COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fago Bank vs	Charl & Braw	+ Festiles
NO. 74-15 ED	NO. 288-15	,JD
DATE/TIME OF SALE:_ SEPTEMBER 9	, 2015 @ 9:00AM	
BID PRICE (INCLUDES COST)	s <u>230287</u>	
POUNDAGE – 2% OF BID	s 44,06	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS	\$	
TOTAL AMOUNT NEEDED TO PURCH	\S E	s 2246,88
PURCHASER(S):ADDRESS:NAMES(S) ON DEED:PURCHASER(S) SIGNATURE(S):		
	<i>U</i>	
TOTAL DUE:		\$ 2246,88
LESS DEPOSIT:		\$ 1350,00
DOWN PAYMENT:		\$
TOTAL DUE IN 8 D.	AYS	\$ 594,88

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

<u>P</u>laintiff

WELLS FARGO BANK, N.A.

٧s.

Defendant

CHAD FEDDER BRENT FEDDER

DICEIGIT COOL

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP

ONE PENN CENTER AT SUBURAN STATION

SUITE 1400 1617 JFK BLVD PHILADELPHIA, PA 19103-1814 Sheriff's Sale Date:

Wednesday, September 9, 201

Writ of Execution No.: 2015CV288

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 525 NORTH MERCER 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		\$1 5.00
Mailing Costs		\$24.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,036.77
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$75.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Service		\$180.00
Service Mileage		\$24.00
Distribution Form		\$25.00
Copies		\$6.00
Notary Fee		\$15.00
Tax Claim Search		\$5.00
Surcharge		\$130.00
	Total Sheriff Costs	\$1,828.27
Municipal Costs		
Sewer		\$307.55
	Total Municipal Costs	\$307.55
Distribution Costs		
Recording Fees		\$67.00
	Total Distribution Costs	\$67.00

Grand Total:

\$2,202.82

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



One Penn Center Piaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-568-7616
Rachel.Heydorn@phelanhallinan.com

Rachel Heydorn Legal Assistant, Ext. 1477

September 16, 2015

Office of the Shcriff COLUMBIA County Courthouse PO Box 380 W. Main Street Bloomsburg, PA 17815

Re: BRENT FEDDER

CHAD FEDDER

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR

ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BEVERLY

A. FEDDER, DECEASED

525 NORTH MERCER STREET

BERWICK, PA 18603-1634

2015-CV-288

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, 8200 Jones Branch Drive, Mailstop 202, McLean, VA 22102.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,

Rachel Heydorn!

On behalf of Phelan Hallinan Diamond & Jones, LLP

cc: WELLS FARGO BANK, N.A. PH # 951472

REV 183 EX(2-15)

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES DEPT. 280603 HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

Page

See	Reverse	for	Instructions
LILL	110 10100	11/1	THAT I WE THEN

State Tax Paid
Book Number
Page Number
Date Recorded

RECORDER'S USE ONLY

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration, or by gett, 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 casement. However, it is recommended that a SOV accompany all documents filed for recording CORRESPONDENT - All inquires may be directed to the following person: Name Telephone Number: Phelan Hallinan Diamond & Jones, LLP 215-563-7000 Mailing Address City State ZIP Code 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza Philadelphia PΛ 19103 TRANSFER DATA Date of Acceptance of Document Grantor(s)/Lessor(s) Telephone Number: Grantce(s)/Lessee(s) Telephone Number: FEDERAL HOME LOAN MORTGAGE Timonthy Chamberlain (570) 389-5622 1-800-373-3343 CORPORATION Mailing Address Mailing Address PO Box 380, W. Main Street 8200 Jones Branch Drive, Mailstop 202 City State ZIP Code ZIP Code Bloomsburg 17815 McLean 22102 REAL ESTATE LOCATION C. Street Address City, Township, Borough 525 NORTH MERCER STREET, BERWICK, PA BERWICK BOROUGH 18603-1634 County School District Tax Parcel Number COLUMBIA BERWICK 04D-08-203-00,000 VALUATION DATA Was transaction part of an assignment or relocation? [Y X N 1. Actual Cash Consideration 2. Other Consideration 3. Total Consideration \$ 2,202.82 (winning bid) + -0-= \$ 2,202.82 4. County Assessed Value 5. Common Level Ratio Factor 6. Computed Value \$ 18,524.00 X 3.6 = \$66,686,40 EXEMPTION DATA - Refer to instructions for exemption status. la. Amount of Exemption Claimed 1b. Percentage of Grantor's Interest in Real = \$66,686,40 1b. Percentage of Grantor's Interest in Real Estate Estate 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 and amended trust. Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.) Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.) Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment) Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.) Statutory corporate consolidation, merge, or division (Attach copy of articles) *Other (Please explain exemption claimed, if other than listed above. This transfer is an exempt transaction based on P.S. Sect. 91(b)(1)(v) and 12 U.S.C. Sect. 1452(e). This is a Government Instrumentality. 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 Rachel Heydorn

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

DATE 9/18/2015

AMOUNT ****\$896.88

EIGHT HUNDRED NINETY-SIX AND 88 / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

KXL [951472] 525 NORTH MERCER STREET (2015-CV-288) Faddof

THIS DOCUMENT CONTAINS HEAT BENSITIVE INK. TOUCH OR PRESS HERE, HED MAGE DISAPPEARS WITH HEAT.

Deb Miller

From:

Timothy Chamberlain

Sent:

Wednesday, September 02, 2015 10:02 AM

To:

Deb Miller

Subject:

Sale

One more...

BEVERLY FEDDER-525 NORTH MERCER STREET BERWICK-04D-08-203 - NO back taxes.

