

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
WILMA BEARDSLEY (et al.)

Case Number
2015CV357

PROPERTY ADDRESS
312 EAST 4TH STREET, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
10/06/2015	Advance Fee	Advance Fee	001543119	\$0.00	\$1,350.00
10/06/2015	Advertising Sale (Newspaper)			\$15.00	\$0.00
10/06/2015	Advertising Sale Bills & Copies			\$17.50	\$0.00
10/06/2015	Crying Sale			\$10.00	\$0.00
10/06/2015	Docketing			\$15.00	\$0.00
10/06/2015	Levy			\$15.00	\$0.00
10/06/2015	Mailing Costs			\$24.00	\$0.00
10/06/2015	Posting Handbill			\$15.00	\$0.00
10/06/2015	Sheriff Automation Fund			\$50.00	\$0.00
10/06/2015	Web Posting			\$100.00	\$0.00
10/23/2015	Service			\$165.00	\$0.00
10/23/2015	Service Mileage			\$24.00	\$0.00
10/23/2015	Copies			\$5.50	\$0.00
10/23/2015	Notary Fee			\$15.00	\$0.00
10/23/2015	Tax Claim Search			\$5.00	\$0.00
10/23/2015	Surcharge			\$120.00	\$0.00
10/23/2015	Refund	(PAID 10/23/2015)	7116	\$754.00	\$0.00
				\$1,350.00	\$1,350.00
TOTAL BALANCE:				\$0.00	

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

Representing Lenders in
Pennsylvania

Foreclosure Manager

October 22, 2015

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME
MORTGAGE, INC. v.
HENRY H. BREWER and WILMA BEARDSLEY
312 EAST 4TH STREET BERWICK, PA 18603-3812
No.: 2015-CV-357

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for December 16, 2015 due to the following: Bankruptcy.

HENRY H. BREWER and WILMA BEARDSLEY filed a Chapter 07, Bankruptcy Number 5:15-04503, on October 19, 2015.

You are hereby directed to immediately discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK RALSTON for
Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
WILMA BEARDSLEY (et al.)

Case Number
2015CV357

SHERIFF'S RETURN OF SERVICE

10/09/2015 02:30 PM - DEPUTY SCOTT MAYERNICK, 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 CATHERINE BREWER GRANDDAUGHTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR OCCUPANT AT 312 EAST 4TH STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

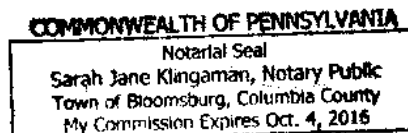

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 13, 2015

NOTARY

Affirmed and subscribed to before me this

13TH day of OCTOBER, 2015





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

cc: Clerk of Court, Columbia County, PA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
BEARDSLEY, WILMA (et al.)

Case Number
2015CV357

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 133

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 312 EAST 4TH STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Catherine Brewer

Relation: Grand daughter

Date: 10-9-15

Time: 14:30

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date: 10-6-15

Time: 13:55

Mileage:

Deputy: 3

Service Attempt Notes:

1. LIC

2.

3.

4.

5.

6.

OCCUPANT

2015CV357

312 EAST 4TH STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
WILMA BEARDSLEY (et al.)

Case Number
2015CV357

SHERIFF'S RETURN OF SERVICE

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SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

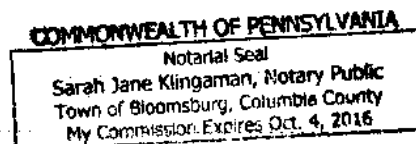

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 13, 2015

NOTARY

Affirmed and subscribed to before me this

13TH day of OCTOBER, 2015





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
BEARDSLEY, WILMA (et al.)

