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

DATE	CATEGORY	MEMO .	<i>CHK</i> #	DEBIT	CREDIT
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
10/06/2045	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

Printed: 10/23/2015 10:19:06AM

Fax Server 10/22/2015 2:58:27 PM PAGE 1/001 Fax Server

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

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,

Tindle T. Charles

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 13, 2015

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

Affirmed an	d subscribed to befo	aro mo thio	NOTARY
Ammed an	a sansambea to best	Die tille tills	
13TH	day of	OCTORER	2016

2015 AAA

Sarah Jane Klingama

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	RGO BANK, N.A. EY, WILMA (et al.)		**		Number 5CV357
	SERVICE CO	OVER SHI	EET		
Service De	talis:				
Category:	Real Estate Sale - Sale Notice	A STATE OF THE STA	en e	Zone:	/33
Manner:	< Not Specified >	Expires:	Section 1	Warrant:	
Notes:	SALE DATE & TIME: 12/16/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS	MANGE CO.	
Serve To:		Final Servi	ce:		
Name:	OCCUPANT	Served:	Personally Add	ilt In Charge	Posted Other
Primary Address:	312 EAST 4TH STREET BERWICK, PA 18603	Adult In Charge:	Catherin	e Brewer	
Phone:	DOB:	Relation:	Grand d	in the	
Alternate Address:		Date:	10-9-15) Time:	14:30
Phone:	The second secon	Deputy:	_3	Mileage:	i i
Attorney / 0	Originator;				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		er ar i teri maas ee
Service Att	empts:				
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312 EAST 4TH STREET, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

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

Case Number 2015CV357

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SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

October 13, 2015

TIMOTHY T. CHAMBERLAIN, SHERIFF

	NOTARY	Sara Tow My	Notaria	F PENNSYLVANIA I Seal Itan, Notary Public I, Columbie County Dires Oct. 4, 2016	
Affirmed and subscribed to before me this		9	^		_

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

2015

OCTOBER

day of

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: /3 3 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: Final Service: Name: HENRY BREWER Served: Personally dult In Charge Posted O Primary Address: BERWICK, PA 18603 Charge: Catherine Brewer Alternate DOB: Relation: Daughter	VS.	RGO BANK, N.A. EY, WILMA (et al.)				Number 5CV357
Service Details: Category: Real Estate Sale - Sale Notice		SERVIC	E COVER SHE	<u>-</u> EET		<u> </u>
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BREWER, HENRY

2015CV357

312 EAST 4TH STREET, BERWICK, PA 18603

NO EXPIRATION

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 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,

October 13, 2015

TIMOTHY Ť. CHAMBERLAIN, SHERIFF

				Sarah Jane Klingaman, Notary Public Town of Bloomsburg, Columbia County My Commission Expires Oct. 4, 2016
			NOTARY	
Affirmed and su	bscribed to b	efore me this		1
13TH	day of	OCTOBER	2015	Darsh Jane Klingama

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

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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	VS.	RGO BANK, N.A. EY, WILMA (et al.)				Number 5CV357
Category: Real Estate Sale - Sale Notice		SERVI	CE COVER SHE	EET	<u>.</u>	
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 BERVE TO: Final Service: Porimary 312 EAST 4TH STREET Adult in Charge Posted Other Charge: BERWICK, PA 18603 Phone: DOB: Relation: Crand daughter Alternate Address: Date: 10:9:15 Time: 14:30 Phone: Deputy: 3 Mileage: Deputy: 4 Mileage: Deputy: 215-563-7000 Dervice Attempts Dervice Attempt Moles:	ervice De					
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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

Ad ID:

1053787

Description:

Beardsley Sheriff Sale no

133 of 2015

Run Dates:

11/25/15 to 12/09/15

Class: Agate Lines:

228

Blind Box:

Name:

TIM CHAMBERLAIN - COLUM COUNTY SHER-Company:

IFF

PO BOX 380 Address:

BLOOMSBURG, PA 17815

Total Ad Cost **Amount Paid** \$1,248.54

\$0.00

Publication Press Enterprise

11/25/15 12/09/15

Stop Inserts

Cost \$1,248.54

<u>SteRIFFS SALE</u> By Virtue of a Writ of Execution (Mortgage Foreckssum) No. 2015CV357

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

Pennsylvania on:

WEDNESDAY, DECEMBER 16, 2015

AT 9:00 O'CLOCK AM.