Timothy T. Chamberlain

Sheriff of Columbia County PO Box 380 Bloomsburg, PA 17815 570-389-5622



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 August 19, 26 and September 2, 2015 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.

nor Press Enterprise is interested i	which legal advertisement was published; that neither the affiant in the subject matter of said notice and advertisement and that oing statement as to time, place, and character of publication as		
Sworn and subscribed to before	re me this 2nd day of September 20.15. Haren M. Beach (Notary Public)		
	(Notary Public)		
	COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Karen M. Esach, Notary Public South Twp., Columbia County My Commission Expires May 13, 2018 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES		
And now,publication charges amounting to \$ fee for this affidavit have been paid	Jumps 1		

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

REAL ESTATE TAX CERTIFICATION
Fee: \$5.00 Cer

Cert. NO: 22439

FEDDER BEVERLY A 525 MERCER STREET BERWICK PA 18603

Date: 08/10/2015

District: BERWICK BORO Deed: 0541 -0925 Location: 525 MERCER ST Parcel Id:04D-08 -203-00,000

Assessment: 18,524 Balances as of 08/10/2015

YEAR TAX TYPE TAXES DUE TAX AMOUNT PENALTY DISCOUNT PAID BALANCE

By: COLYMBOA COUNTY SITERDEF

SHERIFF'S SALE COST SHEET

	_vsf-edder
NOED NO	JD DATE/TIME OF SALE
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$15.00 \$ / 80,0 0
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 74,00
ADVERTISING SALE BILLS & CO	· •
ADVERTISING SALE BILLS & CC ADVERTISING SALE (NEWSPAPI	· · · · · · · · · · · · · · · · · · ·
MILEAGE	ER) \$15.00 \$ 7400
POSTING HANDBILL	
CRYING/ADJOURN SALE	\$15.00 \$10.00
SHERIFF'S DEED	\$10.00
TRANSFER TAX FORM	\$35.00
DISTRIBUTION FORM	\$25.00
COPIES	\$25.00 \$_ 6 ~ \alpha
TOTAL ****	******* \$ 471,50
COME	\$ <u> </u>
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	s 1036,77
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$75.00 ******* \$ 126/,77
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL *****	\$10.00
RECORDER OF DEEDS	\$ 67,00
TOTAL *****	*********
REAL ESTATE TAXES:	
	\$
SCHOOL DIST. 20	<u> </u>
DELINQUENT 20	\$\$ \$\$
TOTAL *****	************* \$ 5,00
101712	Ψ
MUNICIPAL FEES DUE:	
SEWER 20	\$ 307.55
WATER 20	<u> </u>
TOTAL ****	\$ 307.55 \$ ************ \$ 307.55
SURCHARGE FEE (DSTE)	\$ /3 <i>0</i> ,∞
MISC	\$
	\$
TOTAL *****	*******
TOTAL COCC	\$ \$ ************ \$ S (OPENING BID)
TOTAL COST	S (OPENING BID) \$ クジョックサ

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK, N.A. vs.
CHAD FEDDER (et al.)

Case Number 2015CV288

SHERIFF'S RETURN OF SERVICE

08/05/2015 11:16 AM - DEPUTY SCOTT MAYERNICK, 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 525 NORTH MERCER STREET, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS.

Tinothe T. Charlestin

TIMOTHY T. CHAMBERLAIN, SHERIFE

August 06, 2015

NOTARY

Affirmed and subscribed to before me this

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bioomsburg, Columbia County.

My Commission Expires Oct. 4, 2016

6TH day of AUGUST, 2015 Sand for Klugarin

Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000 Fax 215-568-7616

Jessica Gliwa Legal Assistant

Re:

Representing Lenders in Pennsylvania

No.: 2015-CV-288

No.: 2015-ED-74

Office of the Prothonotary Columbia County Courthouse 35 W. Main St. Bloomsburg, PA 17815

burg, PA-17815 WELLS FARGO BANK, N.A. VS. BRENT FEDDER, IN HIS CAPACITY AS HEIR OF BEVERLY

A. FEDDER, DECEASED, CHAD FEDDER, IN HIS CAPACITY AS HEIR OF BEVERLY A. FEDDER, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER

BEVERLY A. FEDDER, DECEASED

No.: 2015-CV-288, No.: 2015-ED-74

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.

Property is listed for the 09/09/2015 Sheriff Sale.

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Jessica Gliwa, Legal Assistant

ce: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP Paul Cressman, Esq., ld. No.318079 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 paul.cressman@phelanhallinan.com

215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A. Plaintiff,	: COLUMBIA COUNTY
v.	: COURT OF COMMON PLEAS
	: CIVIL DIVISION
BRENT FEDDER, IN HIS CAPACITY AS HEIR OF BEVERLY A. FEDDER, DECEASED	; ;
CHAD FEDDER, IN HIS CAPACITY AS HEIR OF	: No.: <u>2015-CV-288</u>
BEVERLY A. FEDDER, DECEASED	No.: 2015-ED-74
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS	
CLAIMING RIGHT, TITLE OR INTEREST FROM	
OR UNDER BEVERLY A. FEDDER, DECEASED Defendant(s)	
AFFIDAVIT OF SERVICE PURSI	UANT TO RULE 3129.2
COMMONWEALTH OF PENNSYLVANIA)	
PHILADELPHIA COUNTY)	SS:
As required by Pa. R.C.P. 3129.2(a) Notice of and any known interested party in the manner required persons or parties named, at that address, set for	tired by Pa. R.C.P. 3129.2(c) on each of
applicable. A copy of the Certificate of Mailing (For	rm 3817-rod/or Certified Wail Return
Receipt stamped by the U.S. Postal Service is attach	red hereto Exhibit "A".
Do.	ul Cressman, Esq., Id. No.318079
AL AL	ul Cressman, Esq., Id. No.318079 torney for Plaintiff
Date: 6/14(5	1
IMPORTANT NOTICE: This property is sold at t	the direction of the plaintiff. It may not

be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

One Pear Center Plaza Philadelphia, PA 19103 Name of Addresses. Street, and Post Office Address Philadelphia, PA 19103 Name of Addresses. Street, and Post Office Address TENANT/OCCUPANT \$25 NORTH MERCER STREET BERWICK, PA 18603-1634 COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX BURISTON GTH FLOOR, STRAWBERRY SQ., DEPT 280601 HARRISBURG, PA 17128 DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105 BRENT FEDDER, IN HIS CAPACITY AS HEIR OF BEVERLY A. FEDDER, DECEASED 255 NORTH MERCER STREET BERWICK, PA 18603-1634 CHAD FEDDER, IN HIS CAPACITY AS HEIR OF BEVERLY A. FEDDER, DECEASED 42 BLACKBERRY LANE BERWICK, PA 18603-1629 DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE

The full declaration of value is required on ull domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail decument reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mai: Marital R500 \$913 and \$921 for initiations of coverage.

