: 18,717  
Balances as of 09/11/2014

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

COLUMBIA COUNTY SHERIFF

By: \_\_\_\_\_

Per: \_\_\_\_\_

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.*  
*Licensed: PA, NJ, FL*

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

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Florida Office  
2101 W. Commercial Blvd  
Suite 5100  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

**July 14, 2014**

Sent via fax #(570)389-5625

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

Re: **OneWest Bank, FSB**  
vs.  
**DAVID IRWIN**  
**MELISSA IRWIN**

**Columbia County**  
Docket No.: **2013-CV-552**  
Premises: **1200 5th Avenue, Berwick, PA 18603**

Sheriff's Sale No.:

To whom it may concern:

Please postpone the Sheriff Sale scheduled for **07/16/2014** to **9/17/2014**, on behalf of the Plaintiff to allow time for loss mitigation efforts to be completed.

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

Sincerely,  
Udren Law Offices, P.C.  
**Tarin Jefferson**  
Foreclosure Specialist

**MJU#: 12090249 CASE#: 12090249-1**

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>396.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1055.94</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1280.94</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>55.00</u>
TOTAL *****	\$ <u>65.00</u>

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

SEWER	20	\$	_____
WATER	20	\$	_____
TOTAL *****		\$	<u>-0-</u>

SURCHARGE FEE (DSTE)	\$	<u>116.00</u>
MISC. _____	\$	_____
_____	\$	_____
TOTAL *****	\$	<u>-0-</u>

TOTAL COSTS (OPENING BID) \$1857.44

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

REAL ESTATE TAX CERTIFICATION

Date: 07/10/2014

Fee: \$5.00

Cert. NO: 18596

IRWIN DAVID & MELISSA  
1200 FIFTH AVE  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20080 -2590  
Location: 1200 5TH AVE L 1606  
Parcel Id:04D-07 -116-00,000

Assessment: 18,717  
Balances as of 07/10/2014

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

By: Columbia County Sheriff

Per: dm.

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	18,717	9.146	167.77	171.19	188.31
SINKING		1.345	24.67	25.17	27.69
FIRE		1.25	22.93	23.40	24.57
LIGHT		1.75	32.09	32.75	34.39
BORO RE		11.1	203.60	207.76	218.15

The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT	451.06 April 30 If paid on or before	460.27 June 30 If paid on or before	493.11 June 30 If paid after
--	-----------------	--	---	------------------------------------

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

IRWIN DAVID & MELISSA  
 1200 FIFTH AVE  
 BERWICK PA 18603

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04D-07 -116-00,000	
1200 FIFTH AVE	
.1653 Acres	Land 2,880
	Buildings 15,837
Total Assessment	18,717

This tax returned to courthouse on: January 1, 2015  
 FILE COPY

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

Connie Cingher

4/30/14

Tim, + che paid by Mortgage Co  
 Connie

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

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

DAVID IRWIN, MELISSA IRWIN  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-552 2014-ED-79

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

TO: David Irwin  
1200 5th Avenue  
Berwick, PA 18603

# 4298

Your house (real estate) at 1200 5th Avenue, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on July 16 at 9:00 at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$139,512.82, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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

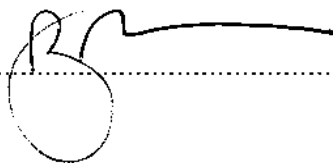
To prevent this Sheriff's Sale, you must take immediate action:

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

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

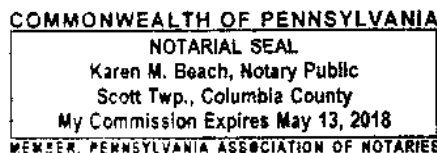
STATE  
COUNTY

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice June 25 and July 2, 9, 2014 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 9<sup>th</sup> day of July 2014...

Karen M. Beach  
(Notary Public)



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

.....

