

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

EMBRACE HOME LOANS VS SHAWN OLIVER & ELICIA FOX

NO. 162-2015 ED NO. ⁷⁰⁸~~1275~~-2015 JD

DATE/TIME OF SALE: MARCH 2, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2696.44

POUNDAGE – 2% OF BID \$ 53.93

TRANSFER TAX – 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

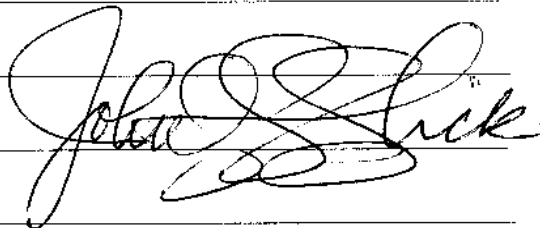
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2750.37

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 2750.37

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1400.37

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
EMBRACE HOME LOANS

vs.

Defendant
SHAWN M OLIVER
ELICIA FOX

Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, March 2, 2016

Writ of Execution No. : 2015CV708

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 304 PEARL STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,167.09
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$210.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$150.00

Total Sheriff Costs **\$2,046.59**

Municipal Costs

Sewer \$582.85

Total Municipal Costs **\$582.85**

Distribution Costs

Recording Fees \$67.00

Total Distribution Costs **\$67.00**

Grand Total: **\$2,696.44**

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

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
135 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 2509
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (631) 812-2584

SUITE 102
1407 FOULK ROAD
FOULKSTONE PLAZA
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

March 23, 2016

Timothy T. Chamberlain
Sheriff of Columbia
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: Embrace Home Loans, Inc vs. Shawn Oliver and Elicia Fox
Columbia County, Court of Common Pleas, No. 2015-CV-708
Action in Mortgage Foreclosure
Premises: 304 Pearl Street, Berwick, Pennsylvania 18603
Date of Sheriff's Sale: March 2, 2016

Dear Sheriff:

Enclosed please find a check in the amount of \$1,400.37 which represents the amount necessary to complete settlement and two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **Embrace Home Loans, Inc, 5016 Parkway Plaza Blvd. Suite 200, Charlotte, NC 28217** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,



Alease Adekeye
Legal Assistant

/aa
Enclosures



pennsylvania
DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO Box 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name	Telephone Number
McCabe, Weisberg and Conway, P.C.	215-790-1010
Mailing Address	State ZIP Code
123 S. Broad Street, Suite 1400	PA 19109
City	
Philadelphia	

B. TRANSFER DATA

Date of Acceptance of Document 03/23/2016

Grantor(s)/Lessor(s)	Telephone Number:	Grantee(s)/Lessee(s)	Telephone Number:
Sheriff of Columbia	570-389-5622	Embrace Home Loans, Inc	
Mailing Address		Mailing Address	
Columbia County Courthouse, 35 West Main Street		5016 Parkway Plaza Blvd. Suite 200,	
City	State ZIP Code	City	State ZIP Code
Bloomsburg	PA 17815	Charlotte	NC 28217

C. REAL ESTATE LOCATION

Street Address	City, Township, Borough	Tax Parcel Number
304 Pearl Street	Berwick Borough	04A-01-091-00-000
County	School District	
Columbia	Berwick Area School District	

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration	2. Other consideration	3. Total Consideration
\$2,750.37	+ 0.00	= \$2,750.37
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$25,246.00	x 3.60	= \$90,885.60

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
\$90,885.60 / 100%	100%	100%

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger, or division. (Attach copy of article.)
- ☐ Other (Please explain exemption claimed.) Property was sold at Sheriff sale on March 2, 2016 to Embrace Home Loans, Inc as holder of a mortgage in default, and, thus, tax exempt.

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

3/23/16

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010

114329

NO. 114329

3 50/310

W: One thousand four hundred and thirty-seven/100

DATE 03/23/2016 AMOUNT \$1,400.37

TO THE
ORDER
OF

Sheriff of Columbia County

PA

ESCROW TRUST
VOID AFTER 90 DAYS

Shick

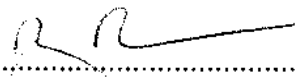
Thomas J. McCabe

Balance Due Sheriff(15-107079) - Oliver, Shawn & Fox, Elicia

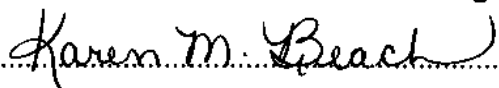
⑈ 114329 ⑈ ⑆ 031000503 ⑆ 2000012430022 ⑈

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 10, 17, 24, 2016 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 24th day of February 2016..

.....

(Notary Public)



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

.....

SHERIFF'S SALE COST SHEET

vs. Oliver : Fox
 NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>216.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>464.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1167.09</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1417.09</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>582.85</u>	
WATER 20	\$	
TOTAL *****		\$ <u>582.85</u>

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2696.44

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

REAL ESTATE TAX CERTIFICATION

Date: 02/16/2016

Fee: \$5.00

Cert. NO: 23394

OLIVER SHAWN
ELICIA FOX
304 PEARL STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20090 -2457
Location: 304 PEARL ST
Parcel Id:04A-01 -091-00,000

Assessment: 25,246

Balances as of 02/16/2016

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

By: SHERIFF

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



EMBRACE HOME LOANS
vs.
SHAWN M OLIVER (et al.)

