

SHERIFF'S REAL ESTATE FINAL COST SHEET

TOTAL DUE IN 8 DAYS \$ 876,88

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO BANK, N.A.

vs.

Defendant
CHAD FEDDER
BRENT FEDDER

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	\$15.00
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
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Total Municipal Costs **\$307.55**

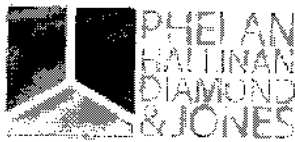
Distribution Costs

Recording Fees	\$67.00
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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.



1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
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 Sheriff
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

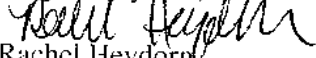
Dear Sir or Madam:

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

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 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 Recorders 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

Phelan Hallinan Diamond & Jones, LLP

Mailing Address

1617 JFK Boulevard, Suite 1400, One Penn Center Plaza

City

Philadelphia

Telephone Number:

215-563-7000

State

PA

ZIP Code

19103

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Timothy Chamberlain

Telephone Number:

(570) 389-5622

Grantee(s)/Lessee(s)

FEDERAL HOME LOAN MORTGAGE CORPORATION

Telephone Number:

1-800-373-3343

Mailing Address

PO Box 380, W. Main Street

Mailing Address

8200 Jones Branch Drive, Mailstop 202

City

Bloomsburg

State

PA

ZIP Code

17815

City

McLean

State

VA

ZIP Code

22102

C. REAL ESTATE LOCATION

Street Address

525 NORTH MERCER STREET, BERWICK, PA
18603-1634

City, Township, Borough
BERWICK BOROUGH

County

COLUMBIA

School District

BERWICK

Tax Parcel Number

04D-08-203-00,000

D. VALUATION DATA

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

1. Actual Cash Consideration

\$ 2,202.82 (winning bid)

2. Other Consideration

+ -0-

3. Total Consideration

= \$ 2,202.82

4. County Assessed Value

\$ 18,524.00

5. Common Level Ratio Factor

X 3.6

6. Computed Value

= \$66,686.40

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

1a. Amount of Exemption Claimed

= \$66,686.40

1b. Percentage of Grantor's Interest in Real Estate

100%

1b. Percentage of Grantor's Interest in Real Estate

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(c). 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

Rachel Heydorn

Date

9/17/15

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

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

TD Bank, NA
3-180/360

001553871

DATE
9/18/2015

AMOUNT
*****\$896.88

PAY 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) *folded*

Francis S. Hallinan

AUTHORIZED SIGNATURE

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

⑈001553871⑈ ⑆036001808⑆ 361508666⑈

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.

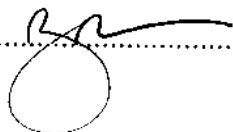
Timothy T. Chamberlain

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

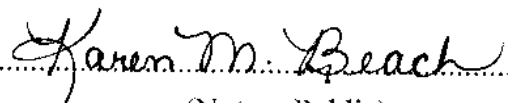


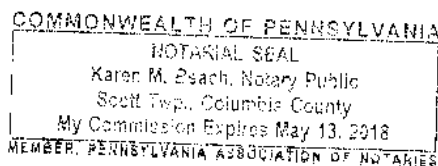
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 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.

.....


Sworn and subscribed to before me this 2nd day of September 2015...

.....

(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.

.....

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

REAL ESTATE TAX CERTIFICATION

Date: 08/10/2015

Fee: \$5.00

Cert. NO: 22439

FEDDER BEVERLY A
525 MERCER STREET
BERWICK PA 18603

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	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
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NO TAX CLAIM TAXES DUE

By: COLUMBIA COUNTY SHERIFF

Per: _____

SHERIFF'S SALE COST SHEET

NO. _____ ED NO. _____ VS. Fedden
 JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</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>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>421.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1036.77</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1261.77</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>307.55</u>
WATER	20	\$ _____
TOTAL *****		\$ <u>307.55</u>

SURCHARGE FEE (DSTE)		\$ <u>130.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2022.82

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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,

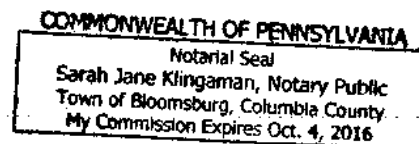

TIMOTHY T. CHAMBERLAIN, SHERIFF

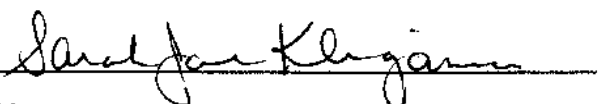
August 06, 2015

NOTARY

Affirmed and subscribed to before me this

6TH day of AUGUST, 2015





PHILAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA
for County of Columbia, Transoft, Inc.