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.  
Licensed: PA, NJ, FL*

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

New Jersey Office  
Woodcrest Corporate Center  
111 Woodcrest Rd.  
Suite 200  
Cherry Hill, NJ 08003  
(PH) 856-669-5400  
(FX) 856-669-5399  
www.udren.com

Florida Office  
2101 W. Commercial Blvd  
Suite 5000  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

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

Re: **OneWest Bank, FSB**  
vs.  
**DAVID IRWIN, MELISSA IRWIN,**  
**Columbia County C.C.P. No. 2013-CV-552**

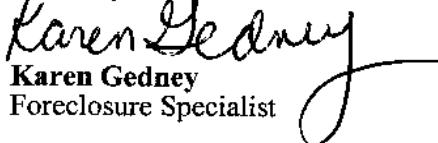
To whom it may concern:

Please file of record the enclosed Affidavit of Service Pursuant to Rule 3129.

I have enclosed an extra copy to be time stamped and returned in the self-addressed stamped envelope provided.

Thank you for your assistance in this matter.

Sincerely,

  
**Karen Gedney**  
Foreclosure Specialist

cc: **Columbia County Sheriff's Office**  
**Courthouse, P.O. Box 380, Bloomsburg, PA 17815**

COPY

MJU#: 12090249 CASE#: 12090249-1



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

pleadings@udren.com

**OneWest Bank, FSB**

Plaintiff

v.

**DAVID IRWIN, MELISSA IRWIN,**  
Defendant(s)

**ATTORNEY FOR PLAINTIFF**

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-552

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

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

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

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

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

Dated: 6/19/14

UDREN LAW OFFICES, P.C.

BY:

  
**David Neeren, Esquire**

**PA ID 204252**

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

**ATTORNEY FOR PLAINTIFF**

**OneWest Bank, FSB**

Plaintiff

v.

**DAVID IRWIN  
MELISSA IRWIN  
David Irwin  
Melissa Irwin**

Defendant(s)

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

**MORTGAGE FORECLOSURE**

**NO. 2013-CV-552**

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

**OneWest Bank, FSB**, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

**1200 5th Avenue, Berwick, PA 18603**

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

**David Irwin  
1200 5th Avenue  
Berwick, PA 18603**

**Melissa Irwin  
1200 5th Avenue  
Berwick, PA 18603**

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

**David Irwin  
1200 5th Avenue  
Berwick, PA 18603**

**Melissa Irwin  
1200 5th Avenue  
Berwick, PA 18603**

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

**County of Columbia  
c/o Clerk of Courts  
PO Box 380  
Bloomsburg, PA 17815**

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

**OneWest Bank, FSB  
888 East Walnut Street  
Pasadena, CA 91101**

**Sr Mortgage Holders - None**

**Jr Mortgage Holders - None**

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

**Sr lien Holders - None**

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

**Columbia County Tax Claim Bureau  
P.O. Box 380  
Bloomsburg, PA 17815**

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

**Commonwealth of PA, Department of Revenue  
Bureau of Compliance  
PO Box 281230**

**Harrisburg, PA 17128-1230**

**Tenants/Occupants**

**1200 5th Avenue**

**Berwick, PA 18603**

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

**Federal Tax Lien Holders - None**

**Condo/Homeowners Association - None**

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

DATED: \_\_\_\_\_

*6/19/14*

UDREN LAW OFFICES, P.C.

BY: \_\_\_\_\_

Attorney for Plaintiff

**David Neeren, Esquire**

**PA ID 204252**

**MJU#: 12090249 CASE#: 12090249-1**

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

**ATTORNEY FOR PLAINTIFF**

**OneWest Bank, FSB**

Plaintiff

v.

**DAVID IRWIN; MELISSA IRWIN;  
DAVID IRWIN; MELISSA IRWIN;**  
Defendant(s)

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

**MORTGAGE FORECLOSURE**

**NO. 2013-CV-552**

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

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

**OWNER(S): DAVID IRWIN; MELISSA IRWIN;**

**PROPERTY: 1200 5th Avenue, Berwick, PA 18603**

**Improvements: RESIDENTIAL DWELLING**

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale** on **07/16/2014 at 00:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

**MJU#: 12090249 CASE#: 12090249-1**

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

☐ Registered  
☐ Insured  
☐ COD  
☐ Certified

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

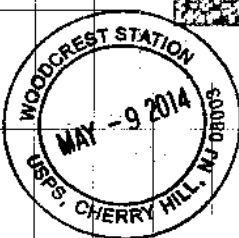
Check appropriate block for  
 Registered Mail:  
☐ With Postal Insurance  
☐ Without postal insurance

