

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK, N.A.  
vs.  
BEVERLY M SHANGRAW

Case Number  
2016CV880

## PROPERTY ADDRESS

224 MARTZVILLE ROAD, BERWICK, PA 18603

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
11/28/2016	Advance Fee	Advance Fee	41854	\$0.00	\$1,350.00
11/28/2016	Advertising Sale (Newspaper)			\$15.00	\$0.00
11/28/2016	Advertising Sale Bills & Copies			\$17.50	\$0.00
11/28/2016	Crying Sale			\$10.00	\$0.00
11/28/2016	Docketing			\$15.00	\$0.00
11/28/2016	Levy			\$15.00	\$0.00
11/28/2016	Mailing Costs			\$36.00	\$0.00
11/28/2016	Posting Handbill			\$15.00	\$0.00
11/28/2016	Press Enterprise Inc.			\$1,167.09	\$0.00
11/28/2016	Sheriff Automation Fund			\$50.00	\$0.00
11/28/2016	Web Posting			\$100.00	\$0.00
03/01/2017	Service			\$180.00	\$0.00
03/01/2017	Service Mileage			\$24.00	\$0.00
03/01/2017	Copies			\$6.00	\$0.00
03/01/2017	Notary Fee			\$10.00	\$0.00
03/01/2017	Surcharge			\$130.00	\$0.00
03/01/2017	Tax Claim Search			\$5.00	\$0.00
03/08/2017	Advance Fee	Advance Fee	2837	\$0.00	\$5,500.00
01/03/2018	Refund	(PAID 01/03/2018)	8058	\$5,500.00	\$0.00
				\$7,295.59	\$6,850.00

<b>TOTAL BALANCE:</b>	<b>\$(445.59)</b>
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# TX Result Report

P 1  
01/03/2018 12:41  
Serial No. A6VF011029028  
TC:00008178

Addressee	Start Time	Time	Prints	Result	Note
912155725025	01-03 12:41	00:00:43	002/002	OK	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused  
Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full  
NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX  
FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

COLUMBIA COUNTY SHERIFF'S OFFICE  
PO BOX 380  
PH 570-389-5622 | FAX 570-389-5625  
www.sheriffofcolumbiacounty.com

# fax

TO: Stern & Eisenberg FROM: Sheriff Timothy Chamberlain  
FAX: PAGES: 2  
PHONE: DATE: January 3, 2018  
RE: Beverly Shangraw CC:  
☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

As per court order dated November 27, 2017 this sale has been voided. Attached is a cost sheet showing a balance due of \$445.59.

COLUMBIA COUNTY SHERIFF'S OFFICE  
PO BOX 380  
PH 570-389-5622 | FAX 570-389-5625  
www.sheriffofcolumbiacounty.com

# fax

TO: Stern & Eisenberg FROM: Sheriff Timothy Chamberlain

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FAX: PAGES: 2

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PHONE: DATE: January 3, 2018

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RE: Beverly Shangraw CC:

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☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

As per court order dated November 27, 2017 this sale has been voided. Attached is a cost sheet showing a balance due of \$445.59.

WELLS FARGO BANK,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26TH JUDICIAL DISTRICT
Plaintiff	:	OF PENNSYLVANIA
VS	:	COLUMBIA COUNTY BRANCH
BEVERLY M. SHANGRAW,	:	CIVIL ACTION-LAW
	:	
Defendant	:	NO. 379 OF 2016

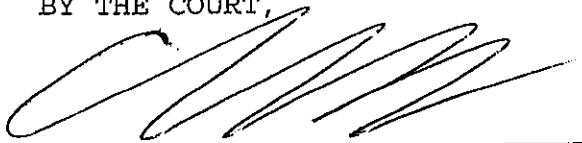
APPEARANCES:

M. TROY FREEDMAN, ESQUIRE, Attorney for Plaintiff.  
 Beverly M. Shangraw, pro se.  
 JEFFREY HILL, ESQUIRE, Attorney for Columbia County  
 Sheriff.  
 NOAH NAPARSTECK, ESQUIRE, Attorney for Petitioners Tung  
 Nhu Ho and Phuong Xuan Bui.

ORDER OF COURT

AND NOW, to wit, this 27th day of November, 2017, the  
 Sheriff's sale in the above-captioned matter which was  
 scheduled on March 8th, 2017 whereby the property was sold to  
 the Petitioners in this matter is hereby voided. Any payments  
 made on the sale by the buyers/Petitioners at the Sheriff's  
 sale shall be returned to said buyers/Petitioners, Tung Nhu Ho  
 and Phuong Xuan Bui within 30 days of this date.

BY THE COURT,



HONORABLE THOMAS A. JAMES, JR., P.J.

FILED  
 PROTHONOTARY  
 2017 NOV 29 P 3:36  
 CLERK OF COURTS  
 COUNTY OF COLUMBIA

WELLS FARGO BANK,

Plaintiff,

vs.

BEVERLY M. SHANGRAW,

Defendant.

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA

: CIVIL DIVISION - LAW

: NO.: 2016-CV-379

FILED  
PROTHONOTARY  
2017 OCT 23 P 1:17  
CLERK OF COURTS  
COUNTY OF COLUMBIA

**ORDER**

AND NOW, to-wit, this 20<sup>th</sup> day of October, 2017, in consideration of the attached Petition to Set-Aside Sheriff's Sale, a hearing/pre-hearing conference is scheduled on Monday, the 27<sup>th</sup> day of November, 2017, at 10:00 A.M., in the undersigned Judge's Chambers/Courtroom No. 1, Columbia County Courthouse, Bloomsburg, Columbia County, Pennsylvania, at which time the facts shall be heard.

BY THE COURT:

B. Thomas A. James Jr.

**DERR, PURSEL, LUSCHAS & NAPARSTECK, LLP**

Noah G. Naparsteck, Esquire

Attorney ID #82190

120 West Main Street

Bloomsburg, PA 17815

Telephone (570) 784-4654

Facsimile (570) 784-1281

Attorney for Petitioner

FILED  
PROTHONOTARY

2017 OCT 18 P 3:56

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

WELLS FARGO BANK,

Plaintiff,

vs.

BEVERLY M. SHANGRAW,

Defendant.

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA

: CIVIL DIVISION - LAW

: NO.: 2016-CV-379

**PETITION TO SET-ASIDE SHERIFF'S SALE**

Petitioners, TUNG NHU HO and PHUONG XUAN BUI, by and through his attorneys of the Law Offices of Derr, Pursel, Luschas, and Naparsteck, LLP, hereby files this Petition, of which the following is a statement:

1. The Petitioner, Tung Nhu Ho, an adult individual residing at 1449 Hill Road, Millville, PA 17846.
2. The Petitioner, PHUONG XUAN BUI, is an adult individual residing at 1449 Hill Road, Millville, PA 17846.
3. The Respondent is Wells Fargo Bank, represented in this matter by the law firm of Stern & Eisenberg, P.C., which has an address of 1581 Main Street, Suite 200, Warrington, PA 18976.
4. The underlying action is a foreclosure proceeding against Beverly Shangraw.
5. The Respondent foreclosed on certain property belonging to Beverly Shangraw and caused the same to be listed for Sheriff's Sale.

**DERR, PURSEL, LUSCHAS & NAPARSTECK, LLP**

Noah G. Naparsteck, Esquire  
Attorney ID #82190  
120 West Main Street  
Bloomsburg, PA 17815  
Telephone (570) 784-4654  
Facsimile (570) 784-1281  
Attorney for Petitioner

FILED  
PROTHONOTARY

2017 OCT 18 P 3:56

COUNTY OF COURTS OF  
COLUMBIA COUNTY

WELLS FARGO BANK,

Plaintiff,

vs.

BEVERLY M. SHANGRAW,

Defendant.