All parties in interest and claimants are further notified that a proposed schedule of the tribution will be on file in the Sheriffs Office no later than thirty (30) clays after the date of the sale of any property sold here under, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filling, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL those certain lots, pieces or parcels of land, together with the frame rivolling and outbuildings thereon erected, sheateron the southerty side of East Fourth Street between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State

Chestmaterial Walnut Streets, in the Borough or service, Curryon Calumbia and State of Pennsylvera, bounded and described as follows, to wat: PARCEL NO. 1: BEGINNING at a point in the southerfy side of East Fourth Street at corner of Lot No. 3: thence in a southerfy direction on a line parallel with Chastmat Stoots distance of 18-1/2 foot to the northerfy line of East Third Street flore in an easterly direction along Third Street a distance of 49-1/2 feet to comer of Lot No. 5, thence in a excitatively direction, parallel with the first course florids; a distance of 18-1-1/2 feet to the control of the course o southerly line of Fourth Street, alcoestich thornce in a westerly direction along the souther

southerly line of Fourth Street, allowsaid; more in a westerly direction along mission by line of Fourth Street a Statemark of 49.1/2 fact to the place of beginning, and being Lot No. 4, in Galacti Fourth Street a Statemark of 49.1/2 fact to the place of Fourth Street between Chestruit, and Walniut Streets, at the corner of 10 bits. 2, thince southerly along Lot No. 2 a distance of 90.3/4 fact, thence easterly on a line parallel with Frauth Street a distance of 49.1/2 feet to the westerly line of Lot No. 4, thence in a protherly direction along line of Lot No. 4 and parallel with Chestruit Street, a distance of 90.3/4 feet to Fourth Street. Lor No. 4 and parallel with Chestrict Street, a distance of 39-3/4 test of horizon Street and adversex the reverses when shong hours fixed, a distance of 49-1/2 foot to the place of beginning. Containing 4492-1/8 square feet of land and being the northerly half of Lot No. 3 in the Lyrrein Fowker plot of lots, whenco is erected a traine 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 growled by law.

TITLE TO SAID PREMISES IS VESTED IN Herry H. Becwer and William Beardisley, as joint training the state of the industry of the state of the s

tenants with the right of survivorship and not as fervirus in common, by Deed from James W. Laubach and Melanie K. Laubach, his wife, dated 09/10/2001, recorder 09/20/2001 in Instrument Number 200109427. 1ax Parcet: 04A-08-001-01.000

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

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

UPL/ TAX PARCE, NUMBER, 04A-08-001-01,000

Secret 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 Ion (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, pertified check or cashier's check at time of sale. RDMA NING BALANCE OF BID PRICE: Any remaining an object of behald price is to be paid white: eight (8) days ofter the sale or cash certified check or cashier's check. MIPORTANT NOTICE FOR FAILURE TO PAY BID PRICE IN ACCORDANCE WITH HESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO TILE BIDDER ON NOTICE FOR PAYMENT WITH THE PRICE RIBD NOTICE FOR PAYMENT WITHIN THE PRICE RIBD TIME SERIOUS FLANGED AND ADDRESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRICE RIBD TIME SERIOUS FLANGED AND ADDRESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRICE RIBD TIME SERIOUS FLANGED AND ADDRESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRICE RIBD TIME SERIOUS FLANGED AND ADDRESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRICE RIBD TIME SERIOUS FLANGED AND ADDRESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRICE RIBD TIME SERIOUS FLANGED AND ADDRESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRICE RIBD TIME SERIOUS FLANGED AND ADDRESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRICE RIBD TIME SERIOUS FLANGED AND ADDRESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRICE RIBD TIME SERIOUS FLANGED AND ADDRESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRICE RIBD TIME ADDRESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRICE RIBD TIME ADDRESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRICE RIBD TIME ADDRESS FUNDS FROM THE PRICE RIBD TIME ADDRESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRICE RIBD TIME ADDRESS FUNDS FOR THE PRICE RIB tradiating from the contract in the case or general an atting pain by the causer with the considered for forted, but will be applied against any samegers acconsisted for inglibider will be responsible for any attorney fees incurred by the sheriff or connection with any action against the bidder in which the bidder is found liable for damages. If pro-ceeds are payable to the Flamith, the pockeds which will be payable to Plantit, unless the Columbia County Sheriffs Office receives activate written notice otherwise, signed by an authorized representation of the plaintiff.