Case Number
2015CV708

SHERIFF'S RETURN OF SERVICE

01/29/2016 01:36 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 304 PEARL STREET, BERWICK, PA 18603.


MICHAEL TKACH, DEPUTY

SO ANSWERS,

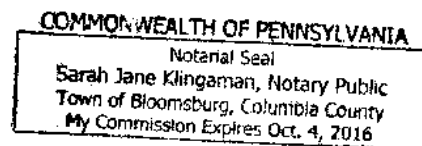

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 01, 2016

NOTARY

Affirmed and subscribed to before me this

1ST day of FEBRUARY, 2016





Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

EMBRACE HOME LOANS
vs.
OLIVER, SHAWN M (et al.)

Case Number
2015CV708

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 304 PEARL STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 1/31/16

Time: 13:36

Deputy: C

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2015CV708

304 PEARL STREET, BERWICK, PA 18603

NO EXPIRATION

Commonwealth of Pennsylvania
In the Court of Common Pleas of Columbia County

2015 EO 102
CASE NO.: 2015-CV-708

AFFIDAVIT OF SERVICE

Embrace Home Loans, Inc.

vs.

Shawn Oliver and Elicia Fox



404333

Commonwealth of Pennsylvania
County of Dauphin ss.

I, **Chad Spotts**, a competent adult, being duly sworn according to law, depose and say that at **4:31 PM** on **12/31/2015**, I served **Shawn Oliver** at **304 Pearl Street, Berwick, PA 18603** in the manner described below:

- ☒ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) reside(s).
Relationship is _____
- ☐ Adult in charge of Defendant(s) residence who refused to give name and/or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ _____ an officer of said Defendant's company.
- ☐ Other:

a true and correct copy of Notice of Sheriff's Sale of Real Property issued in the above captioned matter.

Description:

Sex: Male – Age: 25 – Skin: White – Hair: Brown – Height: 5' 06" – Weight: 160

Sworn to and subscribed before me on this
8th day of January, 2016.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
John F. Shinkowsky, Notary Public
Lower Paxton Twp., Dauphin County
My Commission Expires Sept. 28, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

X
Chad Spotts
AOSS
1 Huntington Quadrangle, Suite 2S04
Melville, NY 11747
(516) 284-5850

Atty File#: 404333 - Our File# 43477

COPY

Commonwealth of Pennsylvania
In the Court of Common Pleas of Columbia County

CASE NO.: 2015-CV-708

AFFIDAVIT OF SERVICE

Embrace Home Loans, Inc.

vs.

Shawn Oliver and Elicia Fox



404334

Commonwealth of Pennsylvania
County of Dauphin ss.

I, **Chad Spotts**, a competent adult, being duly sworn according to law, depose and say that at **3:09 PM** on **01/06/2016**, I served **Elicia Fox** at **217 Ida Street, Berwick, PA 18603** in the manner described below:

- ☐ Defendant(s) personally served.
- ☒ **Adult family member with whom said Defendant(s) reside(s). Relationship is Echo Loomis, Sister.**
- ☐ Adult in charge of Defendant(s) residence who refused to give name and/or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ _____ an officer of said Defendant's company.
- ☐ Other:

a true and correct copy of **Notice of Sheriff's Sale of Real Property** issued in the above captioned matter.

Description:

Sex: Female - Age: 24 - Skin: White - Hair: Brown - Height: 5' 07" - Weight: 130

Sworn to and subscribed before me on this
13th day of January, 2016.

NOTARY PUBLIC

X *Chad Spotts*
Chad Spotts
AOSS
1 Huntington Quadrangle, Suite 2S04
Melville, NY 11747
(516) 284-5850

Atty File#: **404334** - Our File# **43479**

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
John F. Shinkowsky, Notary Public
Lower Paxton Twp., Dauphin County
My Commission Expires Sept. 28 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COPY

Sheriff's Copy of Affidavit(s)

Attention Sheriff of the County of Columbia

From: Christina Cappiello

Date: 1 / 15 / 2016

Re: Copy of Affidavit(s)

Dear Sir or Madam:

Please find attached copy of affidavits of service for your court records.

Should you have any questions feel free to contact me at: 516 284-5859 or
CCappiello@aoss.us

Thank you in advance for your cooperation.

Truly yours,

Christina Cappiello

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

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

Embrace Home Loans, Inc

v.

Shawn Oliver and Elicia Fox

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2015-CV-708

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Shawn Oliver
304 Pearl Street
Berwick, Pennsylvania 18603

Elicia Fox
217 Ida Street
Berwick, Pennsylvania 18603

Elicia Fox
701 East 16th Street
Berwick, Pennsylvania 18603

Elicia Fox
304 Pearl Street
Berwick, Pennsylvania 18603

Your house (real estate) at **304 Pearl Street, Berwick, Pennsylvania 18603** is scheduled to be sold at Sheriff's Sale on March 2, 2016 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$91,672.21 obtained by Embrace Home Loans, Inc against you.