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

Representing Lenders in
Pennsylvania

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

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

Re: **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

cc: Sheriff of COLUMBIA County

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

Attorney for Plaintiff

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

WELLS FARGO BANK, N.A.
Plaintiff,

v.

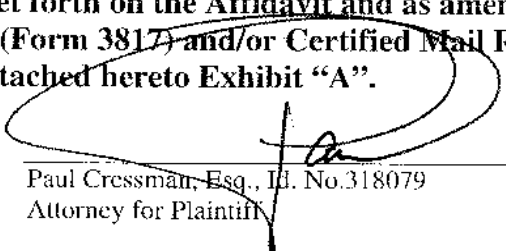
**BRENT FEDDER, IN HIS CAPACITY AS HEIR OF
BEVERLY A. FEDDER, DECEASED
CHAD FEDDER, IN HIS CAPACITY AS HEIR OF
BEVERLY A. FEDDER, DECEASED
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM
OR UNDER BEVERLY A. FEDDER, DECEASED**
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2015-CV-288
: No.: 2015-ED-74

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".


Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

Date: 8/12/15

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.

Name and
Address
of Sender



Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/HLW - 09/09/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	
1	****	TENANT/OCCUPANT 525 NORTH MERCER STREET BERWICK, PA 18603-1634	
2	****	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION 6TH FLOOR, STRAWBERRY SQ., DEPT 280601 HARRISBURG, PA 17128	
3	****	DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105	
4	****	BRENT FEDDER, IN HIS CAPACITY AS HEIR OF BEVERLY A. FEDDER, DECEASED 525 NORTH MERCER STREET BERWICK, PA 18603-1634	
5	****	CHAD FEDDER, IN HIS CAPACITY AS HEIR OF BEVERLY A. FEDDER, DECEASED 42 BLACKBERRY LANE BERWICK, PA 18603-6229	
6	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47
7	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.47
8	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.47
9	****	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	\$0.47
		RE: BRENT FEDDER (COLUMBIA) PH # 951472/1021 Page 1 of 1 Writ Team	\$4.23

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail domestic 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 Mail Manual R900 S913 and S921 for limitations of coverage.

Total Number of
Pieces Listed by Sender

Postmaster, Per (Name of
Receiving Employee)

Form 3877 Facsimile

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2015CV288

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 74

Warrant:

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

POST IT

Serve To:

Name: CHAD FEDDER

Primary Address: 42 BLACKBERRY LANE
BERWICK, PA 18603

Phone:

DOB:

Alternate Address: 825 NORTH MERCER STREET
BERWICK, PA 18603

Phone: 1-540-223-2665

Final Service:

Served: Personally - Adult In Charge (Posted) Other

Adult In Charge:

Relation:

Date: 8-5-15

Deputy: 3

Time: 11:16

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

Columbia County

FEDDER, CHAD

2015CV288

42 BLACKBERRY LANE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2015CV288

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Zone:

Warrant:

Expires:

Serve To:

Name: (POSTING)

Primary Address: 525 NORTH MERCER STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8-5-15

Time: 11:16

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2015CV288

525 NORTH MERCER STREET, BERWICK, PA 18603

NO EXPIRATION

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000056691

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.

Plaintiff

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

Defendant(s)

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO.: 2015-CV-288

: COLUMBIA County

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Brent 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
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

****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 9th 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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2015CV288

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 74

Warrant:

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

POST IT

Serve To:

Name: BRENT FEDDER

Primary Address: 525 NORTH MERCER STREET
BERWICK, PA 18603

Phone: 1-540-223-2665 DOB:

Alternate Address: 1167 2ND AVENUE
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 6-29-15

Time: 13:02

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

FEDDER, BRENT

2015CV288

525 NORTH MERCER STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2015CV288

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 74

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 525 NORTH MERCER STREET
BERWICK, PA 18603

Phone: 1-540-223-2665

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Trave Petry

Relation:

Resident

Date:

6-29-15

Time:

13:02

Deputy:

3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2015CV288

525 NORTH MERCER STREET, BERWICK, PA 18603 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2015CV288

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 74

Warrant:

Notes: 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: 6-29-15

Time: 14:17

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2015CV288

1615 LINCOLN 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
03/01/2015BILL NO.
3622

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	18,524	9.491	172.29	175.81	193.39
SINKING		1	18.15	18.52	20.37
FIRE		1.25	22.70	23.16	24.32
LIGHT		1.75	31.77	32.42	34.04
BORO RE		11.1	201.51	205.62	215.90
The discount & penalty have been calculated for your convenience			446.42	455.53	488.02
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

FEDDER BEVERLY A
525 MERCER STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-08 -203-00,000
525 MERCER ST
.1705 Acres
Land 2,970
Buildings 15,554
Total Assessment 18,524

This tax returned
to courthouse on:
January 1, 2016

CK 446-42
7028327392

FILE COPY

4-30

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

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:

552019

004
FEDDER BEVERLY A
525 N MERCER ST
BERWICK, PA 18603-1634

Bill Date: 7/1/2015 Control #: Bill #: 1244

TAXPAYER COPY

Parcel #: 04D08 20300000

Prop. Type

Property Location and Description:

525 MERCER ST
.171

Assessment:

L= 2,970
B= 15,554
T= 18,524

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	828.95
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2015	2% Discounted Amount	812.37
If Paid By 10/31/2015	FACE Amount	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, Tuesday, 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.

RETURN THIS SECTION IF RECEIPT IS REQUIRED

Bill Date: 7/1/2015 Control #: Bill #: 1244

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

Taxpayer:

FEDDER BEVERLY A

Parcel #:

04D08 20300000

Full Payment

Amount Rec'd _____ Date _____

Rec'd by _____

NA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2015CV288

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 74

Warrant:

Notes: 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: Kelly Maccis

Relation: Clerk

Date: 6-29-15

Time: 15:12

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2015CV288

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 06/26/15

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: 1041123
Description: **Beverly Fedder Sale**
Run Dates: **08/19/15 to 09/02/15**
Class: **2**
Agate Lines: **189**
Blind Box:

Total Ad Cost \$1,036.77
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	08/19/15	09/02/15	3	\$1,036.77

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 06/22/1993, 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 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.

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

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Wells Fargo Bank, N.A.

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

\$_____ and costs.

Dated

June 24 2015
(SEAL)

PH # 951472

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2015-CV-288

2015-ED-74

COLUMBIA COUNTY

Brendan M. Sullivan
(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.

Prothonotary
Columbia County, Pennsylvania

No.: 2015-CV-288

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

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

WRIT OF EXECUTION
(Mortgage Foreclosure)

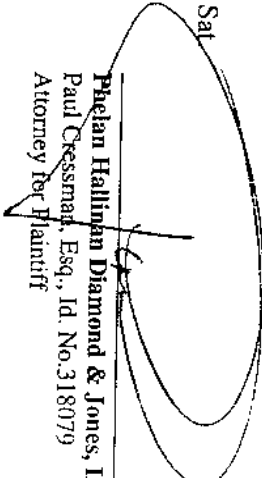
Costs

Office of Judicial Support

Judg. Fee

Cr.

Sal


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

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2015CV288

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 74

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally: Adult In Charge Posted: Other

Adult In Charge: Martha Maher

Relation: Check

Date: 6-25-15

Time: 11:37

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF

2015CV288

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

USK

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2015CV288

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 74

Warrant:

Notes: 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: Sherry Evers

Relation: Clerk

Date: 6-25-15

Time: 11:35

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2015CV288

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

Wells Fargo Bank, N.A.	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	
v.	:	CIVIL DIVISION
	:	
	:	NO.: <u>2015-CV-288</u>
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 Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **525 North Mercer Street, Berwick, PA 18603-1634**.

- | | | |
|----|--|---|
| 1. | 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 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 |
| 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 creditor whose judgment is a record lien on the real property to be sold:
 Name Address (if address cannot be reasonably ascertained, please indicate)
 None.
4. Name and address of last recorded holder of every mortgage of record:
 Name Address (if address cannot be reasonably ascertained, please indicate)
 None.
5. Name and address of every other person who has any record lien on the property:
 Name Address (if address cannot be reasonably ascertained, please indicate)
 None.
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
 Name Address (if address cannot be reasonably ascertained, please indicate)
 None.
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
 Name Address (if address cannot be reasonably ascertained, please indicate)
- | | |
|---|---|
| Tenant/Occupant | 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.