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA

: CIVIL DIVISION - LAW

: NO.: 2016-CV-379

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Timothy T. Chamberlain

P.O. Box 380

Bloomsburg Pa 17815

Tung Ho

1449 Hill Rd

Millville Pa 17846

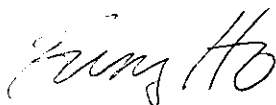
tnhpxbmay27@yahoo.com

570 764 8480

April 26, 2017

Sheriff Tim Chamberlain, my name is Tung Ho. I was at your Sheriff's sale on March 8, 2017 and purchased the property located at 224 Martzville Rd Berwick Pa 18603. I have put down a deposit of \$5500. I am requesting a full refund of my deposit of \$5500. I believed the bank have misrepresentation of the property to you and in turn your ads for the sale of the property located at 224 Martzville Rd Berwick Pa 18603 mislead the public. The ads is for a house seat on a property with two (2) parcel or tract of lands. What I'm getting is half a house and one tract of parcel or land. The bank does not owned both parcels therefore, they cannot sale what they don't have. If the bank could get the other parcel of land to be included in the sale I would purchase the property. Please reconsider and refund my deposit. Thank you

Respectfully

A handwritten signature in cursive script, appearing to read 'Tung Ho', written in dark ink.

Tung Ho



# SHERIFF'S SALE

Wednesday, February 1st, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV880 AND CIVIL WRIT NO. 2016CV880 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE two (2) certain pieces, parcels or tracts of land located in the Borough of Berwick, County of Columbia And State of Pennsylvania, bounded and described as follows:

PARCEL NO. 1: beginning at a point on the southerly boundary line of Martzville Road, said point being at the northeast corner of lot no. 2 as shown on "lots laid out on the property of J.D. Kile and E.G. Scott in Briar Creek Township Columbia County, Pennsylvania, known as walnut glen farm, dated august 29, 1950" said lot no. 2 being lot now or late of Carl Hess and others; thence south twenty-two (22) degrees fifty (50) minutes west, along land of said Carl Hess, a distance of one hundred forty-nine and five-tenths (149-5/10) feet, be the same more or less, to a point on land now or late of First National Bank or Michael Oram; thence north fifty-five (55) degrees fifty two (52) minutes east, one hundred and eighty (180) feet to a point where this course intersects the southern boundary of Martzville Avenue; thence in a north sixty-nine(69) degrees thirty (30) minutes westerly direction along the southern boundary of Martzville Avenue, ninety-eight (98) feet, more or less, to a point, the place of beginning.

PARCEL ID NO. 048-02-132-00, 000

BEING KNOWN AND NUMBERED AS 224 Martzville Road, Berwick, PA 18603

BEING the same premises which Timothy T. Chamberlain (sheriff of Columbia County) by Deed dated October 14, 2010 and recorded October 14, 2010 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 201009226, granted and conveyed unto Wells Fargo Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of August 1, 2005 Asset-Backed Pass Through Certificates, Series 2005-WHQ4.

PROPERTY ADDRESS: 224 MARTZVILLE ROAD, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04B-02-132-00,000.

149	149-1
3.86 AC	.528 AC
IMP	

MARTZVILLE



COUNTY OF COLUMBIA  
RECORDER OF DEEDS  
Beverly J. Michael, Recorder  
35 West Main Street  
Bloomsburg, PA 17815

Instrument Number - 201009226  
Recorded On 10/14/2010 At 10:05:37 AM

\* Total Pages - 4

\* Instrument Type - DEED  
Invoice Number - 148823  
\* Grantor - SHANGRAW, BEVERLY M  
\* Grantee - WELLS FARGO BANK  
User - BSL

\* FEES

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$23.50
AFFORDABLE HOUSING	\$13.00
RECORDING FEES -	\$13.00
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$55.00

This is a certification page

**DO NOT DETACH**

This page is now part  
of this legal document.

RETURN DOCUMENT TO:  
SHEIRFF

I hereby CERTIFY that this document is  
recorded in the Recorder's Office of  
Columbia County, Pennsylvania.



*Beverly J. Michael*

Beverly J. Michael  
Recorder of Deeds

\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.

**KNOW ALL MEN BY THESE PRESENTS,**

That I, Timothy T. Chamberlain, Sheriff of the County of Columbia in the Commonwealth of Pennsylvania, for and in consideration of the sum of **TWO THOUSAND TWO HUNDRED DOLLARS and SEVENTY-ONE (\$2,200.71) CENTS**, in hand paid, the receipt whereof is hereby acknowledged, does hereby grant and convey to **Wells Fargo Bank, National Association, as Trustee under Pooling and Servicing Agreement dated as of August 1, 2005 Asset-Backed Pass Through Certificates, Series 2005-WHQ4**, of 701 Corporate Center Drive, Raleigh, NC 27607, its successors and assigns,

**ALL THOSE TWO (2) CERTAIN PIECES, PARCELS OR TRACTS OF LAND LOCATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:**

PARCEL No. 1 - BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF MARTZVILLE ROAD, SAID POINT BEING AT THE NORTHEAST CORNER OF LOT NO. 2 AS SHOWN ON "LOTS LAID OUT ON THE PROPERTY OF J. D. KILE AND E. G. SCOTT IN BRIAR CREEK TOWNSHIP COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AS WALNUT GLEN FARM, DATED AUGUST 29, 1950", SAID LOT NO. 2 BEING LOT NOW OR LATE OF CARL HESS AND OTHERS; THENCE SOUTH TWENTY-TWO (22) DEGREES FIFTY (50) MINUTES WEST, ALONG LAND OF SAID CARL HESS, A DISTANCE OF ONE HUNDRED FORTY-NINE AND FIVE-TENTHS (149-5/10) FEET, BE THE SAME MORE OR LESS, TO A POINT ON LAND NOW OR LATE OF FIRST NATIONAL BANK OR MICHAEL ORAM; THENCE NORTH FIFTY-FIVE (55) DEGREES FIFTY TWO (52) MINUTES EAST, ONE HUNDRED AND EIGHTY (180) FEET TO A POINT WHERE THIS COURSE INTERSECTS THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE; THENCE IN A NORTH SIXTY-NINE (69) DEGREES THIRTY (30) MINUTES WESTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE, NINETY-EIGHT (98) FEET, MORE OR LESS, TO A POINT, THE PLACE OF BEGINNING.

Being the same premises conveyed to Beverly M. Shangraw, by Deed of Beverly M. Shangraw F/K/A Beverly Schechterly, an unmarried woman, dated 6/25/2005 and recorded 8/16/2005 in Columbia County as Instrument No. 200508630.

DWELLING KNOWN AS 224 MARTZVILLE ROAD, BERWICK, PA 18603.  
IDENTIFIED as TAX/PARCEL ID#: 04B-02-132

The same having been sold by me to the said Grantee on the 4<sup>th</sup> day of August, 2010, after due advertisement according to law, under and by virtue of a Writ of Execution # 7- ED - 2010, issued on the 21<sup>st</sup> day of January, 2010, out of the Court of Common Pleas of the County of Columbia and Commonwealth of Pennsylvania as of Term 2008 Number 390, at the suit of **Wells Fargo Bank, National Association, as Trustee under Pooling and Servicing Agreement dated as of August 1, 2005 Asset-Backed Pass Through Certificates, Series 2005-WHQ4**

**Against Beverly M. Shangraw**



**pennsylvania**  
DEPARTMENT OF REVENUE  
Bureau of Individual Taxes  
PO BOX 280603  
Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid -0-  
Book Number Inst. No.  
Page Number 201009226  
Date Recorded 10-14-10

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

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

Name MANCINI & associates Telephone Number: 724-728-4233  
Mailing Address 201 A Fairview Drive City Monaca State PA ZIP Code 15061

### B. TRANSFER DATA

Grantor(s)/Lessor(s) Columbia Co. Sheriff  
Mailing Address P.O. Box 380, 35 West Main St.  
City Bloomsburg State PA ZIP Code 17815

### C. Date of Acceptance of Document

Grantee: Wells Fargo Bank, National Association, as Trustee under Pooling and Servicing Agreement dated as of August 1, 2005 Asset-Backed Pass-Through Certificates, Series 2005-WHQ4

Mailing Address 701 Corporate Center Drive  
City Raleigh State NC ZIP Code 27607

### D. REAL ESTATE LOCATION

Street Address 224 Martzville Road City, Township, Borough Berwick  
County Columbia School District Berwick Tax Parcel Number 04B-02-132

### E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration <u>\$ 2,200.71</u>	2. Other Consideration <u>+</u>	3. Total Consideration <u>= \$ 2,200.71</u>
4. County Assessed Value <u>\$ 31,930.00</u>	5. Common Level Ratio Factor <u>X 3.69</u>	6. Fair Market Value <u>= \$ 117,821.70</u>

### F. EXEMPTION DATA

1a. Amount of Exemption Claimed \$ 2,200.71 1b. Percentage of Grantor's Interest in Real Estate 100% 1c. Percentage of Grantor's Interest Conveyed 100%

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.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) \_\_\_\_\_

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.