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 Embrace Home Loans, Inc the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WEST MONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 2509
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

SUITE 102
1407 FOULK ROAD
FOULKSTONE PLAZA
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

December 16, 2015

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Embrace Home Loans, Inc vs. Shawn Oliver and Elicia Fox
Columbia County, No. 2015-CV-708
Premises: 304 Pearl Street, Berwick, Pennsylvania 18603

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129.1 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on March 2, 2015.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

Yelena Belous, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/YB

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Embrace Home Loans, Inc
Plaintiff

v.

Shawn Oliver and Elicia Fox
Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2015-CV-708

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 17th day of December, 2015, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129.1 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

DATE: 12/21/15

BEFORE ME THIS 21 DAY


McCABE, WEISBERG & CONWAY, P.C.

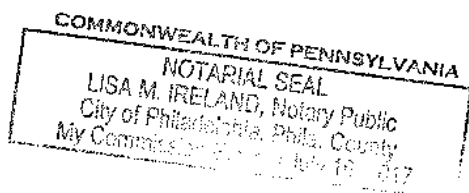
OF Dec 21, 2015

BY: Jacob Ottley

<input type="checkbox"/> Terrence J. McCabe, Esquire	<input type="checkbox"/> Marc S. Weisberg, Esquire
<input type="checkbox"/> Edward D. Conway, Esquire	<input type="checkbox"/> Margaret Gairo, Esquire
<input type="checkbox"/> Andrew L. Markowitz, Esquire	<input type="checkbox"/> Heidi R. Spivak, Esquire
<input type="checkbox"/> Marisa J. Cohen, Esquire	<input type="checkbox"/> Christine L. Graham, Esquire
<input type="checkbox"/> Brian T. LaManna, Esquire	<input type="checkbox"/> Ann E. Swartz, Esquire
<input type="checkbox"/> Joseph F. Riga, Esquire	<input type="checkbox"/> Joseph I. Foley, Esquire
<input type="checkbox"/> Celine P. DerKrikorian, Esquire	<input type="checkbox"/> Lena Kravets, Esquire
<input checked="" type="checkbox"/> Jacob M. Ottley, Esquire	

Attorneys for Plaintiff


NOTARY PUBLIC



McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
 MARC S. WEISBERG, ESQUIRE - ID # 17616
 EDWARD D. CONWAY, ESQUIRE - ID # 34687
 MARGARET GAIR, ESQUIRE - ID # 34419
 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
 HEIDI R. SPIVAK, ESQUIRE - ID # 74770
 MARISA J. COHEN, ESQUIRE - ID # 87830
 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
 BRIAN T. LAMANNA, ESQUIRE - ID # 310321
 ANN E. SWARTZ, ESQUIRE - ID # 201926
 JOSEPH F. RIGA, ESQUIRE - ID # 57716
 JOSEPH I. FOLEY, ESQUIRE - ID # 314675
 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
 LENA KRAVETS, ESQUIRE - ID # 316421
 JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Embrace Home Loans, Inc

Plaintiff

v.

Shawn Oliver and Elicia Fox

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2015-CV-708

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 304 Pearl Street, Berwick, Pennsylvania 18603, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name

Address

Shawn Oliver

304 Pearl Street
Berwick, Pennsylvania 18603

Elicia Fox

217 Ida Street
Berwick, Pennsylvania 18603

2. Name and address of Defendants in the judgment:

Name

Address

Shawn Oliver

304 Pearl Street
Berwick, Pennsylvania 18603

Elicia Fox

217 Ida Street
Berwick, Pennsylvania 18603

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

Plaintiff herein

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

Name

Address

Plaintiff herein

Mortgage Electronic Registration
System Inc acting solely as nominee
for Embrace Home Loans Inc

PO BOX 2026
Flint, Michigan 48501

MERS Inc

3300 SW 34th Avenue Suite 101
Ocala, Florida 34474

Embrace Home Loans by LoanCare a
Division of FNF Servicing as Agent
for Limited POA and Mers Inc

PO BOX 2026
Flint, Michigan 48501

Secretary of Housing and Urban
Development

451 Seventh Street, SW
Washington, D.C. 20410

Embrace Home Loans Inc

25 Enterprice Center
Newport, Rhode Island 02842

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

Name

Address

None

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

Name	Address
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
Tenants/Occupants	304 Pearl Street Berwick, Pennsylvania 18603
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815

Tax Claim Bureau

Columbia County Courthouse
35 West Main Street
Basement Level
Bloomsburg, PA 17815

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

None

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. Section 4904 relating to unsworn falsification to authorities.

12/21/15
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY: 

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input checked="" type="checkbox"/> Jacob M. Ottley, Esq.	

Attorneys for Plaintiff

Re: Embrace Home Loans, Inc v. Shawn Oliver. et al.
Columbia County; Number: 2015-CV-708

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
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LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Embrace Home Loans, Inc
Plaintiff

v.