Case Number
2015CV357

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 133

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: HENRY BREWER

Primary Address: 312 EAST 4TH STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Catherine Brewer

Relation:

Daughter

Date:

10-9-15

Time:

14:30

Deputy:

3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BREWER, HENRY

2015CV357

312 EAST 4TH STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
WILMA BEARDSLEY (et al.)

Case Number
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SHERIFF'S RETURN OF SERVICE

10/09/2015 02:30 PM - DEPUTY SCOTT MAYERNICK, 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 CATHERINE BREWER HIS DAUGHTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR HENRY BREWER AT 312 EAST 4TH STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

October 13, 2015

NOTARY

Affirmed and subscribed to before me this

13TH day of OCTOBER, 2015

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



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
BEARDSLEY, WILMA (et al.)

Case Number
2015CV357

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 133

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: WILMA BEARDSLEY

Primary Address: 312 EAST 4TH STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally: Adult In Charge · Posted · Other

Adult In Charge: Catherine Brewer

Relation: Grand daughter

Date: 10-9-15 Time: 14:30

Deputy: 3 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BEARDSLEY, WILMA

2015CV357

312 EAST 4TH STREET, BERWICK, PA 18603

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 10/09/15

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380
BLOOMSBURG, PA 17815

Ad ID:	1053787
Description:	Beardsley Sheriff Sale no 133 of 2015
Run Dates:	11/25/15 to 12/09/15
Class:	2
Agate Lines:	228
Blind Box:	

Total Ad Cost	\$1,248.54			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	11/25/15	12/09/15	3	\$1,248.54

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2015CV357

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, DECEMBER 16, 2015
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 those certain lots, pieces or parcels of land, together with the frame dwelling and outbuildings thereon erected, situate on the southerly side of East Fourth Street between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at a point in the southerly side of East Fourth Street at corner of Lot No. 3; thence in a southerly direction on a line parallel with Chestnut Street a distance of 18'-1/2 feet to the northerly line of East Third Street; thence in an easterly direction along Third Street a distance of 49-1/2 feet to corner of Lot No. 5; thence in a northerly direction, parallel with the first course herein, a distance of 18'-1/2 feet to the southerly line of Fourth Street, aforesaid; thence in a westerly direction along the southerly line of Fourth Street a distance of 49-1/2 feet to the place of beginning, and being Lot No. 4 in Gilbert Fowler's Addition to the Borough of Berwick.

PARCEL NO. 2: BEGINNING on the southerly side of Fourth Street between Chestnut and Walnut Streets, at the corner of Lot No. 2; thence southerly along Lot No. 2 a distance of 90-3/4 feet; thence easterly on a line parallel with Fourth Street, a distance of 49-1/2 feet to the westerly line of Lot No. 4; thence in a northerly direction along line of Lot No. 4 and parallel with Chestnut Street, a distance of 90-3/4 feet to Fourth Street aforesaid; thence westerly along Fourth Street, a distance of 49-1/2 feet to the place of beginning. Containing 4492-1/8 square feet of land and being the northerly half of Lot No. 3 in the Lynvan Fowler plot of lots, wherein is erected a frame garage. The above parcels shall hereby merge into one parcel for taxing purposes and shall not be separately conveyed without prior express approval of the municipality as provided by law.

TITLE TO SAID PREMISES IS VESTED IN Henry H. Brewer and Wilma Beardsley, as joint tenants with the right of survivorship and not as tenants in common, by Deed from James W. Laubach and Melvina K. Laubach, his wife, dated 09/10/2001, recorded: 09/20/2001 in Instrument Number 200109427.

Tax Parcel: 04A-08-001-01.000

Premises Being: 312 East 4th Street, Berwick, PA 18603-3812

PROPERTY ADDRESS: 312 EAST 4TH STREET, BERWICK, PA 18603

UPL / TAX PARCEL NUMBER: 04A-08-001-01.000

Seized and taken into execution to be sold as the property of WILMA BEARDSLEY, HENRY BREWER in suit of WELLS FARGO BANK, N.A.