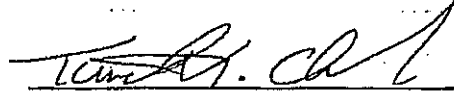
Signature of Correspondent or Responsible Party \_\_\_\_\_

Date 8/10/10

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

IN WITNESS WHEREOF, I have hereunto affixed my signature

this 14 day of October, 2010.



Timothy T. Chamberlain  
Sheriff of Columbia County

COMMONWEALTH OF PENNSYLVANIA )

) SS:

COUNTY OF COLUMBIA )

Before the undersigned officer, Tami B. Kline, Prothonotary of the Court of Common Pleas of Columbia County, Pennsylvania, personally appeared **Timothy T. Chamberlain, Sheriff of Columbia County** aforesaid, and in due form of law declared that the facts set forth in the foregoing deed are true and that he acknowledged the same in order that the Deed might be recorded.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the said Court, this 14 day of October, 2010.

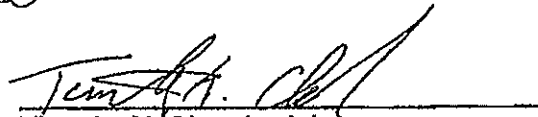


Tami B. Kline Prothonotary  
Tami B. Kline

Prothonotary  
Prothonotary & Clerk of the Courts  
My Comm. Ex. 1<sup>st</sup> Monday in 2012

I hereby certify that the precise address of the within named Grantee is:

701 Corporate Center Drive  
Raleigh NC 27607



Timothy T. Chamberlain  
Sheriff of Columbia County

Prepared by:

Elwood R. Harding, Jr., Esquire  
Harding & Hill, LLP  
38 West Third Street  
Bloomsburg, PA 17815  
Phone: (570) 784-6770



COUNTY OF COLUMBIA  
RECORDER OF DEEDS  
Beverly J. Michael, Recorder  
35 West Main Street  
Bloomsburg, PA 17815

Instrument Number - 200508630  
Recorded On 8/16/2005 At 11:23:26 AM  
\* Instrument Type - DEED  
Invoice Number - 84643  
\* Grantor - SHANGRAW, BEVERLY M  
\* Grantee - SHANGRAW, BEVERLY M  
User - TSA

\* Total Pages - 6

\* FEEs

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
AFFORDABLE HOUSING	\$15.50
RECORDING FEES -	\$15.50
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL	\$46.50

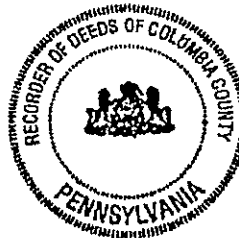
This is a certification page

**DO NOT DETACH**

This page is now part  
of this legal document.

RETURN DOCUMENT TO:  
MAIL NATIONAL REAL ESTATE INFORMATION  
SERVICE

I hereby CERTIFY that this document is  
recorded in the Recorder's Office of  
Columbia County, Pennsylvania.



*Beverly J. Michael*

Beverly J. Michael  
Recorder of Deeds

\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.

This Instrument prepared by

Unisource Information Services  
100 BEECHAM DRIVE  
PITTSBURGH, PA 15205

\*\*\* Clerk's Office Use Only \*\*\*

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THIS INDENTURE

Made 25 day of JUNE, in the year of our Lord, 2005.

BETWEEN

Beverly M. Shangraw f/k/a Beverly Schechterly, an unmarried woman  
(Hereinafter called "Grantor")

AND

Beverly M. Shangraw, an unmarried woman

Beverly M. Shangraw and Beverly Schechterly one and the same person;  
(Hereinafter called "Grantee(s)");  
therefore, exempt from transfer tax.

WITNESSETH, that the Grantor(x) in consideration of love and affection

Paid to the Grantor(x) by the Grantee(x) do(es) grant, bargain, sell and convey unto the said Grantee(x), their heirs,  
successors, and assigns,

SEE EXHIBIT "A" ATTACHED

Address: 224 MARTZVILLE RD BERWICK PA 18603  
Parcel # 04B-02-132

With the appurtenances: TO HAVE AND TO HOLD the same to and for the use of the said  
Grantee(s), his/her/their heirs, successors, and assigns,

Forever, And the Grantor(x) for his/her/their heirs, successors,

And assigns hereby covenant and agree that they will GENERALLY WARRANT the property  
hereby convey

NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE  
ACCEPTANCE AND RECORDING OF THIS DEED, (IS/ ARE) OBTAINING THE RIGHT OF PROTECTION  
AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL  
MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE  
PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE  
OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO  
COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS  
AMENDED 1980, OCT. 10, P.L. 874, NO. 156 ARTICLE 1.

bras



UNISOURCE

INFORMATION SERVICES

*Appraisal \* Title \* Settlement \* Default*

100 Beecham Drive Pittsburgh, PA 15205-9774

Phone: 866.733.7390 \* Fax: 866.215.2041

ORDER: T005-906736

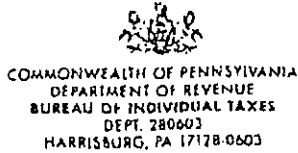
RE: SHANGRAW, BEVERLY M

224 MARTZVILLE ROAD  
BERWICK, PA 186031333  
COLUMBIA COUNTY

LEGAL DESCRIPTION

ALL THOSE TWO (2) CERTAIN PIECES, PARCELS OR TRACTS OF LAND LOCATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: PARCEL NO. 1: BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF MARTZVILLE ROAD, SAID POINT BEING AT THE NORTHEAST CORNER OF LOT NO. 2 AS SHOWN ON "LOTS LAID OUT ON THE PROPERTY OF J.D. KILE AND E.G. SCOTT IN BRIAR CREEK TOWNSHIP COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AS WALNUT GLEN FARM, DATED AUGUST 29, 1950", SAID LOT NO. 2 BEING LOT NOW OR LATE OF CARL HESS AND OTHERS; THENCE SOUTH TWENTY-TWO (22) DEGREES FIFTY (50) MINUTES WEST, ALONG LAND OF SAID CARL HESS, A DISTANCE OF ONE HUNDRED FORTY-NINE AND FIVE-TENTHS (149-5/10) FEET, BE THE SAME MORE OR LESS, TO A POINT ON LAND NOW OR LATE OF FIRST NATIONAL BANK OR MICHAEL ORAM; THENCE NORTH FIFTY-FIVE (55) DEGREES FIFTY TWO (52) MINUTES EAST, ONE HUNDRED AND EIGHTY (180) FEET TO A POINT WHERE THIS COURSE INTERSECTS THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE; THENCE IN A NORTH SIXTY-NINE (69) DEGREES THIRTY (30) MINUTES WESTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF MARTZVILLE AVENUE, NINETY-EIGHT (98) FEET, MORE OR LESS, TO A POINT, THE PLACE OF BEGINNING.

ADDRESS: 224 MARTZVILLE ROAD; BERWICK, PA 186031333.



# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid	0
Book Number	Inst. No.
Page Number	200508630
Date Recorded	Aug. 16, 2005

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name: Rodger Stoffella Jr. Telephone Number: Unisource Information Services  
Street Address: 100 Beechum Dr. City: Pittsburgh State: PA Zip Code: 15205  
Area Code: 412 Phone Number: 733-7390 Ext. 6773

### B TRANSFER DATA

Grantor(s)/Lessor(s) <u>Beverly M. Shangraw &amp; Beverly Schechterly</u>	Grantee(s)/Lessee(s) <u>Beverly M. Shangraw</u>
Street Address: <u>224 Martzville Rd.</u>	Street Address: <u>224 Martzville Rd.</u>
City: <u>Berwick</u> State: <u>PA</u> Zip Code: <u>18603</u>	City: <u>Berwick</u> State: <u>PA</u> Zip Code: <u>18603</u>

### C PROPERTY LOCATION

Street Address: <u>224 Martzville Rd.</u>	City/Township/Borough: <u>Berwick</u>
County: <u>Columbia</u>	School District: <u>Berwick</u>
	Tax Parcel Number: <u>048-02-132</u>

### D VALUATION DATA

1. Actual Cash Consideration <u>0</u>	2. Other Consideration <u>0</u>	3. Total Consideration <u>= 0</u>
4. County Assessed Value <u>31,930</u>	5. Common Level Ratio Factor <u>x 3.05</u>	6. Fair Market Value <u>= 97,386.50</u>

### E EXEMPTION DATA

1a. Amount of Exemption Claimed <u>100%</u>	1b. Percentage of Interest Conveyed <u>100%</u>
--	--

### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_
- ☐ Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).
- ☒ Other (Please explain exemption claimed, if other than listed above.) deed to remove  
formerly known as.