Postmaster, Per (Name of Receiving Employee)

Total Number of Pieces Received at Post Office

Pieces Listed by Seuder Total Number of

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	ARGO BANK, N.A. DDER (et al.)				Number 5CV288
	SERVI	CE COVER SH	' EET	<u> </u>	
Service De					
Category:	Real Estate Sale - Sale Notice		***************************************	Zone:	- ካ//
Manner:	< Not Specified >	Expires:	Total Control of the	Warrant:	74
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SA	A facility of the second of th	PICUTO	. Variani.	Anna anna anna anna anna anna anna anna
	POST IT		i i i i i i i i i i i i i i i i i i i		
Serve To:		Final Serv	fice:		
Name:	CHAD FEDDER	Served:	Personally · Ad	lult In Charge	Posted Other
Primary Address:	42 BLACKBERRY LANE BERWICK, PA 18603	Adult in Charge:	According to the control of the cont	tend - care and the same and th	A TOTAL CONTROL OF THE PARTY OF
Phone:	808:	Relation:	8-5-15	energen i Marie en saandere en	was of of the galance
Alternate Addréss:/	825 NORTH MERCER STREET BERWICK, PA 18603	Date:	8-5-15 (c-2975	Time:	10:0
Phone:	1-540-223-2665	Deputy:	3	Mileage:	Section of the sectio
	Originator:		400		
Vame:	PHELAN & HALLINANTEP	Phone:	215-563-7000	e e e e e e e e e e e e e e e e e e e	
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			-)		

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	ARGO BANK, N.A. DDER (et al.)				Number 5CV288
	SERVICE (OVER SH	FFT		
Service De		OVER ON			Salutio altical Addigo colling the c
	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:	the second secon	Warrant:	
Notes:	SHERIFF'S SALE BILL		· · · · · · · · · · · · · · · · · · ·		·
Serve To	en e			magage	
Name:	(POSTING)	Final Servi Served:		de la Chassa	
Primary Address:	525 NORTH MERCER STREET BERWICK, PA 18603	Adult in Charge:	Personally · Adu	uit in Charge ·	Poster Other
Phone:	DOB:	Relation:	:		······································
Alternate Address:		Date:	8-5-15	Time:	11:16
Phone:		Deputy:	3	Mileage:	
Attorney / (Originator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		S 110 1.11111234, 2-411111111244
Service Att	empts:				
Date:					artin caustaniinii saa rysei
Time:					
Mileage:					
Deputy:		·····			
Service Att	empt Notes:				
1.			<u></u>		
2.					
3.					
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5.			··		· · · · · · · · · · · · · · · · · · ·
6.					

525 NORTH MERCER STREET, BERWICK, PA 18603 NO EXPIRATION

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.

COURT OF COMMON PLEAS

Plaintiff: CIVIL DIVISION

VS.

NO.: 2015-CV-288

Brent Fedder, in His Capacity as Heir of Beverly A. Fedder,

Deceased

COLUMBIA County

Chad Fedder, in His Capacity as Heir of Beverly A. Fedder,

Deceased

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Beverly A. Fedder, Deceased

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Brent Fedder, in His Capacity as Heir of

Chad Fedder, in His Capacity as Heir of Beverly

Beverly A. Fedder, Deceased

A. Fedder, Deceased

Unknown Heirs, Successors, Assigns, and All

42 Blackberry Lane Persons, Firms, or Associations Claiming Right, Berwick, PA 18603-6229

Title or Interest From or Under Beverly A.

Fedder, Deceased

525 North Mercer Street

Berwick, PA 18603-1634

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 525 North Mercer Street, Berwick, PA 18603-1634 is scheduled to be sold at the Sheriff's Sale on Sept 9 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 \$69,776.89 obtained by Wells Fargo Bank, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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



July 10, 2015

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

WELLS FARGO BANK, N.A.

VS.

BEVERLY FEDDER

NO: 2015-CV-288

Dear Timothy:

The amount due on the sewer account #137003 for the property located at 525 Mercer Street, Berwick Pa through September 30, 2015 is \$307.55.

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	ARGO BANK, N.A. DDER (et al.)				e Number 15CV288	
	SERVI	CE COVER SH	EET	<u> </u>		 !
Service De	stalls:	***				i e
Category:	Real Estate Sale - Sale Notice			Zone:	74	ँ <u>।</u> ।
Manner:	< Not Specified >	Expires:		Warrant:	. Parakasa ,	į
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SA	LE AND DEBTOR'S F	RIGHTS		Secure Constitution Constitution of the Consti	
	POST IT				· · · · · · · · · · · · · · · · · · ·	
Serve To:		Final Servi	îce:			8 I
Name:	BRENT FEDDER	Served:	Personally · Adu	ilt In Charge	· Posted · Other	
Primary Address:	525 NORTH MERCER STREET BERWICK, PA 18603	Adult In Charge:			Solida Other	
Phone:	1-540-223-2665 DOB :	Relation:		er terreter i Language (MAL)		
Alternate Address:	1167 2ND AVENUE BERWICK, PA 18603	Date:	6-29-15	Time:	13:02	N 676
Phone:	general second commence of the control of the contr	Deputy:	3	Mileage:		700
Attorney / (Orlginator:					
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		Commence of the commence of th	307C07
Service Att	empts:					U
Date:			The second secon			
Time:	January Company of the Company of th					-
Mileage:	Annual An			~~~~	* * * * * * * * * * * * * * * * * * *	ת ת
Deputy:						
Service Att	empt Notes:					WICK, PA 18603
1.		***************************************			No.	À
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3.				<u> </u>		•
4.						Z
5.		· · · · · · · · · · · · · · · · · · ·	- -			NO EXPIRAT
6.						ž