Attomey for the Plaintiff: PHELAN & HALLINAN LLP PL!"LADELPHIA, PA 215-563-7000

TIMOTHY T CHAMBERLAIN Sheriff COLUMBIA COUNTY, Pennsylvania

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	RGO BANK, N.A. EY, WILMA (et al.)					Number 6CV357
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Service De						
Category:	Real Estate Sale - Posting - Sale Bil	4			Zone:	t
Manner:	< Not Specified >		Expires:		Warrant:	
Notes:	SALE DATE & TIME: 12/16/2015 AT SHERIFF'S SALE BILL	9:00 AM				
Serve To:			Final Servi	ce:		
Name:	(POSTING)		Served:	Personally A	Adult In Charge	Posted Other
Primary Address:	312 EAST 4TH STREET BERWICK, PA 18603		Adult In Charge:			· · · · · · · · · · · · · · · · · · ·
Phone:	DOB:		Relation:	L		<u></u> i
Alternate Address:	· · · · · · · · · · · · · · · · · · ·	: :	Date:		Time:	. — — — — — — — — — — — — — — — — — — —
Phone:			Deputy:	·	Mileage:	
Attorney /	Originator:					
Name:	PHELAN & HALLINAN LLP		Phone:	215-563-7000) 	
Service At	tempts:					
Date:						
Time:						
Mileage:						
Deputy:						
Service At	tempt Notes:					
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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 Chestriut 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

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 failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE) Pa R C P. 3180-3183 and Rule 3257

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Wells Fargo Bank, N.A., s/b/m to Wells I	Fargo Home Mortgage, Inc.	COURT OF COMMON PLEAS
vs.		CIVIL DIVISION
Henry H. Brower		NO.: <u>2015-CV-357</u>
Wilma Beardsley		2015-ED-133
		COLUMBIA COUNTY
Commonwealth of Pennsylvania:		
County of Columbia		

TO THE SHERIFF OF <u>COLUMBIA</u> 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

S_____ and costs.

Dated 10 5 305

PH#962900

Production Cause of Street Courts of My Ocean Fix that Mouding in 20 is

(Clerk) Office of the Prothy Support, Common Pleas Court

of Columbia County, Penna.

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
Wilms Baardslav

Wilma Beardsley

WRIT OF EXECUTION

(Mortgage Foreclosure)

Office of Judicial Support

Costs

G.

Judg Fee

Sat.

Pheter Hallinan Diamond & Jones, LLP Jonathan Lobb, Esq., Jd. 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



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 Moffis
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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	RGO BANK, N.A. EY, WILMA (et al.)				e Number 15CV357
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	Real Estate Sale - Sale Notice	<u> </u>		Zone:	/33
Manner:	< Not Specified >	Expires:	la communicación	Warrant:	}
Notes:	SALE DATE & TIME: 12/16/2015 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALI) AM E AND DEBTOR'S R	RIGHTS		
lerve To:		Final Servi	ice:		
Name:	BERWICK SEWER AUTHORITY	Served:	Personally Adu	ult In Charge	Posted · Other
Primary Address:	1108 FREAS AVE BERWICK, PA 18603	Adult in Charge:	Kristy	Hart	The state of the s
Phone:	DOB:	Relation:	Cleak	***************************************	- tombour towns and the second
Alternate Address:	A the second district of the second s	Date:	10-6-15	Time:	12:20
Phone:	En en ennement en	Deputy:	3	Mileage:	
ttorney / (Originator:	n anggara.			
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
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Date:					And the second of the second o
Time:					
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	ARGO BANK, N.A. EY, WILMA (et al.)					Number 5CV357	
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Service De	itails:	and the second s					
Category:	Real Estate Sale - S	ale Notice	e er e roman normen er er er en en er e	energe of the control	Zone:	/33	***
Manner:	< Not Specified >		Expires:		Warrant:	and the second s	4
Notes:	SALE DATE & TIME PLAINTIFF NOTICE	12/16/2015 AT 9:00 OF SHERIFF'S SALE	AM AND DEBTOR'S R	RIGHTS	er er ar arabe er er er ar ar er	MATERIAL STATES	
Serve To:			Final Servi	ce;			
Name:	Connie C. Gingher	PRODUCTION CONTRACTOR	Served:	Personally · Adu	ult In Charge	Posted · Other	
Primary Address:	1615 Lincoln Avenu Berwick, PA 18603	е	Adult in Charge:			Maria de la compania	1
Phone:	570-752-7442	DOB:	Relation:	The state of the s	a de desta e e e e e e e e e e e e e e e e e e e	enene e contrate e company	
Alternate Address:	Transport of the Campa of the C	tenne tit verte enne til er en	Date:	10-6-15	Time:	14'30	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3
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Attorney /	Originator:	-					
Name:	PHELAN & HALLINA	N LLP	Phone:	215-563-7000			- MARK
Service At	lempts:						
Date:				1			
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Service Att	empt Notes:	Nation 1					de la composition della compos
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6.							_
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GINGHER, CONNIE C.