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
---	------

(SEE REVERSE)

Witness

Beverly M. Shangraw  
Beverly M. Shangraw f/k/a Beverly  
Schechterly

NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS/ARE) OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL, MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT. 10, P.L. 874, NO. 156 ARTICLE 1.

Witness

Witness

State of PA )  
County of COLUMBIA ) ss.

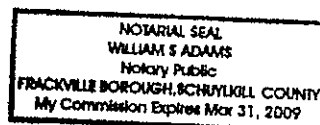
On this the 25 day of JUNE, 2005, before me, a notary public, the undersigned officer, personally appeared Beverly M. Shangraw f/k/a Beverly Schechterly known to me (or satisfactorily proven) to be the persons whose names is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

My commission expires:

3/31/2009

William S. Adams  
Notary



## Certificate of Residence

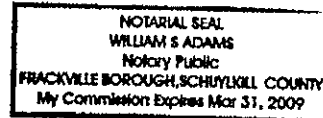
I, the undersigned do hereby certify that Grantee's precise residence is:  
 224 Martzville Rd Berwick PA 18603

Witness by hand this 25 day of JUNE, 2005

William S. Adams  
 Notary Public

Deed

From



Beverly M. Shangraw f/k/a Beverly Schechterly

TO

Beverly Shangraw

Mail to:

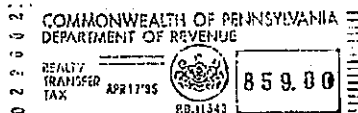
224 Martzville Rd  
 Berwick PA 18603

Commonwealth of Pennsylvania

County of \_\_\_\_\_ )  
 ss.

Recorded on this \_\_\_\_\_ day of \_\_\_\_\_, 2005  
 in the

Recorder



**WARRANTY DEED**

THIS DEED, made the 14th day of April in the year of our Lord one thousand nine hundred and ninety-five (1995).

Between Edward J. Kapsak and Mary L. Kapsak, his wife,  
of 111 Irene Avenue, Ephrata, PA 17522,

GRANTORS,

-AND-

Beverly Schechterly of 1597-B Mulberry Street, Berwick,  
PA 18603,

GRANTEE.

WITNESSETH, that in consideration of the sum of Eighty-Five Thousand Nine Hundred (\$85,900.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged; the Grantors do hereby grant and convey to the said Grantee, her Heirs and Assigns,

ALL THOSE TWO (2) CERTAIN pieces, parcels or tracts of land located in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

**PARCEL NO. 1:**

BEGINNING at a point on the southerly boundary line of Martzville Road, said point being at the northeast corner of Lot No. 2 as shown on "Lots Laid out on the Property of J. D. Kile and E. G. Scott in Briar Creek Township, Columbia County, Pennsylvania, known as Walnut Glen Farm, dated August 29, 1950", said Lot No. 2 being lot now or late of Carl Hess and others; thence south twenty-two (22) degrees fifty (50) minutes west, along land of said Carl Hess, a distance of One Hundred Forty-Nine and Five-Tenths (149-5/10) feet, be the same more or less, to a point on land now or late of First National Bank or Michael Oram; thence north Fifty-Five (55) degrees Fifty-Two (52) minutes east, One Hundred and Eighty (180) feet to a point where this course intersects the southern boundary of Martzville Avenue; thence in a north Sixty-Nine (69) degrees Thirty (30) minutes westerly direction along the southern boundary of Martzville Avenue, ninety-eight (98) feet, more or less, to a point, the place of BEGINNING.

THE BERWICK AREA SCHOOL DISTRICT  
REAL ESTATE TRANSFER TAX

REAL ESTATE TRANSFER TAX  
Amount \$429.50 Paid 4-17-95 SCHED. RE

Amount \$429.50 Paid 4-17-95

BK 594PG0170

#3

This description is intended to cover and this deed to convey a triangular shaped lot of land shown on the map hereinbefore referred to and designated thereon as No. 1.

It is understood and agreed by and between the parties hereto that no building of any kind shall be made or constructed on the land above-described by the grantees or their heirs, executors, administrators and assigns, within fifty (50) feet of Martzville Road, which covenants shall run with the land.

It is also understood and agreed between the parties hereto that no building shall be erected on the above-described land by the grantees, their heirs, executors, administrators and assigns, for business purposes, nor shall any building now or hereafter be erected on the above-described land be used for business purposes, which covenants shall run with the land.

PARCEL NO. 2

BEGINNING at a point on the southerly side of Martzville Road and at a point Ninety-Eight (98) feet more or less southeast of Lot no. 2 of J. D. Kile plot of lots and also being designated as the intersection of other lands of H. D. Harrison, sometimes written as Hubert D. Harrison, now or late, and Stanley Kapsak and Stella J. Kapsak, now or late; thence South 55 degrees 52 minutes West along other lands of Stanley Kapsak and Stella J. Kapsak, his wife, now or late, a distance of One Hundred Eighty (180) feet to a point; thence in a southeasterly direction a distance of ninety-Eight (98) feet, more or less, to land of H. D. Harrison, sometimes written as Hubert D. Harrison and about to be sold to Michael Oram, now or late; thence North 22 degrees 50 minutes East a distance of One Hundred Forty-Nine and One-Half (149-1/2) feet, more or less, to the place of BEGINNING.

BEING the same premises transferred and conveyed by Stella J. Kapsak, Widow, to Edward J. Kapsak by deed dated January 15, 1990, in Columbia County Book No. 444, page 528. Stella J. Kapsak, having had a life estate in the property, is now deceased.

TOGETHER with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the

SCHECT.RE

BK 594PG0171

reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property claim and demand whatsoever of the Grantor, (SELLER) either in law or equity, of, in and to the same.

TO HAVE AND TO HOLD the said messuage or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned, or intended so to be, with the appurtenances, unto the said BUYERS, their heirs and assigns, to and for the only proper use and behoof of the said BUYERS, their heirs and assigns forever.

And the said Grantors Will Warrant SPECIALLY the property hereby conveyed

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered }

in the presence of }

Edward J. Kapsak (SEAL)

EDWARD J. KAPSAK

Mary L. Kapsak (SEAL)

MARY L. KAPSAK

Commonwealth of Pennsylvania )

County of Columbia )

ss

On this, the 12th day of April, A.D. 1995, before me a Notary Public, the undersigned Officer, personally appeared Edward J. Kapsak and Mary L. Kapsak, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

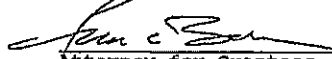


Kathleen Baker  
Notarial Seal  
Kathleen Baker, Notary Public  
South Centre Twp., Columbia County  
My Commission Expires Feb. 17, 1997  
Member, Pennsylvania Association of Notaries

SCHECT.RE

BK 594760172

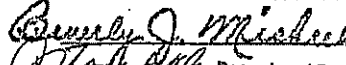

I Heroby Certify, that the precise residence of the  
Grantee is: 224 Martzville Road, Berwick, PA 18603.

  
Attorney for Grantees.

Commonwealth of Pennsylvania }  
County of Columbia 2:07 P.M. } 88

Recorded on this 17 day of April A.D. 1995,  
in the Recorder's Office of the said County in Deed Book 594  
Volume Page 170.

Given under my hand and seal of the said Office, the  
date above written.