Additional Park Appendix of

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice	VS.	ARGO BANK, N.A.					Number 5CV288	
Manner: < Not Specified > Expires: Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Adult in Charge: Posted Other Primary Address: BERWICK, PA 18603 Charge: Time: Time: Time: Deputy: Mileage: Phone: 1-540-223-2665 DOB: Relation: Rcsi, Jen + Alternate Address: Phone: Deputy: Mileage: Phone: 215-563-7000 Service Attempts: Date: Deputy: Service Attempt Notes: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 3.		SE	RVICE CO	VER SH	EET	<u>. </u>		_ _ 00
Manner: < Not Specified > Expires: Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Adult in Charge: Posted Other Primary Address: BERWICK, PA 18603 Charge: Time: Time: Time: Deputy: Mileage: Phone: 1-540-223-2665 DOB: Relation: Rcsi, Jen + Alternate Address: Phone: Deputy: Mileage: Phone: 215-563-7000 Service Attempts: Date: Deputy: Service Attempt Notes: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 3.	Service De	itails:						~ ÿ
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Alternate Address: Date: (p-29-(5) Time: 13:02 SNORTH MIRRORS NORTH MIR				Adult In Charge:	Diane	Petry	en e	V288
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	ARGO BANK, N.A. DDER (et al.)					e Number 15CV288
		SERVIC	E COVER SH	IEET	<u> </u>	
Service De	tails:					
Category:	Real Estate Sale - Sale	Notice		and the second second second second	Zone:	7//
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Notes:	PLAINTIFF NOTICE OF	SHERIFF'S SALE		RIGHTS	a)	State of the state of the second seco
erve To:			Final Serv	rice	~~~\	
Name:	Connie C. Gingher		Served:	Personally Ac	iult In Charge	Posted Othe
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		Adult In Charge:			
Phone:	570-752-7442	DOB:	Relation:		ter en	etti oli talantainin että kooli ja kasaan kaa
Alternate Address:		en enterer e e appara e appara e e	Date:	6-29-15	Time:	14117
Phone:	en entre communication and a communication and	1070-1	Deputy:	3	Mileage:	The fact of the second
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Tax Notice 2015 County & Municipality DATE BILL NO. BERWICK BORO FOR: COLUMBIA County 03/01/2015 3622 MAKE CHECKS PAYABLE TO: DESCRIPTION ASSESSMENT MILLS LESS DISCOUNT TAX AMOUNT DUE INCL PENALTY Connie C Gingher GENERAL 18,524 9.491 172.29 175.81 193.39 1615 Lincoln Avenue SINKING 18,15 18.52 20.37 Berwick PA 18603 FIRE , 1,25 1,75 22.70 23,16 24.32 LIGHT 31.77 32.42 34.04 HOURS:MON, TUE, THUR : 9:30 AM - 4 PM **BORO RE** 11.1 201.51 205.62 CLOSED WEDNESDAY & FRIDAYS 215.90 CLOSED HOLIDAYS The discount & penalty 446.42 455.53 PHONE:570-752-7442 488.02 have been calculated PAY THIS AMOUNT June 1 on the Standard on the pril 30 June 30 June 30 for your convenience If paid error before I If paid on or before If paid after CNTY TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED TWP This tax returned Discount 2 % to courthouse on: FEDDER BEVERLY A Penalty 10 % January 1, 2016 525 MERCER STREET PARCEL: 04D-08 -203-00,000 BERWICK PA 18603 1K 44642 525 MERCER ST .1705 Acres 7028327392 15,554 K Buildings f you desire a receipt, send a self-addressed stamped envelope with your payment Total Assessment 18,524 FILE COPY THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT 430

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:

010755 FEDDER BEVERLY A 525 N MERCER ST BERWICK, PA 18603-1634

Bill Date: 7/1/2015 Control #: Bill #: 1244 TAXPAYER COPY Parcel #: 04D08 20300000 Ргор, Туре Property Location and Description: Assessment: 525 MERCER ST 1 % 2,970 B≃ 15,554 18,524 Tax Description Mills/Rate Amoun. SCHOOL REAL ESTATE 44.7500 828.95 HOMESTEAD EXCLUSION NA NA **FARMSTEAD EXCLUSION** NA NA. 2% Discounted Amount If Paid By 8/31/2015 812.37 FACE Amount If Paid By 10/31/2015 828 95 If Paid After 10/31/2015 10% Penalty Amount 911.85

Last Day to Pay: 12/31/2015

For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

Office Hours:

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

Closed Holidays

If paying after December 15th: Only official bank checks or certified checks will be accepted

KETUKN	THIS SECT	ION IF	RECEIPT	IS REQ	UIRED

Bill Date: 7/1/2015

Control #:

Bill #: 1244

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

Taxpaver: FEDDER BEVERLY A Parcel #: 04D08 20300000 Full Payment Amount Rec'd_ _ Date_ Rec'd by_



Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice	VS.	ARGO BANK, N.A. DDER (et al.)				Number 5CV288	_
Serve To: Name: BERWICK AREA JOINT SEWER AUTH. Primary Address: BERWICK, PA 18603 Phone: DOB: Relation: Corp. Alternate Address: Date: C-29-17 Time: 15.17 Phone: Deputy: 3 Mileage: Attorney/ Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Deputy: BERWICK, PA 18603		SERVICE O	OVER SH	 IEET			- #1
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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 06/26/15

Account:

Name:

TIM CHAMBERLAIN - COLUM COUNTY SHER-

Company: IFF

Address: PO BOX 380

Total Ad Cost

Amount Paid

BLOOMSBURG, PA 17815

Ad ID:

1041123

Description:

Beverly Fedder Sale

Run Dates:

08/19/15 to 09/02/15

Class:

Agate Lines:

189

Blind Box:

Publication

Start | Stop Inserts

\$1,036.77

\$0.00

Cost \$1,036.77

Press Enterprise

08/19/15/09/02/15

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2015CV288

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, SEPTEMBER 09, 2015 AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of

Columbia, and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the Westerly side of Mercer Street at the Northcast comer of Lot No. 433; THENCE in a Westerly direction along line of Lot No. 433 a distance of 165 feet to an alley, THENCE in a Northerly direction along said alley a distance of 45 feet to corner in line of Lot No. 431; THENCE in an Easterly direction along line of Lot No. 431 a distance of 165 feet to Morcor Street aforesaid; THENCE in a Southerly direction along Mercer Street a distance of 45 feet to the place of BEGINNING. Being Lot No. 432 in plot or plan of Berwick Land & Improvement Company's Addition to Berwick.

TITLE TO SAID PREMISES IS VESTED IN Bovorly A. Foddor, by Deed from Betty J. Bores, widow, dated 05/22/1993, recorded 07/23/1993 in Book 541, Page 925. Beverly A. Fodder died on 04/16/2011, and upon information and belief, her surviving heirs Brent Fedder and Chad Fedder

Tax Parcel: 04D-08-203-00.000

Premises Being: 525 North Mercer Street, Berwick, PA 18603-1634

PROPERTY ADDRESS: 525 NORTH MERCER STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-08-203-00.000

Seized and taken into execution to be sold as the property of CHAD FEDDER, BRENT FEDDER in suit of WELLS FARGO BANK, N.A.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ton (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashiers 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 cashiers 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 UNIFES 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 consinered forfaited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connecitors with any action against the bidder in which the bidder is found liable for damages. It 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.