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

Attorney for the Plaintiff
PHELAN & HALLINAN LLP
P.O. BOX 1000
PHILADELPHIA, PA 19106-1000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
BEARDSLEY, WILMA (et al.)

Case Number
2015CV357

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 312 EAST 4TH STREET
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2015CV357

312 EAST 4TH STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV357

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, DECEMBER 16, 2015
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 those certain lots, pieces or parcels of land, together with the frame dwelling and outbuildings thereon erected, situate on the southerly side of East Fourth Street between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at a point in the southerly side of East Fourth Street at corner of Lot No. 3; thence in a southerly direction on a line parallel with Chestnut Street a distance of 181-1/2 feet to the northerly line of East Third Street; thence in an easterly direction along Third Street a distance of 49-1/2 feet to corner of Lot No. 5; thence in a northerly direction, parallel with the first course herein, a distance of 181-1/2 feet to the southerly line of Fourth Street, aforesaid; thence in a westerly direction along the southerly line of Fourth Street a distance of 49-1/2 feet to the place of beginning, and being Lot No. 4 in Gilbert Fowler's Addition to the Borough of Berwick.

PARCEL NO. 2: BEGINNING on the southerly side of Fourth Street between Chestnut and Walnut Streets, at the corner of Lot No. 2; thence southerly along Lot No. 2 a distance of 90-3/4 feet; thence easterly on a line parallel with Fourth Street, a distance of 49-1/2 feet to the westerly line of Lot No. 4; thence in a northerly direction along line of Lot No. 4 and parallel with Chestnut Street, a distance of 90-3/4 feet to Fourth Street aforesaid; thence westerly along Fourth Street, a distance of 49-1/2 feet to the place of beginning. Containing 4492-1/8 square feet of land and being the northerly half of Lot No. 3 in the Lyman Fowler plot of lots, whereon is erected a frame garage.

The above parcels shall hereby merge into one parcel for taxing purposes and shall not be separately conveyed without prior express approval of the municipality as provided by law.

TITLE TO SAID PREMISES IS VESTED IN Henry H. Brewer and Wilma Beardsley, as joint tenants with the right of survivorship and not as tenants in common, by Deed from James W. Laubach and Melanie K. Laubach, his wife, dated 09/10/2001, recorded 09/20/2001 in Instrument Number 200109427.

Tax Parcel: 04A-08-001-01,000

Premises Being: 312 East 4th Street, Berwick, PA 18603-3812

PROPERTY ADDRESS: 312 EAST 4TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-08-001-01,000

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.

vs.

Henry H. Brewer
Wilma Beardsley

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2015-CV-357

2015-ED-133
COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 312 East 4th Street, Berwick, PA 18603-3812
(See Legal Description attached)

Amount Due
Interest from 09/25/2015 to Date of Sale
@ \$19.77 per diem

\$120,294.59
\$_____ and costs.

Dated

10/5/2015
(SEAL)

PH # 962900

Barbara N. Silvestri/PA
(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.

Prothonotary, Common Pleas Court
My Comm. Exp. 12/31/2016

No: 2015-CV-357

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.

vs.

Henry H. Brewer
Wilma Beardsley

WRIT OF EXECUTION
(Mortgage Foreclosure)


Costs

Office of Judicial Support

Judge Fee

Cr.

Sat.


Jonathan Lobb, Esq., Id. No. 312174
Attorney for Plaintiff

Address where papers may be served:
Henry H. Brewer
312 East 4th Street
Berwick, PA 18603-3812

Wilma Beardsley
312 East 4th Street
Berwick, PA 18603-3812

\$130.00 pd
\$25.00 pd
\$25.00 pd
\$10.00



October 7, 2015

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

**WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME
MORTGAGE**

VS.

**HENRY H. BREWER
WILMA BEARDSLEY**

NO: 2015-CV-357

NO: 2015-ED-133

Dear Timothy:

The amount due on the sewer account #100541 for the property located at 312 E.
4th Street, Berwick Pa through December 31, 2015 is \$318.05.