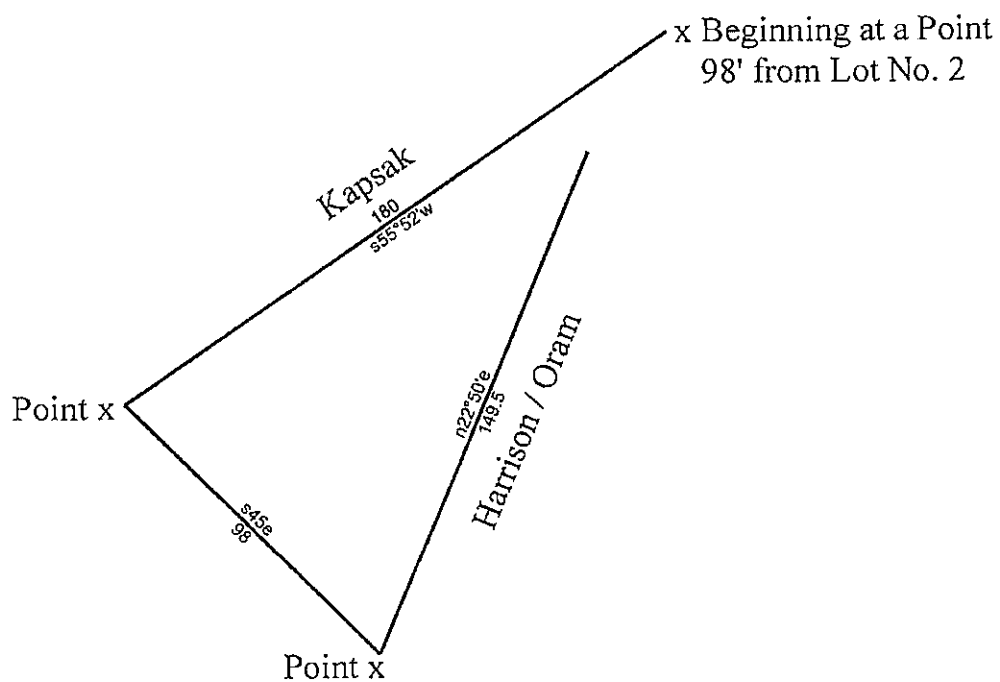
 Recorder  
 Recorder of Deeds

REC'D BY RECORDER  
COLUMBIA CO. PA.  
TAX 50 FEE 13.50  
Apr 17 2 07 PM '95  
Baber  
334  
859.00

SCHECT.RE

BK 594PG0173





Part of Tax Parcel No. 04B-02-038-00

594-170 P#2 (AS IS PER DEED) : Schechterly

3/28/2017

Scale: 1 inch= 50 feet

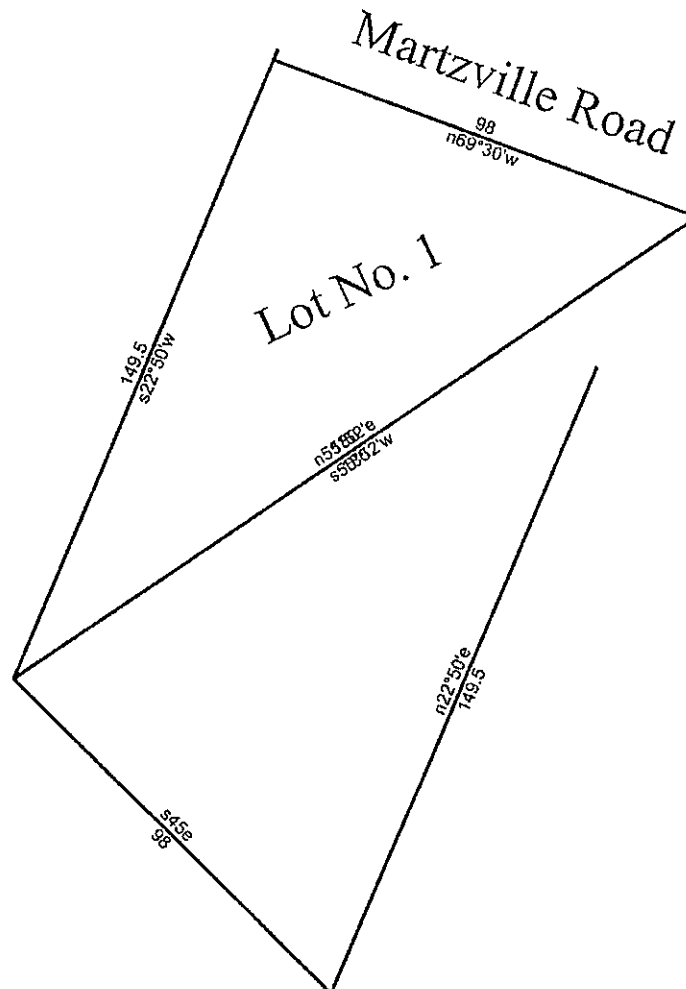
File:

Tract 1: 0.1737 Acres (7567 Sq. Feet), Closure: n33.4152e 39.08 ft. (1/11), Perimeter=428 ft.

01 s55.52w 180

02 s45e 98

03 n22.50e 149.5



Tax Parcel No. 04B-02-038-00

3/28/2017

Scale: 1 inch= 40 feet

File:

+Tract 1: 0.1671 Acres (7279 Sq. Feet), Closure: n18.1917e 2.59 ft. (1/165), Perimeter=428 ft.

+Tract 2: 0.1737 Acres (7567 Sq. Feet), Closure: n33.4152e 39.08 ft. (1/11), Perimeter=428 ft.

Net Area= 0.3408 Acres, (14845) Sq. Feet.

01 s22.50w 149.5

02 n55.52e 180

03 n69.30w 98

04 @3 +

05 s55.52w 180

06 s45e 98

07 n22.50e 149.5

### Notice to All Bidders:

It is the bidder's responsibility to determine the status of title to the property, which is the subject of this sale. It is also the bidder's responsibility to determine the existence of any liens upon the property and the effect of this sale with respect to those liens. The Columbia County Sheriff's office does not provide legal advice relative to title of property sold and the consequences of the sale with respect to liens encumbering the property.

The doctrine known as "let the buyer beware" applies to execution sales. A defect in the title or the existence of a lien that is not discharged by the sale is not a justification for failure to pay the purchase price.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
WELLS FARGO BANK, N.A.

vs.

**Defendant**  
BEVERLY M SHANGRAW

**Attorney for the Plaintiff:**  
STERN AND EISENBERG PC  
1581 MAIN STREET, SUITE 200  
WARRINGTON, PA 18976

**Sheriff's Sale Date:** Wednesday, March 8, 2017

**Writ of Execution No. :** 2016CV880

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 224 MARTZVILLE ROAD, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,167.09
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Surcharge	\$130.00
Tax Claim Search	\$5.00

**Total Sheriff Costs** **\$1,990.59**

## Municipal Costs

Sewer \$2,088.86

**Total Municipal Costs** **\$2,088.86**

## Distribution Costs

Recording Fees \$67.00

**Total Distribution Costs** **\$67.00**

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**Grand Total:** **\$4,146.45**

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

# SHERIFF'S SALE

Wednesday, February 1st, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV880, AND CIVIL WRIT NO. 2016CV880 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815. ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE two (2) certain pieces, parcels or tracts of land located in the Borough of Berwick, County of Columbia And State of Pennsylvania, bounded and described as follows:

PARCEL NO. 1: beginning at a point on the southerly boundary line of Martzville Road, said point being at the northeast corner of lot no. 2 as shown on "lots laid out on the property of J.D. Kile and E.G. Scott in Briar Creek Township Columbia County, Pennsylvania, known as walnut glen farm, dated august 29, 1950" said lot no. 2 being lot now or late of Carl Hess and others; thence south twenty-two (22) degrees fifty (50) minutes west, along land of said Carl Hess, a distance of one hundred forty-nine and five-tenths (149-5/10) feet, be the same more or less, to a point on land now or late of First National Bank or Michael Oram; thence north fifty-five (55) degrees fifty two (52) minutes east, one hundred and eighty (180) feet to a point where this course intersects the southern boundary of Martzville Avenue; thence in a north sixty-nine(69) degrees thirty (30) minutes westerly direction along the southern boundary of Martzville Avenue, ninety-eight (98) feet, more or less, to a point, the place of beginning.

PARCEL ID NO. 048-02-132-00, 000

BEING KNOWN AND NUMBERED AS 224 Martzville Road, Berwick, PA 18603

BEING the same premises which Timothy T. Chamberlain (sheriff of Columbia County) by Deed dated October 14, 2010 and recorded October 14, 2010 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 201009226, granted and conveyed unto Wells Fargo Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of August 1, 2005 Asset-Backed Pass Through Certificates, Series 2005-WHQ4.