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV288

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, SEPTEMBER 09, 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 THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of Mercer Street at the Northeast corner of Lot No.

433; THENCE in a Westerly direction along line of Lot No. 433 a distance of 165 feet to an alley; THENCE in a Northerly direction along said alley a distance of 45 feet to corner in line of Lot No. 431; THENCE in an Easterly direction along line of Lot No. 431 a distance of 165 feet to Mercer Street aforesaid; THENCE in a Southerly direction along Mercer Street a distance of 45 feet to the place of BEGINNING.

Being Lot No. 432 in plot or plan of Berwick Land & Improvement Company's Addition to Berwick.

TITLE TO SAID PREMISES IS VESTED IN Beverly A. Fedder, by Deed from Betty J. Bores, widow, dated 05/22/1993, recorded 07/23/1993 in Book 541, Page 925.

Beverly A. Fedder died on 04/16/2011, and upon information and belief, her surviving heirs Brent Fedder and Chad Fedder.

Tax Parcel: 04D-08-203-00,000

Premises Being: 525 North Mercer Street, Berwick, PA 18603-1634

PROPERTY ADDRESS: 525 NORTH MERCER STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-08-203-00,000

Seized and taken into execution to be sold as the property of CHAD FEDDER, BRENT FEDDER in suit of WELLS FARGO BANK, N.A..

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

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

Wells Fargo Bank, N.A.

vs.

Brent Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased Chad Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Beverly A. Fedder, Deceased Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 525 North Mercer Street, Berwick, PA 18603-1634 (See Legal Description attached)

Amount Due Interest from 06/17/2015 to Date of Sale @ \$11.47 per diem

\$69,776.89

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: <u>2015-CV-288</u>

3015-ED-74

COLUMBIA COUNTY

and costs.

Dated JUL 34305

PH # 951472

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

of Columbia County, Penna.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.

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Brent Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased Chad Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased Unknown Heire Successor And Links

Under Beverly A. Fedder, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or

WRIT OF EXECUTION

(Mortgage Foreclosure)

Costs

Judg. Fee

Office of Judicial Support

Sat

Phelan Hallinan Diamond & Jones, LLP
Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

Address where papers may be served:
Brent Fedder
525 North Mercer Street
Berwick, PA 18603-1634

Chad Fedder 42 Blackberry Lane Berwick, PA 18603-6229

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Beverly A. Fedder, Deceased 525 North Mercer Street Berwick, PA 18603-1634



Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	ARGO BANK, N.A. DDER (et al.)				e Number 15CV288	
Service De	The state of the second st	OVER SH	IEET			
	Real Estate Sale - Sale Notice	The second of the second		Zone:	74	Č
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Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S	RIGHTS	enter en	en en entre i Francia, Propins III (1996)	
Serve To:		Final Serv	lce:			È
Name:	Domestic Relations Office of Columbia Col	Served:	Personally Adul	t In Charge	Posted · Other	מייה. בי
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:	Martha	Maho		207A7C107
Phone:	DOB:	Relation:	Cleck		terreterre e como se tra a como	
Alternate Address:	Control for another themselves the control of the second o	Date:	6-25-15	Time:	1/37	TT WEST
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Attorney / C	iriginator:				As an a second management of the second	Ž
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000			MAIN STREET
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DOMESTIC RELATIONS OF

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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	ARGO BANK, N.A. DDER (et al.)					e Number 15CV288
		SERVICE COV	ER SH	EET	<u> </u>	
Service De						
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Manner:	< Not Specified >		Expires:	The second secon	Warrant:	haran karka ang ang
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Primary Address:	PO Box 380 Bloomsburg, PA 17815		Aduit in Charge:	Shenry [
Phone:	570-389-5649 DOI	B :	Relation:	cleck	e entended a second and a second	**************************************
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Attorney / C	riginator:					
Name:	PHELAN & HALLINAN LLP	The second secon	Phone:	215-563-7000		
Service Atte	ompts:					
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Wells Fargo Bank, N.A.

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

v.

NO.: 2015-CV-288

Brent Fedder, in His Capacity as Heir of Beverly A. Fedder,

Deceased

Chad Fedder, in His Capacity as Heir of Beverly A. Fedder,

COLUMBIA COUNTY

Deceased

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Beverly A. Fedder, Deceased

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at 525 North Mercer Street, Berwick, PA 18603-1634.

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

Name

Address (if address cannot be reasonably ascertained,

please so indicate)

Brent Fedder, in His Capacity as Heir of Beverly 525 North Mercer Street

A. Fedder, Deceased

Berwick, PA 18603-1634

Chad Fedder, in His Capacity as Heir of Beverly

A. Fedder, Deceased

42 Blackberry Lane Berwick, PA 18603-6229

Unknown Heirs, Successors, Assigns, and All

Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Beverly A.

Fedder, Deceased

525 North Mercer Street Berwick, PA 18603-1634

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

Name

Address (if address cannot be reasonably

ascertained, please so indicate)

Brent Fedder, in His Capacity as Heir of Beverly

A. Fedder, Deceased

525 North Mercer Street Berwick, PA 18603-1634

Chad Fedder, in His Capacity as Heir of Beverly

A. Fedder, Deceased

42 Blackberry Lane Berwick, PA 18603-6229

Unknown Heirs, Successors, Assigns, and All

Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Beverly A.