015CV357

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

Felephone: 570-752-7442

Taxes are due and payment is requested from:

000979 BREWER HENRY H BEARDSLEY WILMA 312 E 4TH ST BERWICK, PA 18603-3812

"Homestead/Farmstead Applied**

RETURN THIS TOP PART IF PAYING IN FULL Parcel #: 04A08 00101000 Prop. Type Property Location and Description: Assessment: 312 E FOURTH ST 5,440 Б= Connie C. Gingher 22.003 27,443 Tax Description Mills/Rate Amount SCHOOL REAL ESTATE 44.7500 1,228,07 6. 1 HÖMESTEAD EXCLUSION (4,045.00)(180.09) FARMSTEAD EXCLUSION NΑ -NA If Paid By 8/31/2015 2% Discounted Amount 1.027.02 FACE Amount If Paid By 10/31/2015 1.047.98 If Paid After 10/31/2015 10% Penalty Amount 1,152.78

Control #:

Bill #: 468

1027.026 \$ 4000 996968

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

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

Bill Date: 7/1/2015

ax Notice 2015	County & Municipality
BERW	ICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher 1615 Lincoln Avenue Berwick PA 18603

TOURS MON, TUE, THUR : 9:30 AM - 4 PM LOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

*HONE:570-752-7442

EOD, COLUMBIA O			DATE		LL NO. 2839	
FOR: COLUMBIA C			03/01/2015	03/01/2015		
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY	
GENERAL ISINKING	27,443	9.491	255.25 26.89	260.46 27.44	286.51	
FIRE		1.25	33.61	34.30		
LIGHT BORO RE	X	Connie	C. Ginging	48.03 304.62	50.43 319.85	
		- 11,1	230.00	304.02	319.60	
The discount & penalty have been calculated	PAY THIS AM	40 LINIT	661.35	674.85	722.99	
for your convenience	I THIS AN	IOONI	April 30 If paid on or before	June 30	June 30 If paid after	
FOLIESTED	C	NTY T	WP	- para an or before	· para orter	

AXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

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

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

Discount 2 % 2 % Penalty 10 % 5 % PARCEL: 04A-08 -001-01,000 312 E FOURTH ST

.3122 Acres Land Buildings Total Assessment

22.003 27,443

This tax returned to courthouse on January 1, 2016 1 661.35

FILE COPY

CK= 4000971874 V

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA	ARGO BANK, N.A.			Case	Number	
	EY, WILMA (et al.)	2015CV357				
	SERVICE CO	OVER SHI	 EET			
Service De	fails:					
Category:	Real Estate Sale - Sale Notice			Zone:	/33	
Manner:	< Not Specified >	Expires:	Normalia de la companya de la compan	Warrant:		
Notes:	SALE DATE & TIME: 12/16/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS			
Serve To:		Final Servi	ce:	<u> </u>		
Name:	Domestic Relations Office of Columbia Col	Served:	Personally Add	t In Charge	Posted Other	
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:	moretha Mathon			
Phone:	DOB:	Relation:	" Clerk			
Alternate Address:		Date:	10-6-15	Time:	10:40	
Phone:		Deputy:	4	Mileage:	The second secon	
Attorney /	Originator:					
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		The second secon	
Service Att	empts:		30.0			
Date:						
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Service Att	empt Notes:		1			
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DOMESTIC RELATIONS OF 2015

015CV357

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

COLUMBIA COUNTY TAX O

Ö

BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

WELLS FARGO BANK, N.A. Case Number 2015CV357 BEARDSLEY, WILMA (et al.) SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: 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: Final Service: Name: Columbia County Tax Office Served: Personally Adult in Charge Posted Other Primary PO Box 380 Adult In Address: Bloomsburg, PA 17815 Charge: Phone: Relation: 570-389-5649 DOB: Alternate Date: Time: Address: Deputy: Mileage: Phone: Attorney / Originator: Name: PHELAN & HALLINAN LLP 215-563-7000 Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 2. 3. 4. 5. 6.