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

Sincerely,

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
BEARDSLEY, WILMA (et al.)

Case Number
2015CV357

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 133

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kristy Haet

Relation: Clerk

Date: 10-6-15

Time: 12:30

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2015CV357

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
BEARDSLEY, WILMA (et al.)

Case Number
2015CV357

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

133

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingham

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:

Relation:

Date:

10-6-15

Time:

14:30

Deputy:

3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GINGHER, CONNIE C.

2015CV357

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

2015 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Berwick Borough

Make Check Payable To:

The Berwick Area School District
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442

Taxes are due and payment is requested from:

C04
009979
BREWSTER HENRY H
BEARDSLEY WILMA
312 E 4TH ST
BERWICK, PA 18603-3812

Homestead/Farmstead Applied

Bill Date: 7/1/2015 Control #: Bill #: 468

RETURN THIS TOP PART IF PAYING IN FULL

Parcel #: 04A08 00101000

Prop. Type

Property Location and Description:

312 E FOURTH ST

.312

Assessment:

L= 5,440
B= 22,003
T= 27,443

Connie C. Gingher

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	1,228.07
HOMESTEAD EXCLUSION	(4,045.00)	(180.09)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2015	2% Discounted Amount	1,027.02
If Paid By 10/31/2015	FACE Amount	1,047.96
If Paid After 10/31/2015	10% Penalty Amount	1,152.78

1,027.02 + 4000 996968

Last Day to Pay: 12/31/2015
For a receipt, return the entire bill with payment
and a self-addressed stamped envelope.

Office Hours:

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

Tax Notice 2015 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C. Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County			DATE 03/01/2015	BILL NO. 2839	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	27,443	9.491	255.25	260.46	286.51
SINKING		1	26.89	27.44	30.18
FIRE		1.25	33.61	34.30	36.02
LIGHT		1.75	47.93	48.03	50.43
BORO RE		11.1	298.53	304.62	319.85
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT		
			661.35	674.85	722.99
			April 30	June 30	June 30
			If paid on or before	If paid on or before	If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

BREWSTER HENRY H
BEARDSLEY WILMA
312 EAST 4TH STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04A-08 -001-01,000
312 E FOURTH ST
.3122 Acres Land 5,440
Buildings 22,003
Total Assessment 27,443

This tax returned
to courthouse on:
January 1, 2016

CK 661.35

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

4-30

CK# 4000971874 ✓

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
BEARDSLEY, WILMA (et al.)

Case Number
2015CV357

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

133

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Martha Mathon

Relation:

Clerk

Date:

10-6-15

Time:

10:40

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2015CV357

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
BEARDSLEY, WILMA (et al.)

Case Number
2015CV357

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 133

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Sherrey Evans

Relation: Clerk

Date: 10-6-15 Time: 10:50

Deputy: 4 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2015CV357

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2015 ED 133

DATE RECEIVED 10-6-15
DOCKET AND INDEX 2015 CV 357

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>Y</u>

CK# 001543119

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

SALE DATE Dec 16th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A., S/B/M TO WELLS
FARGO HOME MORTGAGE, INC.
Plaintiff

vs.

HENRY H. BREWER
WILMA BEARDSLEY
Defendants

Court of Common Pleas
Civil Division
COLUMBIA County
No. 2015-CV-357

CLERK OF COURT
COLUMBIA COUNTY, PA
2015 MAY 29 PM 2 17

FILED
PROTHONOTARY

ORDER

AND NOW, this 29 day of May, 2015, upon consideration of Plaintiff's motion for Service Pursuant to Special Order of Court, it is hereby **ORDERED** and **DECREED**, that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C)*, on the above captioned Defendants, WILMA BEARDSLEY, by:

1. Posting of the premises: 312 EAST 4TH STREET, BERWICK, PA 18603-3812 by the Sheriff or a non-party competent adult; and
2. First class mail to WILMA BEARDSLEY at the mortgaged premises located at 312 EAST 4TH STREET, BERWICK, PA 18603-3812. Service by mail is complete upon the date of mailing.