Shawn Oliver and Elicia Fox
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2015-CV-708

DATE: December 16, 2015
TO: ALL PARTIES IN INTEREST AND CLAIMANT'S

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Shawn Oliver and Elicia Fox

PROPERTY: 304 Pearl Street, Berwick, Pennsylvania 18603

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$91,672.21

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **March 2, 2015 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE.**

Name and Address of Sender
McCabe, Weisberg and Conway, P.C.
123 S. Broad St., Suite 1400
Philadelphia, PA 19109
Attn: YELENA BELOUS 15-107079

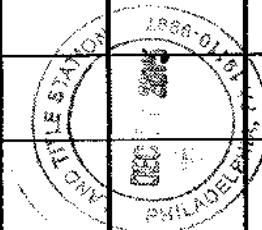
Check type of mail or service:
☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured

☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here
(if issued as a
certificate of mailing,
or for additional
copies of this bill)
Postmark and
Date of Receipt

U.S. POSTAGE PITNEY BOWES
ZIP 19109 \$027.75⁰
02 1W
0001377494 DEC 17 2015

Line	Article Number	Addressee Name, Street and PO Address	Postage	Fee	Handling Charge	Actual Val if Registered
	Embrace Home Loans, Inc v. Shawn Oliver and Elicia Fox					
1		Shawn Oliver 304 Pearl Street Berwick, Pennsylvania 18603				
2		Elicia Fox 217 Ida Street Berwick, Pennsylvania 18603				
3		Mortgage Electronic Registration System Inc acting solely as nominee for Embrace Home Loans Inc PO BOX 2026 Flint, Michigan 48501				
4		MERS Inc 3300 SW 34th Avenue Suite 101 Ocala, Florida 34474				
5		Embrace Home Loans by LoanCare a Division of FNF Servicing as Agent for Limited POA and Mers Inc PO BOX 2026 Flint, Michigan 48501				
6		Secretary of Housing and Urban Development 451 Seventh Street, SW Washington, D.C. 20410				
7		Embrace Home Loans Inc 25 Enterprice Center Newport, Rhode Island 02842				
8		Tenants 304 Pearl Street Berwick, Pennsylvania 18603				
9		Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard				



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 764-6300

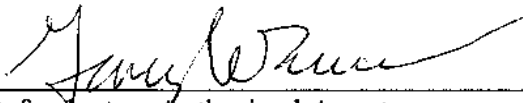
Docket #

ACCEPTANCE OF SERVICE

I accept service of the Writ of Execution (on behalf of

Shawn Oliver and certify that I am authorized to do so).

12-17-15
Date


Defendant or Authorized Agent

NPLS 168 E 5th, Bloomsburg Pa
Mailing Address

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



EMBRACE HOME LOANS
vs.
OLIVER, SHAWN M (et al.)

Case Number
2015CV708

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

162

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SHAWN M OLIVER

Primary Address: 304 PEARL STREET
BERWICK, PA 18603

Phone: DOB: 09/05/1987

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Gary Wimsel

Relation:

Att

Date:

12-17-15

Time:

1630

Deputy:

1630 TR Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

12-17-15

Time:

13123

Mileage:

Deputy:

3

Service Attempt Notes:

1. Left another card, Lights on in the house, vehicle out front.
2. dog's barking.
3. Served Ex-wife - She stated he will not answer the door, he knows why I'm there.
4. has ongoing case with City
- 5.
- 6.

OLIVER, SHAWN M

2015CV708

304 PEARL STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



EMBRACE HOME LOANS
vs.
OLIVER, SHAWN M (et al.)

Case Number
2015CV708

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

162

Warrant:

Serve To:

Name: OCCUPANT

Primary Address: 304 PEARL 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: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OCCUPANT

2015CV708

304 PEARL STREET, BERWICK, PA 18603

NO EXPIRATION

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
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CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
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JOSEPH F. RIGA, ESQUIRE - ID # 57716
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LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

Embrace Home Loans, Inc

v.

Shawn Oliver and Elicia Fox

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2015-CV-708

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Shawn Oliver
304 Pearl Street
Berwick, Pennsylvania 18603

Elicia Fox
217 Ida Street
Berwick, Pennsylvania 18603

Elicia Fox
701 East 16th Street
Berwick, Pennsylvania 18603

Elicia Fox
304 Pearl Street
Berwick, Pennsylvania 18603

Your house (real estate) at **304 Pearl Street, Berwick, Pennsylvania 18603** is scheduled to be sold at Sheriff's Sale on March 3rd, 2016 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$91,672.21 obtained by Embrace Home Loans, Inc against you.

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 Embrace Home Loans, Inc the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice 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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
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 a 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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**LAWYER REFERRAL SERVICE
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

**ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN lots of land situate formerly in Briar Creek Township, now Berwick Borough, Columbia County, Pennsylvania, bounded and described as follows:

Lot No. 1: Beginning at the corner of Lot Number Three Hundred Thirty-seven on Pearl Street; thence westerly a distance of forty-five feet to corner of Lot Number Three Hundred Thirty-nine; Thence southerly a distance of One Hundred and twenty-five feet to a fifteen-foot alley; Thence easterly a distance of forty-five feet to a corner of Lot Number Three Hundred Thirty-seven; Thence northerly a distance of One Hundred twenty-five feet to the place of beginning. It being Lot Number Three Hundred Thirty-eight in Duval Dickson's Fourth Plot of Lots as marked and shown on Plot or Plan.

Lot No. 2: Beginning at the corner of lot Number Three Hundred and Thirty-eight on Pearl Street; Thence westerly a distance of fifty feet six inches; Thence southerly a distance of One Hundred twenty-five feet to a fifteen foot alley; Thence easterly a distance of fifty-two feet eight inches to the corner of Lot Number Three Hundred Thirty-eight; Thence northerly a distance of one hundred twenty-five feet to the place of beginning. It being Lot Number Three Hundred Thirty-nine in Duval Dickson's Fourth Plot of Lots as marked and shown on Plot or Plan.