PROPERTY ADDRESS: 224 MARTZVILLE ROAD, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04B-02-132-00.000

THIS CHECK HAS A COLORED BACKGROUND. DO NOT CASH THIS CHECK IF ANY OF THE SECURITY FEATURES LISTED ON THE BACK ARE NOT PRESENT.

 **FIRST  
COLUMBIA**  
BANK & TRUST CO.

60 500  
915

DATE \_\_\_\_\_

FOR DEPOSIT ONLY

\$ \_\_\_\_\_

**TREASURER'S CHECK**

**NON-NEGOTIABLE**

AUTHORIZED SIGNATURE

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

WELLS FARGO BANK NA VS BEVERLY SHANGRAW

NO. 182-2016 ED

NO. 880-2016

JD

DATE/TIME OF SALE: MARCH 8, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST)

\$ 54,000.00

POUNDAGE -- 2% OF BID

\$ 1,080.00

TRANSFER TAX -- 2% OF FAIR MKT

\$ —

MISC. COSTS

\$ —

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 55,080.00

PURCHASER(S):

Tung nha Ho  
Phuong Xuan Bui

ADDRESS:

1449 Hill Rd

NAMES(S) ON DEED:

Tung nha Ho Phuong Xuan Bui

PURCHASER(S) SIGNATURE(S):

Tung Ho Phuong Xuan Bui

TOTAL DUE:

\$ 55,080.00

LESS DEPOSIT:

\$ 5,500.00

DOWN PAYMENT:

\$ —

TOTAL DUE IN 8 DAYS

\$ 49,580.00

Timothy T. Chamberlain

P.O. Box 380

Bloomsburg Pa 17815

Tung Ho

1449 Hill Rd

Millville Pa 17846

tnhpxbmay27@yahoo.com

570 764 8480

April 26, 2017

Sheriff Tim Chamberlain, my name is Tung Ho. I was at your Sheriff's sale on March 8, 2017 and purchased the property located at 224 Martzville Rd Berwick Pa 18603. I have put down a deposit of \$5500. I am requesting a full refund of my deposit of \$5500. I believed the bank have misrepresentation of the property to you and in turn your ads for the sale of the property located at 224 Martzville Rd Berwick Pa 18603 mislead the public. The ads is for a house seat on a property with two (2) parcel or tract of lands. What I'm getting is half a house and one tract of parcel or land. The bank does not owned both parcels therefore, they cannot sale what they don't have. If the bank could get the other parcel of land to be included in the sale I would purchase the property. Please reconsider and refund my deposit. Thank you

Respectfully

Tung Ho



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

IN THE COURT OF COMMON PLEAS  
*Columbia* ~~NORTHAMPTON~~ COUNTY,  
PENNSYLVANIA  
NO. 2016-CV-880

Wells Fargo Bank, N.A., as Trustee for the Pooling  
and Servicing Agreement Dated as of August 1, 2005  
Park Place Securities, Inc. Asset-Backed Pass-Through  
Certificates Series 2005-WHQ4 c/o Ocwen Loan Servicing, LLC.

2016-ED-182

v.

Beverly M. Shangraw

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:  
County of Northampton

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 described property:

224 Martzville Road ,Berwick, PA 18603

See full legal description attached

Amount due.....\$102,931.24

Interest from 11/23/2016 at the per  
diem rate of \$5.13 until  
judgment is paid in full.....\$ \_\_\_\_\_ and Costs

Total..... \$ \_\_\_\_\_ plus costs \$ \_\_\_\_\_.

Dated: 11/23/2016  
(SEAL)

Barbara H. Silvestri  
Prothonotary, Common Pleas Court of  
*Columbia* ~~Northampton~~ County, PA

By: Rosalie Antonelli  
Deputy

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2020

ALL THOSE two (2) certain pieces, parcels or tracts of land located in the Borough of Berwick, County of Columbia And State of Pennsylvania, bounded and described as follows:

PARCEL NO. 1: beginning at a point on the southerly boundary line of Martzville Road, said point being at the northeast corner of lot no. 2 as shown on "lots laid out on the property of J.D. Kile and E.G. Scott in Briar Creek Township Columbia County, Pennsylvania, known as walnut glen farm, dated august 29, 1950" said lot no. 2 being lot now or late of Carl Hess and others; thence south twenty-two (22) degrees fifty (50) minutes west, along land of said Carl Hess, a distance of one hundred forty-nine and five -tenths (149-5/10 feet, be the same more or less, to a point on land now or late of First National Bank or Michael Oram; thence north fifty-five (55) degrees fifty two (52) minutes east, one hundred and eighty (180) feet to a point where this course intersects the southern boundary of Martzville Avenue; thence in a north sixty-nine(69) degrees thirty (30) minutes westerly direction along the southern boundary of Martzville Avenue, ninety-eight (98) feet, more or less, to a point, the place of beginning.

---

**PARCEL ID NO.** 04B-02-132-00, 000

**BEING KNOWN AND NUMBERED AS** 224 Martzville Road ,Berwick, PA 18603

**BEING** the same premises which Timothy T. Chamberlain (sheriff of Columbia County) by Deed dated October 14, 2010 and recorded October 14, 2010 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 201009226, granted and conveyed unto Wells Fargo Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of August 1, 2005 Asset-Backed Pass Through Certificates, Series 2005-WHQ4.

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV880

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, FEBRUARY 01, 2017**  
**AT 9:00 O'CLOCK A.M.**

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

---

ALL THOSE two (2) certain pieces, parcels or tracts of land located in the Borough of Berwick, County of Columbia And State of Pennsylvania, bounded and described as follows:

PARCEL NO. 1: beginning at a point on the southerly boundary line of Martzville Road, said point being at the northeast corner of lot no. 2 as shown on "lots laid out on the property of J.D. Kile and E.G. Scott in Briar Creek Township Columbia County, Pennsylvania, known as walnut glen farm, dated august 29, 1950" said lot no. 2 being lot now or late of Carl Hess and others; thence south twenty-two (22) degrees fifty (50) minutes west, along land of said Carl Hess, a distance of one hundred forty-nine and five-tenths (149-5/10 feet, be the same more or less, to a point on land now or late of First National Bank or Michael Oram; thence north fifty-five (55) degrees fifty two (52) minutes east, one hundred and eighty (180) feet to a point where this course intersects the southern boundary of Martzville Avenue; thence in a north sixty-nine(69) degrees thirty (30) minutes westerly direction along the southern boundary of

Martzville Avenue, ninety-eight (98) feet, more or less, to a point, the place of beginning.

PARCEL ID NO. 048-02-132-00, 000

BEING KNOWN AND NUMBERED AS 224 Martzville Road, Berwick, PA 18603

BEING the same premises which Timothy T. Chamberlain (sheriff of Columbia County) by Deed dated October 14, 2010 and recorded October 14, 2010 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 201009226, granted and conveyed unto Wells Fargo Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of August 1, 2005 Asset-Backed Pass Through Certificates, Series 2005-WHQ4.

PROPERTY ADDRESS: 224 MARTZVILLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-02-132-00,000

Seized and taken into execution to be sold as the property of BEVERLY M SHANGRAW 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:  
STERN AND EISENBERG PC  
WARRINGTON, PA

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

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

WELLS FARGO BANK NA VS BEVERLY SHANGRAW

NO. 182-2016 ED

NO. 880-2016

JD

DATE/TIME OF SALE: MARCH 8, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 54,000.00

POUNDAGE - 2% OF BID \$ 1,080.00

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 55,080.00

PURCHASER(S): Tung nha Ho  
Phuong Xuan Bui

ADDRESS: 1449 Hill Rd Millville, PA

NAMES(S) ON DEED: Tung nha Ho Phuong Xuan Bui

PURCHASER(S) SIGNATURE(S): Tung Hu

TOTAL DUE: \$ 55,080.00

LESS DEPOSIT: \$ 5,500.00

DOWN PAYMENT: \$ —

TOTAL DUE IN 8 DAYS \$ 49,580.00



COUNTY OF COLUMBIA  
RECORDER OF DEEDS  
Brenda S. Lupini, Recorder  
35 West Main Street  
Bloomsburg, PA 17815

Instrument Number - 201604720

Recorded On 6/21/2016 At 8:04:06 AM

\* Total Pages - 2

\* Instrument Type - ORDER OF COURT - ACTION TO QUIET TITLE

Invoice Number - 205417

\* Grantor - SHANGRAW, BEVERLY M

\* Grantee - WELLS FARGO BANK

User - VAM

\* FEES

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$35.50
AFFORDABLE HOUSING	\$13.00
RECORDING FEES -	\$13.00
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$67.00

This is a certification page

**DO NOT DETACH**

This page is now part  
of this legal document.