It is further **ORDERED** and **DECREED** that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to ensure compliance with this Court Order.

BY THE COURT:

Bary E. Norton
J.

*Prior to fulfilling the requirements of service of Notice of Sale as set forth in this Order, Plaintiff must first attempt service as set forth in Pa.RCP. 3129.2(c)(1)(i) (A) or (B). In the event this attempted service is not successful, Plaintiff may proceed with service of the Notice of Sale in conformity with this Order.

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
	:	
v.	:	NO.: <u>2015-CV-357</u>
	:	
Henry H. Brewer	:	2015-ED-133
Wilma Beardsley	:	
Defendant(s)	:	COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., 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 **312 East 4th Street, Berwick, PA 18603-3812**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Henry H. Brewer	312 East 4th Street, Berwick, PA 18603-3812
Wilma Beardsley	312 East 4th Street, Berwick, PA 18603-3812

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Henry H. Brewer	312 East 4th Street Berwick, PA 18603-3812
Wilma Beardsley	312 East 4th Street Berwick, PA 18603-3812

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

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

Name

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

None.

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

Name

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

Tenant/Occupant

**312 East 4th Street
Berwick, PA 18603-3812**

**Domestic Relations of
Columbia County**

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

**Commonwealth of Pennsylvania
Department of Welfare**

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

Internal Revenue Service Advisory

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

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

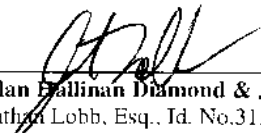
**228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754**

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

Date:

10/11/15

By:



Phelan Hallinan Diamond & Jones, LLP
Jonathan Lobb, Esq., Id. No. 312174
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.	:	COURT OF COMMON PLEAS
	:	
	:	CIVIL DIVISION
Plaintiff	:	
	:	NO.: <u>2015-CV-357</u>
vs.	:	
	:	<u>2015-ED-133</u>
Henry H. Brewer	:	COLUMBIA County
Wilma Beardsley	:	
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Henry H. Brewer
Wilma Beardsley
312 East 4th Street
Berwick, PA 18603-3812**

****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 **312 East 4th Street, Berwick, PA 18603-3812** is scheduled to be sold at the Sheriff's Sale on December 16, 2015 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 **\$120,294.59** obtained by Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815

Telephone (570) 784-8760**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2015-CV-357**

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.

v.

Henry H. Brewer

Wilma Beardsley

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

312 East 4th Street, Berwick, PA 18603-3812

Parcel No. 04A-08-001-01,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$120,294.59**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL those certain lots, pieces or parcels of land, together with the frame dwelling and outbuildings thereon erected, situate on the southerly side of East Fourth Street between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at a point in the southerly side of East Fourth Street at corner of Lot No. 3; thence in a southerly direction on a line parallel with Chestnut Street a distance of 181-1/2 feet to the northerly line of East Third Street; thence in an easterly direction along Third Street a distance of 49-1/2 feet to corner of Lot No. 5; thence in a northerly direction, parallel with the first course herein, a distance of 181-1/2 feet to the southerly line of Fourth Street, aforesaid; thence in a westerly direction along the southerly line of Fourth Street a distance of 49-1/2 feet to the place of beginning, and being Lot No. 4 in Gilbert Fowler's Addition to the Borough of Berwick.

PARCEL NO. 2: BEGINNING on the southerly side of Fourth Street between Chestnut and Walnut Streets, at the corner of Lot No. 2; thence southerly along Lot No. 2 a distance of 90-3/4 feet; thence easterly on a line parallel with Fourth Street, a distance of 49-1/2 feet to the westerly line of Lot No. 4; thence in a northerly direction along line of Lot No. 4 and parallel with Chestnut Street, a distance of 90-3/4 feet to Fourth Street aforesaid; thence westerly along Fourth Street, a distance of 49-1/2 feet to the place of beginning. Containing 4492-1/8 square feet of land and being the northerly half of Lot No. 3 in the Lyman Fowler plot of lots, whereon is erected a frame garage.