BEING KNOWN AS: 304 PEARL STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04A-01-091-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Fannie Mae a/k/a Federal National Mortgage Association by Its Attorney In Fact Phelan Hallinan & Schmieg, L.L.P, by Power of Attorney to be recorded simultaneously herewith by deed dated March 2, 2009 and recorded March 24, 2009 in Instrument Number 200902457, granted and conveyed unto Shawn Oliver and Elicia Fox.

REAL DEBT: \$91,672.21

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
SHAWN OLIVER AND ELICIA FOX

McCabe, Wesberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

570-854-6741

EMBRACE HOME LOANS
vs.
OLIVER, SHAWN M (et al.)

Case Number
2015CV708

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 162

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

570-759-5629

570-394-1473

Serve To:

Name: ELICIA FOX

Primary Address: ~~304 PEARL STREET~~
~~BERWICK, PA 18603~~

Phone: OR DOB: 09/05/1987

Alternate Address: 217 IDA STREET
BERWICK, PA 18603

Phone:

OR works at
Berk Hospital

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 12-17-15

Time: 14:00

Deputy: 3

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date: 12-14-15

Time: 13:10

Mileage:

Deputy: 3

Service Attempt Notes:

1. 4K Front Door - dogs barking - f-u-c, vehicle out front.
2. 4K @ 217 Ida St. Good address.

3.

4.

5.

6.

FOX, ELICIA

2015CV708

304 PEARL STREET, BERWICK, PA 18603

NO EXPIRATION



December 15, 2015

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

EMBRACE HOME LOANS, INC

VS.

**SHAWN OLIVER
ELICIA FOX**

NO: 2015-CV-708

Dear Timothy:

The amount due on the sewer account #103174 for the property located at 304 Pearl Street, Berwick Pa through March 31, 2016 is \$582.85.

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

EMBRACE HOME LOANS
vs.
OLIVER, SHAWN M (et al.)

Case Number
2015CV708

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 162

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 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: DEB MILLER

Relation: CLERK

Date: 12/15/15

Time: 0929

Deputy: 5

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2015CV708

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

EMBRACE HOME LOANS
vs.
OLIVER, SHAWN M (et al.)

Case Number
2015CV708

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 162

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia County

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: KAREN RICHENDRFER

Relation: CLERK

Date: 12/15/15 Time: 0931

Deputy: 5 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2015CV708 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

EMBRACE HOME LOANS
vs.
OLIVER, SHAWN M (et al.)

Case Number
2015CV708

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 162

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kristy Huet

Relation: Clerk

Date: 12-14-15

Time: 12:47

Deputy: 3

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2015CV708

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

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. 5361	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	25,246	9.491	234.82	239.61	263.57
SINKING		1	24.74	25.25	27.78
FIRE		1.25	30.93	31.56	33.14
LIGHT		1.75	43.30	44.18	46.39
BORO RE		11.1	274.63	280.23	294.24
The discount & penalty have been calculated for your convenience			608.42 April 30 If paid on or before	620.83 June 30 If paid on or before	665.12 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

OLIVER SHAWN
 ELICIA FOX
 304 PEARL STREET
 BERWICK PA 18603

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

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04A-01 -091-00,000	
304 PEARL ST	
.2755 Acres	
Land 4,800	
Connie C. Gingher	
Total Assessment	25,246

608.42 ch
500070975

This tax returned to courthouse on:
January 1, 2016

FILE COPY
4-30-18

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:

012487 C04
 OLIVER SHAWN
 ELICIA FOX
 304 PEARL ST
 BERWICK, PA 18603-1343

Bill Date: 7/1/2015 Control #: Bill #: 2976

RETURN THIS TOP PART IF PAYING IN FULL

Parcel #: 04A01 09100000	Prop. Type	
Property Location and Description: 304 PEARL ST .276	Assessment: L= 4,800 B= 20,446 T= 25,246	
Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	1,129.76
HOMESTEAD EXCLUSION	(4,045.00)	(180.09)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2015	2% Discounted Amount	930.68
If Paid By 10/31/2015	FACE Amount	949.67
If Paid After 10/31/2015	10% Penalty Amount	1,044.64

W/08
For more

Last Day to Pay: 12/31/2016
 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

Connie C. Gingher *8/31/18*

****Homestead/Farmstead Applied****

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

EMBRACE HOME LOANS
vs.
OLIVER, SHAWN M (et al.)

Case Number
2015CV708

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 162

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 12-11-15

Time: 13:17

Deputy: 3

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GINGHER, CONNIE C.

2015CV708

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV708

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, MARCH 02, 2016
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 TWO CERTAIN lots of land situate formerly in Briar Creek Township, now Berwick Borough, Columbia County, Pennsylvania, bounded and described as follows:

Lot No. 1: Beginning at the corner of Lot Number Three Hundred Thirty-seven on Pearl Street; thence westerly a distance of forty-five feet to corner of Lot Number Three Hundred Thirty-nine; Thence southerly a distance of One Hundred and twenty-five feet to a fifteen-foot alley; Thence easterly a distance of forty-five feet to a corner of Lot Number Three Hundred Thirty-seven; Thence northerly a distance of One Hundred twenty-five feet to the place of beginning. It being Lot Number Three Hundred Thirty-eight in Duval Dickson's Fourth Plot of Lots as marked and shown on Plot or Plan.