Fedder, Deceased

525 North Mercer Street Berwick, PA 18603-1634

3.	Name and last known address of every judgment or Name	reditor whose judgment is a record lien on the real property to be sold: Address (if address cannot be reasonably ascertained, please indicate)				
	None.					
4.	Name and address of last recorded holder of every Name None.	mortgage of record: Address (if address cannot be reasonably ascertained, please indicate)				
5.	Name and address of every other person who has at Name	ny record lien on the property: Address (if address cannot be reasonably ascertained, please indicate)				
	None.					
6.	Name and address of every other person who has a sale. Name	ny record interest in the property and whose interest may be affected by the Address (if address cannot be reasonably ascertained, please indicate)				
	None.					
7.	Name and address of every other person of whom to be affected by the sale: Name	he plaintiff has knowledge who has any interest in the property which may Address (if address cannot be reasonably ascertained, please indicate)				
	Tenant/Occupant	525 North Mercer Street Berwick, PA 18603-1634				
	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division	6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128				
	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program	P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105				
	Domestic Relations of Columbia County	Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815				
	Commonwealth of Pennsylvania Department of Welfare	P.O. Box 2675 Harrisburg, PA 17105				
	Internal Revenue Service Advisory	1000 Liberty Avenue Room 704 Pittsburgh, PA 15222				

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

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

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-

Phelan Hallinan/Diamond & Jones, LLP

Paul Cressman, Esq., Id. No.318079

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

REAL ESTATE OUTLINE

ED# 2015 ED 74 DATE RECEIVED 6-25-2015 CHECK FOR PROPER INFO. WRIT OF EXECUTION COPY OF DESCRIPTION WHEREABOUTS OF LKA NON-MILITARY AFFIDAVIT NOTICES OF SHERIFF SALE WAIVER OF WATCHMAN AFFIDAVIT OF LIENS LIST CHECK FOR \$1,350.00 OR CK# 2015 Quaga **IF ANY OF ABOVE IS MISSING DO NOT PROCEED** **SALE DATE** <u>9-9-2015</u> TIME 9.00 **POSTING DATE** ADV. DATES FOR NEWSPAPER 1ST WEEK 2ND WEEK 3RD WEEK

COURT OF COMMON PLEAS Wells Fargo Bank, N.A.

Plaintiff: CIVIL DIVISION

NO.: 2015-CV-<u>288</u> VS.

Brent Fedder, in His Capacity as Heir of Beverly A. Fedder,

COLUMBIA County Deceased

Chad Fedder, in His Capacity as Heir of Beverly A. Fedder,

Deceased

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under

Beverly A. Fedder, Deceased

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Chad Fedder, in His Capacity as Heir of Beverly Brent Fedder, in His Capacity as Heir of TO: A. Fedder, Deceased Beverly A. Fedder, Deceased 42 Blackberry Lane Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Berwick, PA 18603-6229

Title or Interest From or Under Beverly A.

Fedder, Deceased 525 North Mercer Street Berwick, PA 18603-1634

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 525 North Mercer Street, Berwick, PA 18603-1634 is scheduled to be sold at the Sheriff's Sale on Sept. 9" 2015 at 9:00 m in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$69,776.89 obtained by Wells Fargo Bank, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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 <u>215-563-7000</u>.
- 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-288

Wells Fargo Bank, N.A.

V.

Brent Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased Chad Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Beverly A. Fedder, Deceased

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

<u>525 North Mercer Street, Berwick, PA 18603-1634</u> Parcel No. 04D-08-203-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$69,776.89

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of Mercer Street at the Northeast corner of Lot No. 433; THENCE in a Westerly direction along line of Lot No. 433 a distance of 165 feet to an alley; THENCE in a Northerly direction along said alley a distance of 45 feet to corner in line of Lot No. 431; THENCE in an Easterly direction along line of Lot No. 431 a distance of 165 feet to Mercer Street aforesaid; THENCE in a Southerly direction along Mercer Street a distance of 45 feet to the place of BEGINNING.

Being Lot No. 432 in plot or plan of Berwick Land & Improvement Company's Addition to Berwick.

TITLE TO SAID PREMISES IS VESTED IN Beverly A. Fedder, by Deed from Betty J. Bores, widow, dated 05/22/1993, recorded 07/23/1993 in Book 541, Page 925.

Beverly A. Fedder died on 04/16/2011, and upon information and belief, her surviving heirs Brent Fedder and Chad Fedder.

Tax Parcel: 04D-08-203-00,000

Premises Being: 525 North Mercer Street, Berwick, PA 18603-1634

PHELAN HALLINAN DIAMOND & JONES, LLP

Paul Cressman, Esq., Id. No.318079 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 paul.cressman@phelanhallinan.com 215-563-7000 Attorneys for Plaintiff

Wells Fargo Bank, N.A.

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA County

v.

: NO.: 2015-CV-288

Brent Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased

Chad Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or

Associations Claiming Right, Title or Interest From or Under Beverly

A. Fedder, Deceased

Defendant(s)

CERTIFICATION

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

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

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

Phelan Hallinan Diamond & Jones, LLP Paul Cressman, Esq., Id. No.318079

Attorney for Haintiff

PHELAN HALLINAN DIAMOND & JONES, LLP Paul Cressman, Esq., ld. No.318079 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 paul.cressman@phelanhallinan.com Attorney for Plaintiff

Wells Fargo Bank, N.A.

215-563-7000

vs.

COLUMBIA County

:

: COURT OF COMMON PLEAS

.

CIVIL DIVISION

Brent Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased

Chad Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased :

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or

Associations Claiming Right, Title or Interest From or Under Beverly A.

Fedder, Deceased

NO.: <u>2015-CV-288</u>

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 Brent Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.
- (b) that the defendant Chad Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.
- (c) that the defendant Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Beverly A. Fedder, Deceased's Social Security Number is not available because she is not the borrower on the loan, and thus, we are unable to determine whether or not Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Beverly A. Fedder, Deceased is in military service.
- (d) that defendant Brent Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased is over 18 years of age and resides at 525 North Mercer Street, Berwick, PA 18603-1634.
- (e) that defendant Chad Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased is over 18 years of age and resides at 42 Blackberry Lane, Berwick, PA 18603-6229.
- (f) that defendant Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Beverly Λ. Fedder, Deceased is over 18 years of age and resides at 525 North Mercer Street, Berwick, PA 18603-1634.

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

Phelan Hallinan Diamond & Jones, LLP Paul Gressman, Esq., Id. No.318079

Attorney for Plaintiff

FILED PROTHOMOTARY

2015 APR 6 PM 4 16

CLERK OF GOURTS OFFICE COUNTY OF COLUMBIA, PA

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

COURT OF COMMON PLEAS

CIVIL DIVISION

vs.