RETURN DOCUMENT TO:  
MAIL TERRA ABSTRACT INC  
1581 MAIN STREET STE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976

I hereby CERTIFY that this document is  
recorded in the Recorder's Office of  
Columbia County, Pennsylvania.



*Brenda S. Lupini*  
Brenda S. Lupini  
Recorder of Deeds

\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.

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

Wells Fargo Bank, National Association, as  
Trustee under Pooling and Servicing Agreement  
dated as of August 1, 2005 Asset-Backed Pass  
Through Certificates, Series 2005-WHQ4 c/o  
Owen Loan Servicing, LLC  
1661 Worthington Road  
Suite 100  
West Palm Beach, FL 33409  
(Plaintiff)

v.

Beverly M. Shangraw  
3950 Leeward Passage Court,  
Apt. 102  
Bonita Springs, FL 34134  
(Defendant)

Docket Number: 2016-CV-379

CIVIL ACTION - QUIET TITLE /  
DECLARATORY JUDGMENT

FILED  
PROTHONOTARY  
JUN 10 10 23 54  
CLERK OF COURTS OFFICE  
COLUMBIA COUNTY, PA

**DECREE NISI**

AND NOW, this 9<sup>th</sup> day of June, 2016, upon consideration of Plaintiff's  
Motion for Decree Nisi, and upon consideration of any response(s) thereto, and good  
cause being shown; it is hereby **ORDERED** and **DECREED** that

1. the Sheriff's Deed be stricken as of July 5, 2011;
2. the Columbia County Recorder of Deeds is directed to note the foregoing in all real  
property indexes;
3. and Plaintiff may record a copy or certified copy hereof with the Columbia County  
Recorder of Deeds.

BY THE COURT:

*[Signature]*  
\_\_\_\_\_  
J.

Certified from the records this  
13<sup>th</sup> Day of June, A.D. 2016

PROTHONOTARY

per Barbara N. Schwartz /mr

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2020

RECORDING REQUESTED BY AND WHEN  
RECORDED RETURN TO:  
Terra Abstract, Inc.  
The Shops at Valley Square  
1581 Main Street, Suite 200  
Warrington, PA 18976

Date: 3/20/2017

Columbia County Court of Common Pleas

User: PUBLIC

Time: 12:17 PM

ROA Report

Page 1 of 1

Case: 2016-CV-0000880-MF

Current Judge: No Judge

Wells Fargo Bank NA vs. Beverly M Shangraw

Mortgage Foreclosure

Date	Judge
7/28/2016	
Filing: Civil Complaint Paid by: Stern & Eisenberg PC Receipt number: 0004586 Dated: 7/28/2016 Amount: \$130.00 (Check) For: Wells Fargo Bank NA (plaintiff)	
REAL PROPERTY MORTGAGE FORECLOSURE: RESIDENTIAL COMPLAINT FILED by Atty Edward McKee. One copy returned to Atty McKee by regular mail. One certified copy issued to the Sheriff by hand.	
AGE CIVIL OTHER CASE	
8/1/2016	
Sheriff Return of Service filed. 7/29/2016 Deputy Scott Mayernick, service to the Deft., Beverly M. Shangraw at 224 Martzville, Rd., Berwick, PA 18603. The Deft was found to have moved. No Forward and Drive License Expired in 2014.  Sheriffs Return of No Service filed -Deputy Scott Mayernick 7/29/2016 was unable to find the Defendant - moved no forward address.	
8/24/2016	
Cert. of Service f/b Atty. Andrew J. Marley. On 8/2/2016 Atty. Andrew J. Marley served the Mortgage Foreclosure by cert. mail upon Deft. {1 copy returned to Atty. Marley by reg. mail.}	
11/23/2016	
Filing: Judgment Fee-Defaults, Non Pros, Revivals, Summary Judg. Paid by: Stern & Eisenberg PC Receipt number: 0006936 Dated: 11/23/2016 Amount: \$25.00 (Check) For: Wells Fargo Bank NA (plaintiff)	
DEFAULT JUDGMENT FILED (CIVIL ACTION) f/b Atty. Jaessica Manis. Notice and all docs filed mailed to Deft. {1 copy returned to Atty. Manis by office mailbox.}	
Judgment is entered in favor of the Pltff. and against the Deft. in the amount of \$102,913.24 /s/ Barbara N. Silvetti, Prothonotary.	
Praecipe for Writ of Execution f/b Atty. Jessica Manis to Writ No. 2016-CV-880 on behalf of Pltff. {4 Writs issued to Sheriff.} {1 Writ and 1 Praecipe issued to Atty. Manis by reg. mail.}	
1/23/2017	
Notice of Date of Continued Sheriff's Sale f/b Atty. Edward J. McKee. The Sheriff's Sale scheduled for Feb. 1, 2017, in the above-captioned matter has been continued until March 8, 2017. 1 copy issued to Sheriff by hand. {1 copy returned to Atty. McKee by reg. mail.}	
1/25/2017	
Certificate of Service filed by Atty Edward McKee for service of Notice of the Sheriff's Sale upon the Defendant by certified mail on 1/19/2017. One copy returned to Atty McKee by regular mail.	

Act 91

and Act 6

Notice with  
complaint

Writ No.

2016-880-182

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



Plaintiff  
WELLS FARGO BANK, N.A.

vs.

Defendant  
BEVERLY M SHANGRAW

Attorney for the Plaintiff:  
STERN AND EISENBERG PC  
1581 MAIN STREET, SUITE 200  
WARRINGTON, PA 18976

Sheriff's Sale Date: Wednesday, March 8, 2017  
Writ of Execution No. : 2016CV880  
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 224 MARTZVILLE ROAD, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,167.09
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Surcharge	\$130.00
Tax Claim Search	\$5.00
<b>Total Sheriff Costs</b>	<b>\$1,990.59</b>

## Municipal Costs

Sewer	\$2,088.86
<b>Total Municipal Costs</b>	<b>\$2,088.86</b>

## Distribution Costs

Recording Fees	\$67.00
<b>Total Distribution Costs</b>	<b>\$67.00</b>

**Grand Total: \$4,146.45**

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



STEVEN K. EISENBERG, ESQUIRE (75736)  
M. TROY FREEDMAN, ESQUIRE (85165)  
WILLIAM E. MILLER, ESQUIRE (308951)  
EDWARD J. MCKEE, ESQUIRE (316721)  
ANDREW J. MARLEY, ESQUIRE (312314)  
JESSICA N. MANIS, ESQUIRE (318705)  
STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
WARJUNGTON, PENNSYLVANIA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

STAMP  
AND  
RETURN

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
FOR COLUMBIA COUNTY

Wells Fargo Bank, N.A., as Trustee for the  
Pooling and Servicing Agreement Dated as of  
August 1, 2005 Park Place Securities, Inc. Asset-  
Backed Pass-Through Certificates Series 2005-  
WHQ4 c/o Ocwen Loan Servicing, LLC.

v.

Beverly M. Shangraw  
Defendant(s)

Civil Action: 2016-CV-880

MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, EDWARD J. MCKEE, ESQ., attorney for the within Plaintiff, hereby certify that notice of the Sheriff's Sale was mailed to the Defendant by certified mail, return receipt requested and regular mail on January 19, 2017 as evidenced by copy of certified mail receipts and certificate of mailing attached.

I further certify that notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage prepaid mail on January 19, 2017 as evidenced by copy of certificates of mailing attached.