Lot No. 2: Beginning at the corner of lot Number Three Hundred and Thirty-eight on Pearl Street; Thence westerly a distance of fifty feet six inches; Thence southerly a distance of One Hundred twenty-five feet to a fifteen foot alley; Thence easterly a distance of fifty-two feet eight inches to the corner of Lot Number Three Hundred Thirty-eight; Thence northerly a distance of one hundred twenty-five feet to the place of beginning. It being Lot Number Three Hundred Thirty-nine in Duval Dickson's Fourth Plot of Lots as marked and shown on Plot or Plan.

BEING KNOWN AS: 304 PEARL STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04A-01-091-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Fannie Mae a/k/a Federal National Mortgage Association by Its Attorney In Fact Phelan Hallinan & Schmieg, LLP, by Power of Attorney to be recorded simultaneously herewith by deed dated March 2, 2009 and recorded March 24, 2009 in Instrument Number 200902457, granted and conveyed unto Shawn Oliver and Elicia Fox.

PROPERTY ADDRESS: 304 PEARL STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-01-091-00-000

Seized and taken into execution to be sold as the property of SHAWN M OLIVER, ELICIA FOX in suit of EMBRACE HOME LOANS.

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:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

Embrace Home Loans, Inc

Plaintiff

v.

Shawn Oliver and Elicia Fox

Defendants

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2015 Term 162 E.D.

No. _____ Term _____ A.D.

No. 2015-CV-708 Term _____ J.D.

WRIT OF EXECUTION
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 304 Pearl Street, Berwick, Pennsylvania 18603

Amount Due \$ 91,672.21

Interest from 11/06/15 to DATE OF SALE \$

plus \$15.07 per diem thereafter

(Costs to be added)

Total \$

Dated: 12/9/2015

(SEAL)

Prothonotary

Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Deputy Deputy

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2015-CV-708 Term _____ J.D.

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY PENNSYLVANIA**

Embrace Home Loans, Inc

v.

Shawn Oliver and Elicia Fox

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: _____

☐ Terrence J. McCabe, Esq.

☐ Edward D. Conway, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Marisa J. Cohen, Esq.

☐ Brian T. LaManna, Esq.

☒ Joseph F. Riga, Esq.

☐ Celine P. DerKrikorian, Esq.

☐ Jacob M. Ottley, Esq.

Attorneys for Plaintiff

☐ Marc S. Weisberg, Esq.

☐ Margaret Gairo, Esq.

☐ Heidi R. Spivak, Esq.

☐ Christine L. Graham, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph I. Foley, Esq.

☐ Lena Kravets, Esq.

REAL ESTATE OUTLINE

ED # 2015 ED 162

DATE RECEIVED 12-10-2015
DOCKET AND INDEX 2015 CV 708

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>111168</u>

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

SALE DATE March 2nd 2016 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Embrace Home Loans, Inc

Plaintiff

v.

Shawn Oliver and Elicia Fox

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2015-CV-708

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 304 Pearl Street, Berwick, Pennsylvania 18603, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name	Address
Shawn Oliver	304 Pearl Street Berwick, Pennsylvania 18603
Elicia Fox	217 Ida Street Berwick, Pennsylvania 18603

2. Name and address of Defendants in the judgment:

Name	Address
Shawn Oliver	304 Pearl Street Berwick, Pennsylvania 18603
Elicia Fox	217 Ida Street Berwick, Pennsylvania 18603

Elicia Fox	304 Pearl Street Berwick, Pennsylvania 18603
------------	---

Elicia Fox	701 East 16 th Street Berwick, Pennsylvania 18603
------------	---

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
------	---------

Plaintiff herein

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

Name	Address
------	---------

Plaintiff herein

Secretary of Housing and Urban Development	451 Seventh Street, SW Washington, D.C. 20410
---	--

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

Name	Address
------	---------

None

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

Name	Address
------	---------

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
------	---------

Tenants/Occupants	304 Pearl Street Berwick, Pennsylvania 18603
-------------------	---

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
--	--

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--	--

Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
--	---

PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales
United States of America	c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

None

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.

Section 4904 relating to unsworn falsification to authorities.

12/3/15
DATE

MCCABE, WEISBERG & CONWAY, P.C.

BY:

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input checked="" type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Jacob M. Ottley, Esq.	

Attorneys for Plaintiff

Embrace Home Loans, Inc v. Shawn Oliver and Elicia Fox
Columbia County; Number: 2015-CV-708

LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN lots of land situate formerly in Briar Creek Township, now Berwick Borough, Columbia County, Pennsylvania, bounded and described as follows:

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BEING KNOWN AS: 304 PEARL STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04A-01-091-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Fannie Mae a/k/a Federal National Mortgage Association by Its Attorney In Fact Phelan Hallinan & Schmieg, LLP, by Power of Attorney to be recorded simultaneously herewith by deed dated March 2, 2009 and recorded March 24, 2009 in Instrument Number 200902457, granted and conveyed unto Shawn Oliver and Elicia Fox.