REAL ESTATE OUTLINE

ED#<u>2015 861</u>33

DATE RECEIVED /0 - 6							
DOCKET AND INDEX	<u> 15 (2 357</u>						
CHECK FOR PROPE WRIT OF EXECUTION	ER INFO.						
COPY OF DESCRIPTION	$\frac{\gamma}{\lambda}$						
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NON-MILITARY AFFIDAVIT	$\frac{\overline{x}}{x}$						
NOTICES OF SHERIFF SALE	$\frac{1}{X}$						
WAIVER OF WATCHMAN							
AFFIDAVIT OF LIENS LIST	$\overline{\lambda}$						
CHECK FOR \$1,350.00 OR CK# 0.01543Hc							
IF ANY OF ABOVE IS MISSING DO NOT PROCEED							
SALE DATE	Dec 16 TIME 90						
POSTING DATE							
ADV. DATES FOR NEWSPAPE	R 1 ST WEEK						
	2 ND WEEK						
	3 ^{KD} WEEK						

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

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

Court of Common Pleas

5 NBP 5

1984 So

Plaintiff

Civil Division

COLUMBIA County

No. 2015-CV-357

PM 2 1

HENRY H. BREWER WILMA BEARDSLEY

VS.

Defendants

ORDER

AND NOW, this 29 day 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 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:

1st Dary E With

*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 COURT OF COMMON PLEAS

Mortgage, Inc. :

Plaintiff CIVIL DIVISION

v. NO.: 2015-CV-357

2015-ED-133 Henry H. Brewer Wilma Beardsley COLUMBIA COUNTY

Defendant(s)

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 Courthouse

Columbia County P.O. Box 380

Bloomsburg, PA 17815

Commonwealth of Pennsylvania P.O. Box 2675

Department of Welfare Harrisburg, PA 17105

Internal Revenue Service Advisory 1000 Liberty Avenue Room 704

Pittsburgh, PA 15222

U.S. Department of Justice 228 Walnut Street, Suite 220

U.S. Attorney for The Middle District of PA PO Box 11754

Federal Building 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: 10 115

Phelan Ballinan Diamond & Jones, LLP

Jonath 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, : COURT OF COMMON PLEAS

Inc.

: CIVIL DIVISION

Plaintiff:

: NO.: 2015-CV-357

vs.

2015-ED-133

Henry H. Brewer Wilma Beardsley COLUMBIA County

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Henry II. 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.

ν.

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 crected 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

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.	:	COURT OF COMMON PLEAS
Plaintiff	:	
v.	:	CIVIL DIVISION
*.	:	NO.: 2015-CV-357
Henry H. Brewer	:	
Wilma Beardsley	:	3015-ED-133
Defendant(s)	:	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.

Physin 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

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 Wilma Beardsley

215-563-7000

NO.: 2015-CV-357

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.

Photan 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	Faron	Bank.	N.A.	s/h/m to	Wells Fa	rgo Home	Mortgage, l	Inc
776113	1 41 20	Dann,		3/ 0/ 111 (0	TICHS La.		Miditanac.	mc.

Plaintiff

CIVIL DIVISION

COURT OF COMMON PLEAS

v.