NO. 2015-CV-288

BRENT FEDDER, in his capacity as Heir of BEVERLY A. FEDDER, Deceased CHAD FEDDER, in his capacity as Heir of BEVERLY A. FEDDER, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BEVERLY A. FEDDER, DECEASED

COLUMBIA COUNTY

ORDER

AND NOW, this

6th

day of April

2015, upon consideration of

Plaintiff's Motion for Service Pursuant to Special Order of court, it is hereby;

ORDERED that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C), on the Defendant, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BEVERLY A. FEDDER, DECEASED, by publication of the Complaint in accordance with Pa.R.C.P. 430(b)(1); by First Class mail at the mortgaged premises located at 525 NORTH MERCER STREET, BERWICK,

PA 18603-1634, and by posting of the mortgaged premises at 525 NORTH MERCER STREET, BERWICK, PA 18603-1634 by the Sheriff or by a non-party competent adult. 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 assure compliance with this court order.

BY THE COURT:

15/Thomas a. James Jr.

PHELAN HALLINAN DIAMOND & JONES, LLP Paul Cressman, Esq., Id. No.318079 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 paul.cressman@phelanhallinan.com

Attorneys for Plaintiff

Wells Fargo Bank, N.A.

: COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

215-563-7000

NO.: <u>201</u>5-CV-288

Brent Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased

Chad Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased:

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or : COLUMBIA County Associations Claiming Right, Title or Interest From or Under Beverly :

A. Fedder, Deceased

Defendant(s)

CERTIFICATION

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

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

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

Photan Hallinan Diamond & Jones, LLP Paul Cressman, Esq., Id. No.318079

Attorney for plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of Mercer Street at the Northeast corner of Lot No. 433; THENCE in a Westerly direction along line of Lot No. 433 a distance of 165 feet to an alley; THENCE in a Northerly direction along said alley a distance of 45 feet to corner in line of Lot No. 431; THENCE in an Easterly direction along line of Lot No. 431 a distance of 165 feet to Mercer Street aforesaid; THENCE in a Southerly direction along Mercer Street a distance of 45 feet to the place of BEGINNING.

Being Lot No. 432 in plot or plan of Berwick Land & Improvement Company's Addition to Berwick.

TITLE TO SAID PREMISES IS VESTED IN Beverly A. Fedder, by Deed from Betty J. Bores, widow, dated 05/22/1993, recorded 07/23/1993 in Book 541, Page 925.

Beverly A. Fedder died on 04/16/2011, and upon information and belief, her surviving heirs Brent Fedder and Chad Fedder.

Tax Parcel: 04D-08-203-00,000

Premises Being: 525 North Mercer Street, Berwick, PA 18603-1634

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2015-CV-288

Wells Fargo Bank, N.A.

 \mathbf{V}

Brent Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased Chad Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Beverly A. Fedder, Deceased

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

<u>525 North Mercer Street, Berwick, PA 18603-1634</u> Parcel No. 04D-08-203-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$69,776.89

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S RETURN

Wells Fargo Bank, N.A. IN THE COURT OF COMMON PLEAS **Plaintiff** OF COLUMBIA COUNTY No.: 2015-CV-288 Brent Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased Chad Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or ISSUED Associations Claiming Right, Title or Interest From or Under Beverly A. Fedder, Deceased Defendants NOW, _______20__I, _____ ____ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of ______ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff. Defendants alleged address is Sheriff, Columbia County, Pennsylvania AFFIDAVIT OF SERVICE Now, ______O'Clock _____ m., served the within upon at by handing to a true and correct copy of the original Notice of Sale and made known to the contents thereof. Sworn and Subscribed before me So Answers. _____ BY: ____ Sheriff Notary Public 20 , See return endorsed hereon by Sheriff of County, Pennsylvania, and made a part of this return So Answers, Sheriff

Deputy Sheriff

SHEKILL 3	DEFARIMENT
SHERIFF SERVICE	INSTRUCTIONS: Please type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETUR	readability of all copies. Do not detach any copies.
	Expiration date
Plaintiff	No.: 2015-CV-288
Wells Fargo Bank, N.A.	<u> </u>
Defendant	
Brent Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased	Type or Writ of Complaint
Chad Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased	EXECUTION/NOTICE OF SALE
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Assoc	intions Claiming
Right, Title or Interest From or Under Beverly A. Fedder, Deceased	ations Claiming
MARIN OF INDIVIDUAL, COMPART, CORPORATION, ETC., TO SERVICE	E OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
AT ADDRESS (Street or RID, Apartment No., City, Boro, Twp., State and Zip Co	
525 North Mercer Street	le)
Berwick, PA 18603-1634	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EX	PEDITING SERVICE
NOW 20_, I, Sheriff of COLUMBIA County, PA d	BILL OF SALE.
County, to execute the within and make return thereof according to law.	o hereby deputize the Sheriff of
	Sheriff of COLUMBIA County, Penna,
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF W.	ATCHMAN — Any deputy sheriff levying upon or attaching any
property minor within will may leave same without a waterman, in custody of whom	ever in found in proposition with a satisficiant of the
attachment without liability on the part of such deputy or sheriff to any plaintiff here sheriff's sale thereof.	in for any loss, destruction or removal of any such property before
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Telephone Number Date
ADDRESS: One Jenu Center at Suburban Station, 1617 John F. Kennedy Boulevard, Su	
Philadelphia, PA 19103-1814	tie 1400 (215)563-7000 6/2Z//5
Y SPACE BELOW FOR USE OF SHERIFF ON	LV — DO NOT WRITE RELOW THIS LINE
PLAINTIFF	Court Number
	:
<u> </u>	
RETURNED:	
AFFIRMED and subscribed to before me this day SO AN	SWERS
	IS WERS If of Dop. Sheriff Date
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of20	CCI Pro
Signat	re of Sheriff Date
Sherift	of