REAL DEBT: \$91,672.21

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
SHAWN OLIVER AND ELICIA FOX

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
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CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

Embrace Home Loans, Inc

v.

Shawn Oliver and Elicia Fox

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2015-CV-708

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Shawn Oliver
304 Pearl Street
Berwick, Pennsylvania 18603

Elicia Fox
217 Ida Street
Berwick, Pennsylvania 18603

Elicia Fox
701 East 16th Street
Berwick, Pennsylvania 18603

Elicia Fox
304 Pearl Street
Berwick, Pennsylvania 18603

Your house (real estate) at **304 Pearl Street, Berwick, Pennsylvania 18603** is scheduled to be sold at Sheriff's Sale on March 2nd 2016 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$91,672.21 obtained by Embrace Home Loans, Inc against you.

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 Embrace Home Loans, Inc the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice 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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
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 a 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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

LEGAL DESCRIPTION

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BEING KNOWN AS: 304 PEARL STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04A-01-091-00-000

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BEING THE SAME PREMISES WHICH

Fannie Mac a/k/a Federal National Mortgage Association by Its Attorney In Fact Phelan Hallinan & Schmieg, LLP, by Power of Attorney to be recorded simultaneously herewith by deed dated March 2, 2009 and recorded March 24, 2009 in Instrument Number 200902457, granted and conveyed unto Shawn Oliver and Elicia Fox.

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McCabe, Wesiberg and Conway, P.C.
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Lot No. 2: Beginning at the corner of lot Number Three Hundred and Thirty-eight on Pearl Street; Thence westerly a distance of fifty feet six inches; Thence southerly a distance of One Hundred twenty-five feet to a fifteen foot alley; Thence easterly a distance of fifty-two feet eight inches to the corner of Lot Number Three Hundred Thirty-eight; Thence northerly a distance of one hundred twenty-five feet to the place of beginning. It being Lot Number Three Hundred Thirty-nine in Duval Dickson's Fourth Plot of Lots as marked and shown on Plot or Plan.

BEING KNOWN AS: 304 PEARL STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04A-01-091-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Fannie Mae a/k/a Federal National Mortgage Association by Its Attorney In Fact Phelan Hallinan & Schmieg, LLP, by Power of Attorney to be recorded simultaneously herewith by deed dated March 2, 2009 and recorded March 24, 2009 in Instrument Number 200902457, granted and conveyed unto Shawn Oliver and Elicia Fox.

REAL DEBT: \$91,672.21

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
SHAWN OLIVER AND ELICIA FOX

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Embrace Home Loans, Inc.
Plaintiff

v.

Shawn Oliver and Elicia Fox
Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2015-CV-708

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendants, Shawn Oliver and Elicia Fox, 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, 50 U.S.C. App. §501, *et seq.*; and that the Defendants, Shawn Oliver and Elicia Fox, are over eighteen (18) years of age, and reside as follows:

Shawn Oliver,
304 Pearl Street
Berwick, PA 18603

Elicia Fox,
217 Ida Street
Berwick, PA 18603

304 Pearl Street
Berwick, PA 18603

701 East 16th Street
Berwick, Pennsylvania 18603

SWORN AND SUBSCRIBED

BEFORE ME THIS 4 DAY

OF December, 2015

Kimberly Lynn McCloskey
NOTARY PUBLIC

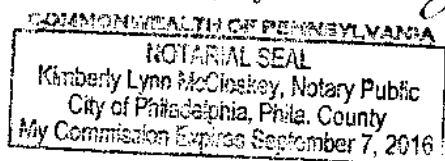
Date: 12/4/15

McCABE, WEISBERG & CONWAY, P.C.

BY:

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input checked="" type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Jacob M. Ottley, Esq.	

Attorneys for Plaintiff





Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: OLIVER

First Name: SHAWN

Middle Name:

Active Duty Status As Of: Dec-03-2015

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

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

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

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

Mary M. Snavelly-Dixon

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

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via this URL: [https://kb.defense.gov/PublicQueries/publicQuestions/FaqAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address](https://kb.defense.gov/PublicQueries/publicQuestions/FaqAnswers.jsp?Subject=Locating%20Service%20Members%20or%20Getting%20a%20Mailing%20Address). If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: Q3HBH3A19203QB0



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: FOX

First Name: ELICIA

Middle Name:

Active Duty Status As Of: Dec-03-2015

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

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

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

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Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
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Certificate ID: U38AU361W203260

BY: TERRIENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Embrace Home Loans, Inc
Plaintiff
v.
Shawn Oliver and Elicia Fox
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2015-CV-708

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

304 Pearl Street, Berwick, Pennsylvania 18603
(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Shawn Oliver
304 Pearl Street
Berwick, Pennsylvania 18603

Elicia Fox
217 Ida Street
Berwick, Pennsylvania 18603

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 such levy or attachment, without liability on the part of such deputy or the Sheriff to any Plaintiff herein for any loss, destruction, or removal of any such property before sheriff's sale thereof.