Date: 6/22/15

By: 

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
DOCKET AND INDEX 2015 CV 288

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>2015 20292</u>

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

SALE DATE 9-9-2015 TIME 9.00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

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

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

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Brent 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
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

****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. 9th 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.

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

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

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

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

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

Telephone (570) 784-8760**

SHORT DESCRIPTION

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

525 North Mercer Street, Berwick, PA 18603-1634

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

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
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2015-CV-288
:
: COLUMBIA County

CERTIFICATION

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

- () 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.

By: 

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

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

Attorney for Plaintiff

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

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2015-CV-288

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.

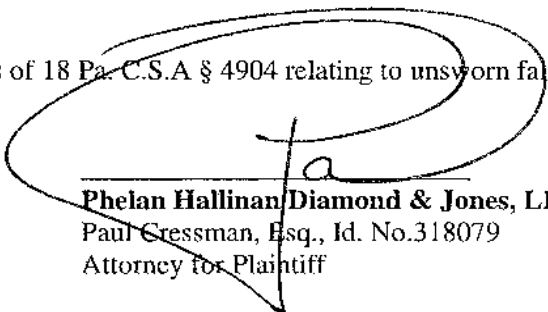
(c) that the defendant Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Beverly A. Fedder, Deceased's Social Security Number is not available because she is not the borrower on the loan, and thus, we are unable to determine whether 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 A. 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 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

FILED
PROTHONOTARY

2015 APR 6 PM 4 16

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

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

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

COURT OF COMMON PLEAS
CIVIL DIVISION

NO. 2015-CV-288

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:

/s/ 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
215-563-7000

Attorneys for Plaintiff

Wells Fargo Bank, N.A.
Plaintiff

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
Defendant(s)

: **COURT OF COMMON PLEAS**

: **CIVIL DIVISION**

: **NO.: 2015-CV-288**

: **COLUMBIA County**

CERTIFICATION

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

- () 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.

By: 

Phelan 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.

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

525 North Mercer Street, Berwick, PA 18603-1634

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.

Plaintiff

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

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2015-CV-288

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

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

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

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

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff Wells Fargo Bank, N.A.	No.: 2015-CV-288
Defendant 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	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
525 North Mercer Street

Berwick, PA 18603-1634

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

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

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

 Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: <u>One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400</u> <u>Philadelphia, PA 19103-1814</u>	Telephone Number <u>(215)563-7000</u>	Date <u>6/22/15</u>
--	--	------------------------

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

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;"> SO ANSWERS Signature of Dep. Sheriff </td> <td style="width: 30%;"> Date </td> </tr> <tr> <td> Signature of Sheriff </td> <td> Date </td> </tr> <tr> <td colspan="2"> Sheriff of _____ </td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
SO ANSWERS Signature of Dep. Sheriff	Date						
Signature of Sheriff	Date						
Sheriff of _____							

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
Wells Fargo Bank, N.A.

No.: 2015-CV-288

Defendant
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

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE
→
AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE
BRENT FEDDER
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
525 North Mercer Street, Berwick, PA 18603-1634

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number
(215)563-7000

Date
6/22/15

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20____

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

Wells Fargo Bank, N.A.

No.: 2015-CV-288

Defendant

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

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

CHAD FEDDER

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

525 North Mercer Street, Berwick, PA 18603-1634

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
_____ Defendant

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

6/22/15

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff
Wells Fargo Bank, N.A.

No.: 2015-CV-288

Defendant
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

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 SALE.
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BEVERLY A. FEDDER, DECEASED

AT

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
525 North Mercer Street, Berwick, PA 18603-1634

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number
(215)563-7000

Date
6/22/15

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20____

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

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

Tracking #: 71901140006000056691

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DEPARTMENT OF PUBLIC
WELFARE

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DEPARTMENT 281230

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HARRISBURG PA 17128

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

TD Bank, NA
3-180/360

001520292

DATE
5/12/2015

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

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

Francis S. Hallinan
AUTHORIZED SIGNATURE

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