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

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender if COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1		Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815											
2		Columbia County Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815											
3		Commonwealth of PA, Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230											
4		Tenants/Occupants 1200 5th Avenue Berwick, PA 18603											
5													
6													
7													
8													
9													
10													
11													
12													
13													

U.S. POSTAGE >>> PITNEY BOWES  
 ZIP 08003 \$003.54<sup>0</sup>  
 02 1W  
 0001867090 MAY 09, 2014



Total number of Pieces Listed by Sender: **4**

Total Number of Pieces Received at Post Office: **4**

Postmaster Per (Name of Receiving Employee): **[Signature]**

PS Form 3877, February 1994

David Irwin - MJU# 12090249-1 (Columbia County)

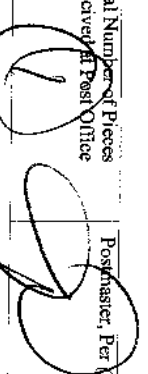
Form Must be Completed by Typewriter, Ink or Ball Point Pen

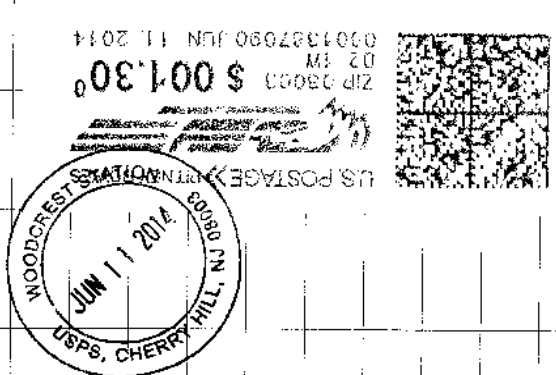
Meissa Irwin - MJU# 12090249-1 (Columbia County) 7/16/2014

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

EXHIBIT A

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regs.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1		County of Columbia c/o Clerk of Courts P.O. Box 380 Bloombsburg, PA 17815											
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)										
1													



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual 1990, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

PS Form 3877, February 1994

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

David Irwin - MJU# 12090249-1 (Columbia County) 7/16/2014

Melissa Irwin - MJU# 12090249-1 (Columbia County) additional lien holder

EXHIBIT A

Verbal Confirmation of Service of the Notice of Sale 2013-CV-552  
Columbia

Date: 6-13-2014

Spoke With: SARA

Defendant: DAVID IRWIN

Date Served: 5/9/14

At: property 1200 5<sup>th</sup> Avenue Berwick PA

Who Accepted: Brandon Michael (Friend)

Defendant: Melissa Irwin

Date Served: 5/9/14

At: property 1200 5<sup>th</sup> Avenue Berwick PA

Who Accepted: Brandon Michael (Friend)

Defendant: \_\_\_\_\_

Date Served: \_\_\_\_\_

At: \_\_\_\_\_

Who Accepted: \_\_\_\_\_

Defendant: \_\_\_\_\_

Date Served: \_\_\_\_\_

At: \_\_\_\_\_

Who Accepted: \_\_\_\_\_

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

Notes:

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

EXHIBIT B



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



ONE WEST BANK FSB  
vs.  
DAVID IRWIN (et al.)

Case Number  
2013CV552

## SHERIFF'S RETURN OF SERVICE

06/09/2014 06:18 AM - DEPUTY MARTIN BOUDMAN, 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 1200 5TH AVENUE, BERWICK, PA 18603

  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 11, 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

11TH day of JUNE, 2014



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

cc: County/Suite Sheriff, Talmage, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



ONE WEST BANK FSB  
vs.  
DAVID IRWIN (et al.)