: NO.: 2015-CV-357

Henry H. Brewer Wilma Beardsley

Defendant(s)

2015-ED-133

COLUMBIA County

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Phyan Hallinan Diamond & Jones, LLP

Jonathan Lobb, Esq., Id. No.312174

Attorney for Plaintiff

SHERIFF':	S DEPA	RTMENT	
SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETU	4	INSTRUCTIONS: Please type or print legibly, i readability of all copies. Do not detach any copi	
	E:	epiration date	
Plaintill		No.: 2015-CV-	357
Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage. Inc.		a	(b)5-ED-133
Defendant Henry H. Brewer		Type or Writ of	Complaint N/NOTICE OF SALE
Wilma Beardsley SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVE	VICE OR DESCRI	: PTION OF PROPERTY TO B	ELEVED, ATTACHED OR SALE.
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip.) 312 East 4th Street	Code)		
Berwick, PA 18603-3812			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN	EXPEDITING	SERVICE.	
PLEASE POST THE PREMISES WITH THE SHERIFF'S HAN	DBILL OF	SALE.	
NOW			
	Sheriff of CO	DLUMBIA County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF	MONTOTINA AND	A domoto - Aiff lossed	in a series and the s
property under within writ may leave same without a watchman, it custody of what attachment without liability on the part of such deputy on sheriff to any plaintiff in sheriff's sale thereof.	homever is folan	I in possession, after notify	ing person of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	F ' ' '	Telephone Number	Date
Defend ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Philadelphia, PA 19103-1814		(215)563-7000	
SPACE BELOW FOR USE OF SHERIFF (DNLY — D	O NOT WRITE B	ELOW THIS LINE
PLAINTHE		Court Number	
RETURNED:			
AFFIRMED and subscribed to before me this day SC	D ANSWERS gnature of Dep.	Sheriff'	Date
of20			
	gnature of Sheri	ff	Date
Sh	seriff of		

LEGAL DESCRIPTION

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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.

٧.

Henry H. Brewer Wilma Beardsley

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

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(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. IN THE COURT OF COMMON PLEAS Plaintiff OF COLUMBIA COUNTY VS. No.: 2015-CV-357 Henry H. Brewer 2015-ED-133 Wilma Beardsley **ISSUED** Defendants NOW. ______ 20_I, High Sheriff of Columbia County, Pennsylvania, do County, Pennsylvania, to execute this Writ. This deputation being hereby deputize the Sheriff of made at the request and risk of the Plaintiff. Defendants alleged address is _____ Sheriff, Columbia County, Pennsylvania Deputy Sheriff AFFIDAVIT OF SERVICE Now, ______O'Clock _____ m., served the within _____ 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, _____ BY: ____ Notary Public Sheriff 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, : COUR

COURT OF COMMON PLEAS

Inc.

CIVIL DIVISION

Plaintiff:

NO.: 2015-CV-357

vs.

2015-ED-133

Henry H. Brewer Wilma Beardsley COLUMBIA County

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

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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

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	No.: <u>2015-CV-357</u> 2015-ED-133			
Defendant Henry H. Brewer Wilma Beardsley	Type or Writ of Complaint EXECUTION/NOTICE OF SALE			
SERYE (NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., T	O SERVICE OR DES	CRIPTION OF PROPERTY TO BE L	EVIED, ATTACHED OR SALE	
AT WILMA BEARDSLEY ADDRESS (Street or RFD, Apartment No., City, Boro, Twp. State. 312 East 4th Street	and Zip Code)			
Berwick, PA 18603-3812				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASS	ST IN EXPEDITIN	G SERVICE.		
SERVE DEFENDANT WITH THE NOTICE OF SALE.				
NOW,	inty. PA do hereby	leputize the Sheriff of		
	Sheriff of	COLUMBIA County, Penna.		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WALV properly under within writ may leave same without a watchman, in custod attachment without liability on the part of such deputy or sheriff to any plasheriff's sale thereof.	y of whomever is fo	und in possession, after notifying	person of levy or	
Signature of Attorney or other Originator requesting service on behalf of XX I		Telephone Number Date		
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bot Philadelphia, PA 19103-1814	Defendant devard, Suite 1400	(215)563-7000		
SPACE BELOW FOR USE OF SHERI	FF ONLY —		LOW THIS LINE	
PLAINTIFF		Court Number		
DIVERTONIUS				
RETURNED: AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of De		Date	
of				
	Signature of Sh	eriff	Date	
	Sheriff of			

Document Receipt

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

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 Maik® 10/6/2015 12:00:00 AM

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

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

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

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000064818

Doc Ref #: 2015ED133

Postage 5.1300

HARRISBURG PA 17128

THE THE PERSON OF THE PERSON O

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

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

Trans S. William
AUTHORIZED SIGNATURE