12/3/15
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY:

☐ Terrence J. McCabe, Esq. ☐ Marc S. Weisberg, Esq.
☐ Edward D. Conway, Esq. ☐ Margaret Gairo, Esq.
☐ Andrew L. Markowitz, Esq. ☐ Heidi R. Spivak, Esq.
☐ Marisa J. Cohen, Esq. ☐ Christine L. Graham, Esq.
☐ Brian T. LaManna, Esq. ☐ Ann E. Swartz, Esq.
☒ Joseph F. Riga, Esq. ☐ Joseph I. Foley, Esq.
☐ Celine P. DerKrikorian, Esq. ☐ Lena Kravets, Esq.
☐ Jacob M. Ottley, Esq.

Attorneys for Plaintiff

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 213
145 HUGUENOT STREET
NEW ROCHELLE, NY 10601
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 2509
1 HUNTINGTON QUADRANGLE
MIDVILLE, NY 11747
(631) 812-4084
FAX: (631) 812-2584

SUITE 102
1407 FOULK ROAD
FOULKSTONE PLAZA
WILMINGTON, DE 19805
(302) 409-3520
FAX 855-425-1980

Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Embrace Home Loans, Inc vs. Shawn Oliver and Elicia Fox
Columbia County, Number 2015-CV-708
Premises: 304 Pearl Street, Berwick, Pennsylvania 18603

Dear Sir or Madam:

Please be advised that our office will serve Shawn Oliver and Elicia Fox by process server and file an affidavit of service upon completion.

****Kindly post the handbill to the property address: 304 Pearl Street, Berwick, Pennsylvania 18603.**

Very truly yours,

Kimberly McDevitt, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/kmt
Enclosures

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Berwick Borough, Columbia County, Pennsylvania, and being known as 304 Pearl Street, Berwick, Pennsylvania 18603.

TAX MAP AND PARCEL NUMBER:04A-01-091-00-000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$91,672.21

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Shawn Oliver and Elicia Fox

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN lots of land situate formerly in Briar Creek Township, now Berwick Borough, Columbia County, Pennsylvania, bounded and described as follows:

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BEING KNOWN AS: 304 PEARL STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04A-01-091-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Fannie Mae a/k/a Federal National Mortgage Association by Its Attorney In Fact Phelan Hallinan & Schmieg, L.L.P., by Power of Attorney to be recorded simultaneously herewith by deed dated March 2, 2009 and recorded March 24, 2009 in Instrument Number 200902457, granted and conveyed unto Shawn Oliver and Elicia Fox.

REAL DEBT: \$91,672.21

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
SHAWN OLIVER AND ELICIA FOX

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

Document Receipt

Trans #	6992	Carrier / service:	USPS Server	First-Class Mail®	12/11/2015 12:00:00 AM
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Ship to:

UNITED STATE OF AMERICA

U.S. DEPT OF JUSTICE RM
5111

950 PENNSYLVANIA AVENUNE NW

Tracking #. 71901140006000069868

Doc Ref #. 2015ED162

Postage 5 1300

WASHINGTON D.C. 20530

Document Receipt

Trans #	6991	Carrier / service:	USPS Server	First-Class Mail®	12/11/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000069851

Doc Ref #: 2015ED162

Postage 5 1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	6990	Carrier / service:	USPS Server	First-Class Mail®	12/11/2015 12:00:00 AM
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Ship to:		
PHILADELPHIA DISTRICT OFFICE	US SMALL BUSINESS	
	ADMINISTRATION	
900 MARKET STREET 5TH FLOOR	Tracking #:	71901140006000069844
ROBERT N.C. NIX FEDERAL BUILDING	Doc Ref #:	2015ED162
PHILADELPHIA PA 19107	Postage	5.1300

Documents

Document Receipt

Trans # 6989 Carrier / service: USPS Server First-Class Mail® 12/11/2015 12:00:00 AM

Ship to:
OFFICE OF F.A.I.R.
PO BOX 8016
HARRISBURG PA 17105

DEPARTMENT OF PUBLIC WELFARE

Tracking #: 71901140006000069837
Doc Ref #: 2015ED162
Postage 5.1300

Document Receipt

Trans #	6988	Carrier / service:	USPS Server	First-Class Mail®	12/11/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000069820

Doc Ref #: 2015ED162

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	6993	Carrier / service:	USPS Server	First-Class Mail®	12/11/2015 12:00:00 AM
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Ship to:

USA ATTY GENERAL

U.S DEPT OF JUSTICE RM
4400

950 PENNSYLVANIA AVENUE NW

Tracking #: 71901140006000069875

Doc Ref #: 2015ED162

Postage 5.1300

WASHINGTON DC 20530

DOCUMENT CONTAINS MICR LINE, CHEMICAL REACTIVE PROPERTIES AND FEATURES A FOIL HOLOGRAM

McCABE, WEISBERG & CONWAY, P.C.
ATTORNEYS AT LAW
123 S. BROAD STREET SUITE 1400
PHILADELPHIA, PA 19109
(215) 790-1010



3-50/310



111168

NO. 111168

PAY: One thousand three hundred fifty and NO/100

DATE 12/07/2015 AMOUNT \$1,350.00

TO THE
ORDER
OF Sheriff of Columbia County
PA

ESCROW TRUST
VOID AFTER 90 DAYS

Margaret Gairio

Listing Prop for Sheriff Sale(15-107079) - Oliver, Shawn & Fox, Elicia

⑈ 111168 ⑈ ⑆031000503⑆ 2000012430022⑈