	SHERIFF SERVICE	INSTR	UCTIONS: Please type or print legibly, insur	
	PROCESS RECEIPT and AFFIDAVIT OF RETURN	readahi	lity of all copies. Do not detach any copies.	
	The state of the s	Expira	tion date	
Plaintiff Wells Fargo	Bank, N.A.		No.: 2015-CV-288	
Chad Fedde Unknown H	er, in His Capacity as Heir of Beverly A. Fedder, Deceased r, in His Capacity as Heir of Beverly A. Fedder, Deceased eirs, Successors, Assigns, and All Persons, Firms, or Associat or Interest From or Under Beverly A. Fedder, Deceased	ions Claiming	Type or Writ of Complaint EXECUTION/NOTICE OF SALE	
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED.				
AT X	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 525 North Mercer Street, Berwick, PA 18603-1634			
SPECIAL INST	TRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPE	DITING SERVI	CF	
		D11114C) 3(3K V I	Cr.	
NOW.	FENDANT WITH THE NOTICE OF SALE.	1 1 2		
	, 20_, I, Sheriff of COLUMBIA County, PA do I cute the within and make return thereof according to law.	ereby deputize th	nc Sheriff of	
		wife of COLUMN		
NOTE O			BIA County, Penna.	
attachmen	NLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WAT under within writ may leave same without a watchman, in custody of whomever the without liability on the part of such deputy or sheriff to any plaintiff herein the late thereof.	er is found in non	manaian "Ba-a-sifas	
Signature of Att	orney of other Originator requesting service on behalf of XX Plaintiff	Telepho	ne Number Date	
ADDRESS: O	Defendant Defendant hie Perir Conter at Suburban Station, 1617 John F. Kennedy Boulevard, Suite hiladylphia, PA 19103-1814		6/22/15	
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PLAINTIFF	SPACE BELOW FOR USE OF SHERIFF ONL	Y — DO NO	OT WRITE BELOW THIS LINE Court Number	
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SHERIFF SERVICE		INSTRUC	TIONS: Please ty	pe or print legibly, insuring	
PROCESS RECEIPT and AFFIDAVIT OF I	DETTION			not detach any copies.	
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Plaintiff		.Expiratio		V 18.7 % bb	
Wells Fargo Bank, N.A.			No.: <u>2015-CV-288</u>		
Defendant			Type or Writ of Com	plaint	
Brent Fedder, in His Capacity as Heir of Beverly A. Fedder, D			EXECUTION/NO	OTICE OF SALE	
Chad Fedder, in His Capacity as Heir of Beverly A. Fedder, De	eccased				
Unknown Heirs, Successors, Assigns, and All Persons, Firms,	or Associations (Claiming			
Right, Title or Interest From or Under Beverly A. Fedder, Dece	eased				
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC CHAD FEDDER	TO SERVICE OR DES	CRIPTION OF	PROPERTY TO BE LEV	IED, ATTACHED OR SALE.	
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State	and Zip Code)				
525 North Mercer Street, Berwick, PA 18603-1					
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL AS:	SIST IN EXPEDITIN	IG SERVICE	_		
		10 3211 102	•		
SERVE DEFENDANT WITH THE NOTICE OF SALE.					
NOW,	ounty, PA do hereby	deputize the S	Sheriff of		
County, to execute the within and make return thereof according to law.					
	Sheriff of	COLUMBIA	County, Penna.		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAP	VER OF WATCHM	AN — Ansi de	enuty cheriff levving un	on ac attachina ans:	
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Control of the second	701 - 1 - 10 CP	I marai a	NT.	-	
Signature of Attorney or other Originator requesting service on behalf of XX		Telephone	Number	Date	
ADDRESS: One Penil Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 (2.1			(215)563-7000 6/27//		
Philadelphia, PA 19103-1814				<u> </u>	
SPACE BELOW FOR USE OF SHER	HFF ONLY	<u>· DO NOT</u>		W THIS LINE	
PLAINTIFF			Court Number		
RETURNED:					
AFFIRMED and subscribed to before me this day	SO ANSWER	2		Date	
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SHERIFF SERVICE	. 1	NSTRU	TIONS: Please t	type or print legibly, insuring
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Plaintiff		эдриши	No.: 2015-CV-288	
Wells Fargo Bank, N.A.			11011 2011 2011	
Defendant			Type or Writ of Cor	mplaint
Brent Fedder, in His Capacity as Heir of Beverly A. Fedder, Dece.	ased		EXECUTION/N	OTICE OF SALE
Chad Fedder, in His Capacity as Heir of Beverly A. Fedder, Decea	ased			
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or A	Associations Cl	laiming	İ	
Right, Title or Interest From or Under Beverly A. Fedder, Decease				
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S		BUZUCAL OF	DDODUNUN OO DE LE	TITLE AND COURT OF CALL
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,	AND ALL DE	D CUVIC	FIDMC OD ACC	OCTATIONS OF ARMING D
TITLE OR INTEREST FROM OR UNDER BEVERLY A. FEDI	AND ALL FE	<u>KOUNA.</u> ED	FIRMS, OR ASS	OCIATIONS CLAIMING R
THE SON INTEREST TROM ON GROBER BEVERET A. PESS.	<u> 76</u> K, DECEAS	E17		
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and	<i>a</i> :			
525 North Mercer Street, Berwick, PA 18603-1634	Zip Code) 4			
				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING	SERVICE	-	<u>. </u>
SERVE DEFENDANT WITH THE NOTICE OF SALE.				
NOW,, 20, I, Sheriff of COLUMBIA County County, to execute the within and make return thereof according to law.	i, PA do hereby de	putize the l	Sheriff of	
	Sheriff of C	COLUMBIA	Сочиту, Репла.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER	ORWATCHMAN		more described	
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attachment without liability on the part of such deputy or sheriff to any plaint	iff herein for any le	oss, destruc	tion or removal of any	such property before
sheriff's sale thereof.	•		,	and property delate
Signature of Attorney or other Original or sequesting service on behalf of XX Plair	-1.00			·
	1	Telephone	Number	Date / /
ADDRESS: One Fenh Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite Philadelphia, PA 19103-1814		(215)563-7000 6/22		6/22/15
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	orginature or oner.	1117		Date
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	Sheriff of		-	Date

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s) Brent Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased, Chad Fedder, in His Capacity as Heir of Beverly A. Fedder, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Beverly A. Fedder, Deceased at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Bradley Davis Supervisor Writ Department Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Automated Attendant: (215) 320-0007 Ext. 1265

Front Desk: (215) 563-7000 Ext. 1265

Fax: (215) 563-3826

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PHILADELPHIA PA 19106

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Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS ADMINISTRATION

900 MARKET STREET 5TH FLOOR Tracking #: 71901140006000056691 ROBERT N.C. NIX FEDERAL BUILDING Doc Ref#: 2015ED74

Postage 5.1300

PHILADELPHIA PA 19107

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WELFARE

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

DATE 5/12/2015 AMQUNT ****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

BAV [951472] 525 NORTH MERCER STREET (2015-CV-288)

Frank S. Hellen &

"OD1520292" "CO36001808C 361508666"