Case Number  
2013CV552

## SHERIFF'S RETURN OF SERVICE

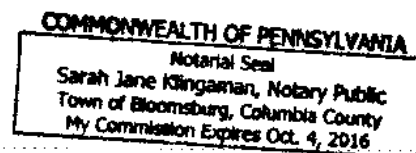
05/09/2014 10:05 AM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE BRANDON MICHAEL A FRIEND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DAVID IRWIN AT 1200 5TH AVE, BERWICK, PA 18603.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 11, 2014



NOTARY

Affirmed and subscribed to before me this

11TH day of JUNE, 2014



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ONE WEST BANK FSB  
vs.  
DAVID IRWIN (et al.)

Case Number  
2013CV552

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 79

Warrant:

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

### Serve To:

Name: MELISSA IRWIN

Primary Address: 1200 FIFTH AVENUE  
BERWICK, PA 18603

Phone: 570 204-2806 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Brandon Michael

Relation: Friend

Date: 5-9-14

Time: 1005

Deputy: 7

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:	5-5-14	5-6-14				
Time:	1045	1153				
Mileage:						
Deputy:	7	7				

### Service Attempt Notes:

1. L/C

2. Carol Gane

3.

4.

5.

6.

IRWIN, MELISSA

2013CV552

1200 FIFTH AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ONE WEST BANK FSB  
vs.  
DAVID IRWIN (et al.)

Case Number  
2013CV552

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone:

Warrant:

### Serve To:

Name: DAVID IRWIN  
Primary Address: 1200 5TH AVE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:	5-5-14	5-6-14				
Time:	1045	1153				
Mileage:						
Deputy:	7	7				

### Service Attempt Notes:

1. L/c
2. Carol Gene
- 3.
- 4.
- 5.
- 6.

IRWIN, DAVID

2013CV552

1200 5TH AVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ONE WEST BANK FSB  
vs.  
DAVID IRWIN (et al.)

Case Number  
2013CV552

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 1200 5TH AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

(POSTING)

2013CV552

1200 5TH AVENUE, BERWICK, PA 18603

NO EXPIRATION

Columbia County  
Columbia County Sheriff

35 West Main Street  
PO Box 380

Bloomsburg PA 17815



71901140006000027219

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

---

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ONE WEST BANK FSB  
vs.  
DAVID IRWIN (et al.)

Case Number  
2013CV552

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 79

Warrant:

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

### Serve To:

Name: OCCUPANT

Primary Address: 1200 5TH AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Brandon Michael

Relation: Friend

Date: 5-9-14

Time: 1005

Deputy: 7

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1. L/c

2. Court Date

3.

4.

5.

6.

OCCUPANT

2013CV552

1200 5TH AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

SDK ✓

ONE WEST BANK FSB  
vs.  
DAVID IRWIN (et al.)

Case Number  
2013CV552

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 79

Warrant:

### Serve To:

Name: Connie C. Gingher  
Primary Address: 1615 Lincoln Avenue  
Berwick, PA 18603

Phone: 570-752-7442 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Connie C. Gingher

Relation: Tax

Date: 5-5-14

Time: 1110

Deputy: 7

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

GINGHER, CONNIE C.

2013CV552

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION



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

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

David Irwin  
Melissa Irwin

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-552

2014-ED-79

**WRIT OF EXECUTION**

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1200 5th Avenue, Berwick, PA 18603

Amount due

\$ 139,512.82

Interest From 04/30/2014  
to Date of Sale

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

*monthly interest*  
Ongoing ~~Per Diem~~ of \$557.44  
to actual date of sale including if sale is  
held at a later date

*EC*  
(Costs to be added)

*\$ Barbara N. Silvestri*  
Prothonotary

By \_\_\_\_\_

Prothonotary of the Court

Date 05-01-14 Clerk

By Court For 1st Monday in 2016

MJU#: 12090249 CASE#: 12090249-1

# REAL ESTATE OUTLINE

ED # 2014 EL 79

DATE RECEIVED 5-1-2014  
DOCKET AND INDEX 2013 CV 552

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>\$1,500.00</u>	<u>X</u>	CK# <u>65053</u>

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

SALE DATE July 16<sup>th</sup> TIME 9:00 am  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV552

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

**WEDNESDAY, JULY 16, 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 lot or piece of land lying and being situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING on the south side of Fifth Avenue at the northeast corner of Lot No. 1607; thence easterly along Fifth Avenue 45 feet to Warren Street; thence southerly along said street 160 feet to a fifteen foot alley; thence westerly along said alley 45 feet to the southeasterly corner of Lot No. 1607; thence northerly along said lot 160 feet to Fifth Avenue, the place of BEGINNING.