The above parcels shall hereby merge into one parcel for taxing purposes and shall not be separately conveyed without prior express approval of the municipality as provided by law.

TITLE TO SAID PREMISES IS VESTED IN Henry H. Brewer and Wilma Beardsley, as joint tenants with the right of survivorship and not as tenants in common, by Deed from James W. Laubach and Melanie K. Laubach, his wife, dated 09/10/2001, recorded 09/20/2001 in Instrument Number 200109427.

Tax Parcel: 04A-08-001-01,000

Premises Being: 312 East 4th Street, Berwick, PA 18603-3812

PHILAN HALLINAN DIAMOND & JONES, LLP
Jonathan Lobb, Esq., Id. No.312174
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jonathan.Lobb@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.
Plaintiff

v.

Henry H. Brewer
Wilma Beardsley
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2015-CV-357
:
: 2015-ED-133
: COLUMBIA County
:


CERTIFICATION

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

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

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

By: _____


Phelan Hallinan Diamond & Jones, LLP
Jonathan Lobb, Esq., Id. No.312174
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Jonathan Lobb, Esq., Id. No.312174
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jonathan.Lobb@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. : COLUMBIA County
: COURT OF COMMON PLEAS
vs. : CIVIL DIVISION
Henry H. Brewer : NO.: 2015-CV-357
Wilma Beardsley : 2015-ED-133

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(s) are 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 defendant Henry H. Brewer is over 18 years of age and resides at 312 East 4th Street, Berwick, PA 18603-3812.

(c) that defendant Wilma Beardsley is over 18 years of age and resides at 312 East 4th Street, Berwick, PA 18603-3812.

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


Phelan Hallinan Diamond & Jones, LLP
Jonathan Lobb, Esq., Id. No.312174
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Jonathan Lobb, Esq., Id. No.312174
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jonathan.Lobb@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.
Plaintiff

: COURT OF COMMON PLEAS

:

: CIVIL DIVISION

:

: NO.: 2015-CV-357

:

: 2015-ED-133

:

: COLUMBIA County

:

v.


Henry H. Brewer
Wilma Beardsley
Defendant(s)

CERTIFICATION

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

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

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

By: 
Phelan Hallinan Diamond & Jones, LLP
Jonathan Lobb, Esq., Id. No.312174
Attorney for Plaintiff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Plaintiff Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.		No.: 2015-CV-357 <div style="text-align: right; font-size: 1.2em; font-weight: bold;">2015-ED-133</div>	
Defendant Henry H. Brewer Wilma Beardsley		Type or Writ of Complaint EXECUTION/NOTICE OF SALE	
SERVE AT			
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.			
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 312 East 4th Street			
Berwick, PA 18603-3812			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			
PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.			
NOW, _____, 20__, I, Sheriff of COLUMBIA County, PA, do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.			
_____ Sheriff of COLUMBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant		Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814			
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE			
PLAINTIFF		Court Number	

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

LEGAL DESCRIPTION

ALL those certain lots, pieces or parcels of land, together with the frame dwelling and outbuildings thereon erected, situate on the southerly side of East Fourth Street between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at a point in the southerly side of East Fourth Street at corner of Lot No. 3; thence in a southerly direction on a line parallel with Chestnut Street a distance of 181-1/2 feet to the northerly line of East Third Street; thence in an easterly direction along Third Street a distance of 49-1/2 feet to corner of Lot No. 5; thence in a northerly direction, parallel with the first course herein, a distance of 181-1/2 feet to the southerly line of Fourth Street, aforesaid; thence in a westerly direction along the southerly line of Fourth Street a distance of 49-1/2 feet to the place of beginning, and being Lot No. 4 in Gilbert Fowler's Addition to the Borough of Berwick.