BEING Lot No. 1606 of the Berwick Land and Improvement Company's Addition to Berwick.

HAVING THEREON ERECTED a dwelling house known as 1200 Fifth Avenue, Berwick, PA 18603.

BEING designated as Tax Parcel No. 04D-07-116.

BEING the same premises conveyed to David Irwin and Melissa Irwin, his wife, by John M. Welsh and Robyn K. Welsh, his wife, by deed dated march 24, 2008, about to be recorded.

BEING KNOWN AS: 1200 5th Avenue, Berwick, PA 18603

PROPERTY ID NO.: 04-D-07-116-00,000

TITLE TO SAID PREMISES IS VESTED IN DAVID IRWIN AND MELISSA IRWIN, HIS WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM JOHN M. WELSH AND ROBYN K. WELSH, HIS WIFE DATED 03/24/2008 RECORDED 03/25/2008 IN DEED BOOK Instrument #200802590.

PROPERTY ADDRESS: 1200 5TH AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04-D-07-116-00,000

Seized and taken into execution to be sold as the property of DAVID IRWIN, DAVID IRWIN, MELISSA IRWIN, MELISSA IRWIN in suit of ONE WEST BANK FSB.

---

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

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

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

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB  
Plaintiff

v.

David Irwin  
Melissa Irwin

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-552 2014-ED-79

**CERTIFICATE OF ACT 91**

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

- ☐ Act 91 procedures have been fulfilled
- ☒ Premises is not subject to the provisions of Act 91

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

UDREN LAW OFFICES, P.C.

BY: [Signature]  
Attorney for Plaintiff PA ID 77738

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

**ATTORNEY FOR PLAINTIFF**

**OneWest Bank, FSB**

Plaintiff

v.

**DAVID IRWIN, MELISSA IRWIN**  
Defendant(s)

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

MORTGAGE FORECLOSURE

NO. 2013-CV-552 2014-ED-79

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

**TO: David Irwin**  
**1200 5th Avenue**  
**Berwick, PA 18603**

Your house (real estate) at **1200 5th Avenue, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on July 16 at 9:00 at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$139,512.82**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

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

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

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

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

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

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

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

**ATTORNEY FOR PLAINTIFF**

**OneWest Bank, FSB**  
Plaintiff

v.

**DAVID IRWIN**  
**MELISSA IRWIN**

Defendant(s)

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

MORTGAGE FORECLOSURE

NO. **2013-CV-552** 2014-ED-79

**SHORT DESCRIPTION FOR ADVERTISING**


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

BEING KNOWN AS **1200 5th Avenue, Berwick, PA 18603**

PARCEL NUMBER: **04-D-07-116-00,000**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

  
ELIZABETH L. WASSALL, ESQ.  
Attorney for Plaintiff PA ID 77788

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ONE WEST BANK FSB  
vs.  
DAVID IRWIN (et al.)

Case Number  
2013CV552

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 19

Warrant:

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Sherry Evans

Relation: & S Clerk

Date: 5-5-14

Time: 08155

Deputy: 3

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

COLUMBIA COUNTY TAX C

2013CV552

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ONE WEST BANK FSB  
vs.  
DAVID IRWIN (et al.)

Case Number  
2013CV552

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 79

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Stephanie Stroup

Relation:

Intake Clerk

Date:

5-5-14

Time:

09:00

Deputy:

3

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2013CV552 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

All that certain lot or piece of land lying and being situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

**BEGINNING** on the south side of Fifth Avenue at the northeast corner of Lot No. 1607; thence easterly along Fifth Avenue 45 feet to Warren Street; thence southerly along said street 160 feet to a fifteen foot alley; thence westerly along said alley 45 feet to the southeasterly corner of Lot No. 1607; thence northerly along said lot 160 feet to Fifth Avenue, the place of **BEGINNING**.