PARCEL NO. 2: BEGINNING on the southerly side of Fourth Street between Chestnut and Walnut Streets, at the corner of Lot No. 2; thence southerly along Lot No. 2 a distance of 90-3/4 feet; thence easterly on a line parallel with Fourth Street, a distance of 49-1/2 feet to the westerly line of Lot No. 4; thence in a northerly direction along line of Lot No. 4 and parallel with Chestnut Street, a distance of 90-3/4 feet to Fourth Street aforesaid; thence westerly along Fourth Street, a distance of 49-1/2 feet to the place of beginning. Containing 4492-1/8 square feet of land and being the northerly half of Lot No. 3 in the Lyman Fowler plot of lots, whereon is erected a frame garage.

The above parcels shall hereby merge into one parcel for taxing purposes and shall not be separately conveyed without prior express approval of the municipality as provided by law.

TITLE TO SAID PREMISES IS VESTED IN Henry H. Brewer and Wilma Beardsley, as joint tenants with the right of survivorship and not as tenants in common, by Deed from James W. Laubach and Melanie K. Laubach, his wife, dated 09/10/2001, recorded 09/20/2001 in Instrument Number 200109427.

Tax Parcel: 04A-08-001-01,000

Premises Being: 312 East 4th Street, Berwick, PA 18603-3812

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2015-CV-357 2015-ED-133

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.

v.

Henry H. Brewer

Wilma Beardsley

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

312 East 4th Street, Berwick, PA 18603-3812

Parcel No. 04A-08-001-01,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$120,294.59**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S RETURN

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.
Plaintiff

vs.

Henry H. Brewer
Wilma Beardsley

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2015-CV-357

2015-ED-133

ISSUED

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

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

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

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

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

So Answers,

Sheriff

Deputy Sheriff

Columbia County
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

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
Plaintiff :
: NO.: 2015-CV-357
:
: 2015-ED-133
: COLUMBIA County
:

vs.

Henry H. Brewer
Wilma Beardsley

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Henry H. Brewer
Wilma Beardsley
312 East 4th Street
Berwick, PA 18603-3812

****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 **312 East 4th Street, Berwick, PA 18603-3812** is scheduled to be sold at the Sheriff's Sale on December 16, 2015 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 **\$120,294.59** obtained by Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

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

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.

No.: 2015-CV-357

2015-ED-133

Defendant
Henry H. Brewer
Wilma Beardsley

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE
WILMA BEARDSLEY
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
312 East 4th Street

Berwick, PA 18603-3812

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number
(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff Signature of Sheriff Sheriff of _____	Date Date
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Document Receipt

Trans #	6490	Carrier / service:	USPS Server	First-Class Mail®	10/6/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000064849

Doc Ref #: 2015ED133

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	6489	Carrier / service:	USPS Server	First-Class Mail®	10/6/2015 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET 5TH FLOOR

Tracking #: 71901140006000064832

ROBERT N.C. NIX FEDERAL BUILDING

Doc Ref #: 215ED133

Postage 5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	6488	Carrier / service:	USPS Server	First-Class Mail®	10/6/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000064825

Doc Ref #: 2015ED133

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	6487	Carrier / service:	USPS Server	First-Class Mail®	10/6/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000064818

Doc Ref #: 2015ED133

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	6487	Carrier / service:	USPS Server	First-Class Mail®	10/6/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000064818

Doc Ref #: 2015ED133

Postage 5.1300

HARRISBURG PA 17128

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

TD Bank, NA
3-180/360

001543119

DATE
8/3/2015

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

BAV [962900] 312 EAST 4TH STREET (2015-CV-357)


AUTHORIZED SIGNATURE

⑈001543119⑈ ⑆036001808⑆ 361508666⑈