**BEING** Lot No. 1606 of the Berwick Land and Improvement Company's Addition to Berwick.

**HAVING THEREON ERECTED** a dwelling house known as 1200 Fifth Avenue, Berwick, PA 18603.

**BEING** designated as Tax Parcel No. 04D-07-116.

**BEING** the same premises conveyed to David Irwin and Melissa Irwin, his wife, by John M. Welsh and Robyn K. Welsh, his wife, by deed dated March 24, 2008, about to be recorded.

**BEING KNOWN AS: 1200 5th Avenue, Berwick, PA 18603**

**PROPERTY ID NO.: 04-D-07-116-00,000**

**TITLE TO SAID PREMISES IS VESTED IN DAVID IRWIN AND MELISSA IRWIN, HIS WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM JOHN M. WELSH AND ROBYN K. WELSH, HIS WIFE DATED 03/24/2008 RECORDED 03/25/2008 IN DEED BOOK Instrument #200802590.**

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.  
Licensed: PA, NJ, FL*

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

New Jersey Office  
Woodcrest Corporate Center  
111 Woodcrest Rd.  
Suite 200  
Cherry Hill, NJ 08003  
(PH) 856-669-5400  
(FX) 856-669-5399  
www.udren.com

Florida Office  
2101 W. Commercial Blvd  
Suite 5000  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

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

Re: **OneWest Bank, FSB**  
vs.  
**David Irwin**  
**Melissa Irwin**

**Columbia County C.C.P. No. 2013-CV-552**

Dear Sir or Madam:

Kindly Issue the Writ of Execution and transmit the appropriate documents to the Sheriff, together with the sale deposit check for the Sheriff of **Columbia** County.

All necessary documents to establish the above are enclosed, together with a check to cover your fee therefor.

After time stamping, kindly return to me the enclosed copy of the Praeceptum to Issue Writ of Execution in the enclosed stamped self addressed envelope.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance with this matter.

Sincerely yours,

**Christina Jans**  
Foreclosure Specialist

MJU/  
Enclosures

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

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB  
Plaintiff

v.

David Irwin

Melissa Irwin

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-552

**Non-Military Affidavit Under the Servicemembers' Civil Relief Act**

The affiant, Steven Thaman, is an employee of OneWest Bank, FSB ("OneWest") as servicing agent to Plaintiff and is authorized to make this affidavit on behalf of the Plaintiff. The affiant, being first duly sworn upon oath, deposes and says:

On this date, APR 18 2014, the affiant conducted a search of the Department of Defense Manpower Data Center for the Defendant(s), **David Irwin Melissa Irwin**, who/each of whom is over 18 years of age. The certified military status report(s) provided for said Defendant(s) indicate(s) that said Defendant(s) is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) verifying said belief is/are attached hereto as Exhibit A.

Affiant is unable to determine whether any Defendant is serving with the forces of a nation with which the United States is allied in the prosecution of a war or military action.

FURTHER AFFIANT SAYETH NOT.

Type Name Here: Steven Thaman Assistant Secretary  
ONEWEST BANK N.A. FKA

State of Texas  
County of Travis

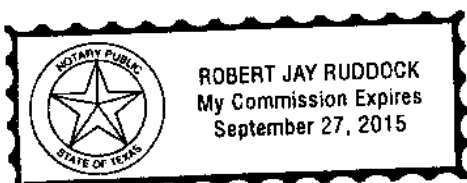
Sworn to and subscribed before me on the APR 18 2014 day of OneWest Bank, FSB,  
by Steven Thaman.

(Personalized Seal)

  
Notary Public's Signature

Robert Jay Ruddock

MJU#: 12090249 CASE#: 12090249-1



\* SHERIFF COPY \*

**Status Report  
Pursuant to Servicemembers Civil Relief Act**Last Name: IRWINFirst Name: DAVID

Middle Name:

Active Duty Status As Of: Apr-18-2014

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

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

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

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

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

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

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

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

## More information on "Active Duty Status"

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

## Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: Q9CE4650T011U00



## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: IRWINFirst Name: MELISSA

Middle Name:

Active Duty Status As Of: Apr-18-2014

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

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

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

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

*Mary M. Snavelly-Dixon*

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

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

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

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

Certificate ID: B999Y690H012030



Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500

*Mark J. Udren, Esq.  
Licensed: PA, NJ, FL*

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

New Jersey Office  
Woodcrest Corporate Center  
111 Woodcrest Rd.  
Suite 200  
Cherry Hill, NJ 08003  
(PH) 856-669-5400  
(FX) 856-669-5399  
www.udren.com

Florida Office  
2101 W. Commercial Blvd  
Suite 5100  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

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

Re: **OneWest Bank, FSB**  
vs.  
**David Irwin**  
**Melissa Irwin**

**Columbia County C.C.P. No. 2013-CV-552**

Dear Sir or Madam:

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

**DAVID IRWIN**  
**1200 5TH AVENUE**  
**BERWICK, PA 18603**

**MELISSA IRWIN**  
**1200 5TH AVENUE**  
**BERWICK, PA 18603**

### **SPECIAL INSTRUCTIONS:**

Please then, **POST** the property with the Handbill at **1200 5th Avenue, Berwick, PA 18603**.

UDREN-LAW OFFICES, P.C.

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

COPY

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.*  
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Woodcrest Corporate Center  
111 Woodcrest Rd.  
Suite 200  
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(PH) 856-669-5400  
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Sheriff of **Columbia** County  
**Courthouse**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

Re: **OneWest Bank, FSB**  
vs.  
**David Irwin**  
**Melissa Irwin**

**Columbia County C.C.P. No. 2013-CV-552**

Dear Sir or Madam:

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

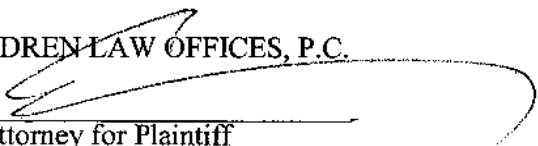
**DAVID IRWIN**  
**1200 5TH AVENUE**  
**BERWICK, PA 18603**

**MELISSA IRWIN**  
**1200 5TH AVENUE**  
**BERWICK, PA 18603**

**SPECIAL INSTRUCTIONS:**

Please then, **POST** the property with the Handbill at **1200 5th Avenue, Berwick, PA 18603**.

UDREN LAW OFFICES, P.C.

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

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

**ATTORNEY FOR PLAINTIFF**

**OneWest Bank, FSB**

Plaintiff

v.

**DAVID IRWIN; MELISSA IRWIN;**  
Defendant(s)

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

MORTGAGE FORECLOSURE

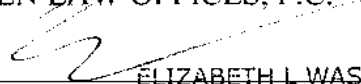
**NO. 2013-CV-552**

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Date: 04/20/2014

UDREN LAW OFFICES, P.C.

  
ELIZABETH L. WASSALL, ESQ.  
Attorney for Plaintiff PA ID 77788

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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



3-7568/2360

65053

NUMBER  
65053

One Thousand Five Hundred and 00/100

DATE

April 25, 2014

AMOUNT

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

PAY  
TO THE  
ORDER  
OF

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

VOID AFTER 90 DAYS

IRWIN, 1200 5th Avenue, Berwick, PA 18603, Tina Jans IRWIN

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

⑈065053⑈ ⑆236075689⑆

9500077186⑈

SECURED SECURED  
SECURED SECURED

## Document Receipt

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Trans #	2724	Carrier / service:	USPS Server	First-Class Mail®	5/2/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000027226

Doc Ref #: 2014ED79

Postage 5.3400

PHILADELPHIA PA 19106

## Document Receipt

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## Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000027219
Doc Ref #:	2014ED79
Postage	5.3400

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	2722	Carrier / service	USPS Server	First-Class Mail®	5/2/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000027202

Doc Ref #: 2014ED79

Postage 5.3400

HARRISBURG PA 17105

## Document Receipt

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Trans #	2721	Carrier / service:	USPS Server	First-Class Mail®	5/2/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000027196

Doc Ref #: 2014ED79

Postage 5.3400

HARRISBURG PA 17128



## Document Receipt

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000027196

Doc Ref #: 2014ED79

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HARRISBURG PA 17128

79