STERN & EISENBERG, PC

BY: 

EDWARD J. MCKEE  
Attorney for Plaintiff

1/23/17

Address of Sender

1581 Main Street, Suite 200  
Warrington, PA 18976

U.S. POSTAGE & PITNEY BOWES

Line	1	Beverly M. Shangraw, 224 Martzville Road, Berwick, PA 18603	ZIP 18976 \$ 00.0543 Fee
2	Beverly M. Shangraw, 3950 Leeward Passage Court, Apartment 102, Bonita Springs, FL 34134	02 1W	000137 1895 JAN 19 1897
3	Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co of Pennsylvania, 417 Central Mortgage Road, Suite 2, Berwick, PA 18603		
4	PA Department of Revenue, Bureau of Compliance, Box 281230, Harrisburg, Pennsylvania 17128		
5	Domestic Relations, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815		
6	Tax Claim Bureau, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815		
7	Tenant(s)/Occupant(s), 224 Martzville Road, Berwick, PA 18603		
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
Domestic Mail Only

**OFFICIAL USE**

Certified Mail Fee \$

Extra Services & Fees (check box and fee per copy)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Beverly M. Shangraw  
Street and Apt. 224 Martzville Road  
City, State, ZIP Berwick, PA 18603

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
Domestic Mail Only

**OFFICIAL USE**

Certified Mail Fee \$

Extra Services & Fees (check box and fee per copy)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Beverly M. Shangraw  
3950 Leeward Passage Court  
Apartment 102  
Bonita Springs, FL 34134

LW  
116.100105/Shangraw

Postage: 2\*6.46 + 7\*0.46 + 3.43 = \$19.57

## Document Receipt

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Trans #	9404	Carrier / service:	USPS Server	First-Class Mail®	11/28/2016 12:00:00 AM
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## Ship to:

BEVERLY M. SHANGRAW

3950 LEEWARD PASSAGE COURT  
APT #102

BONITA SPRING FL 34134

Tracking #:	71901140006000094006
Doc Ref #:	2016ED182
Postage	5.1300

M. TROY FREEDMAN, ESQUIRE (85165)  
ANDREW J. MARLEY, ESQUIRE (312314)  
EDWARD J. MCKEE, ESQUIRE (316721)  
WILLIAM E. MILLER, ESQUIRE (308951)  
STEVEN P. KELLY, ESQUIRE (308573)  
JESSICA N. MANIS, ESQUIRE (318705)  
BRANDON P. ACCARDI (320169)  
STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
FOR COLUMBIA COUNTY

Wells Fargo Bank, N.A., as Trustee for the  
Pooling and Servicing Agreement Dated as of  
August 1, 2005 Park Place Securities, Inc. Asset-  
Backed Pass-Through Certificates Series 2005-  
WHQ4 c/o Ocwen Loan Servicing, LLC.

v.

Beverly M. Shangraw  
Defendant(s)

Civil Action: 2016-CV-880

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 224 Martzville Road, Berwick, PA 18603.

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

Beverly M. Shangraw  
224 Martzville Road  
Berwick, PA 18603

Beverly M. Shangraw  
3950 Leeward Passage Court  
Apartment 102  
Bonita Springs, FL 34134

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

Beverly M. Shangraw  
224 Martzville Road  
Berwick, PA 18603

Beverly M. Shangraw  
3950 Leeward Passage Court  
Apartment 102  
Bonita Springs, FL 34134

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

N/A

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

Beneficial Consumer Discount Company  
d/b/a Beneficial Mortgage Co of Pennsylvania  
417 Central Mortgage Road, Suite 2  
Berwick, PA 18603

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

N/A

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:

PA Department of Revenue  
Bureau of Compliance  
Box 281230  
Harrisburg, Pennsylvania 17128

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:

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

Tax Claim Bureau  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Tenant(s)/Occupant(s)  
224 Martzville Road  
Berwick, PA 18603

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

Date: November 22, 2016

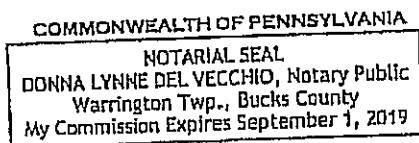
STERN & EISENBERG, PC

BY: \_\_\_\_\_

Jessica N. Manis  
☒ Jessica N. Manis, Esquire  
Attorney for Plaintiff

Sworn to and subscribed before me  
This 22 Day of November, 2016.

Donna Lynne Del Vecchio  
Notary Public



M. TROY FREEDMAN, ESQUIRE (85165)  
ANDREW J. MARLEY, ESQUIRE (312314)  
EDWARD J. MCKEE, ESQUIRE (316721)  
WILLIAM E. MILLER, ESQUIRE (308951)  
STEVEN P. KELLY, ESQUIRE (308573)  
JESSICA N. MANIS, ESQUIRE (318705)  
STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

FILED  
PROTHONOTARY  
2016 JUL 28 P 12:04  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA.

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
COLUMBIA COUNTY

Wells Fargo Bank, N.A., as Trustee for the  
Pooling And Servicing Agreement Dated as of  
August 1, 2005 Park Place Securities, Inc. Asset-  
Backed Pass-Through Certificates Series 2005-  
WHQ4

c/o Ocwen Loan Servicing, LLC  
1661 Worthington Road  
Suite 100  
West Palm Beach, FL 33409  
(Plaintiff)

v.

Beverly M. Shangraw  
3950 Leeward Psge Ct Apt 102  
Bonita Springs, FL 34134-6303

(Defendant(s))

Civil Action Number: 2016-CV-880

Complaint in Mortgage Foreclosure

COMPLAINT

CIVIL ACTION - MORTGAGE FORECLOSURE

1. Plaintiff is Wells Fargo Bank, N.A., as Trustee for the Pooling And Servicing Agreement Dated as of August 1, 2005 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ4 c/o Ocwen Loan Servicing, LLC (hereinafter referred to as "Wells Fargo Bank, N.A., as Trustee") with offices located at 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409.

2. The Defendant(s), Beverly M. Shangraw, is an adult individual with a last-known address of 3950 Leeward Psgé Ct Apt 102, Bonita Springs, FL 34134-6303.
3. Under the date of 06/23/2005, defendant, Beverly M. Shangraw, executed and delivered to Argent Mortgage Company, LLC a mortgage upon the property 224 Martzville Rd, Berwick, PA 18603 (the "Property") to secure the payment of the sum of \$103,500.00. The said mortgage is recorded in the Office for the Recording of Deeds in and for Columbia County on 08/16/2005, at instrument 200508631, and is incorporated herein by reference as though set forth at length herein. A true and accurate copy of said Mortgage is attached hereto and made a part hereof as Exhibit "A."
4. Further, on or about 09/09/2013, Beverly M. Shangraw executed a Loan Modification Agreement in which terms of the original mortgage were amended in effort to aid the Defendant(s) in curing her then default. A true and correct copy of the loan modification agreement is attached hereto, made part hereof, and marked as Exhibit "A1."
5. An assignment transferring the mortgage originally with Argent Mortgage Company, LLC (Originating Lender) was assigned as follows:
  - i. Assignment from Argent Mortgage Company LLC, by Barclays Capital Real Estate Inc., dba Homeq Servicing, Attorney in Fact to Wells Fargo Bank, NA as Trustee was recorded on 04/02/2008 as instrument 200802893 in the Office of the Recorder of Deeds of Columbia County.
  - ii. Assignment from Wells Fargo Bank, N.A. as Trustee to Wells Fargo Bank, National Association as Trustee under Pooling and Servicing Agreement Dated as of August 1, 2005 Asset-Backed Pass-Through Certificates, Series 2005-WHQ4 was recorded on 12/10/2009 as instrument 200911681 in the Office of the Recorder of Deeds of Columbia County.
    1. Corrective assignment from Wells Fargo Bank, N.A. as Trustee by its Attorney in fact, Ocwen Loan Servicing, LLC to Wells Fargo Bank, N.A. as Trustee for the Pooling and Servicing Agreement Dated as of August 1, 2005 Park Place Securities, Inc. Asset-



Backed Pass-Through Certificates Series 2005-WHQ4 was recorded on 07/11/2016 as instrument 201605310 in the Office of the Recorder of Deeds of Columbia County.

6. Defendant(s) Beverly M. Shangraw is the real owner of the property located at 224 Martzville Rd, Berwick, PA 18603.
7. In accordance with Pennsylvania law, the required pre-foreclosure notice (under Act 91/Act 6 as may be applicable), was sent to the defendant(s) and no response was made in the appropriate period of time. A true and correct copy of the aforesaid notice is attached hereto, made a part hereof, and marked as Exhibit "B."
8. The said loan is in default as a result of the failure to pay the monthly installment of \$725.24 due on August 1, 2014 and each month thereafter.
9. The following is due on the loan (as of 07/14/2016):

PRINCIPAL BALANCE: .....	\$92,364.94
INTEREST TO THE DATE OF 07/14/2016 .....	\$3,761.27
(INTEREST WILL CONTINUE TO ACCRUE AT THE CONTRACT RATE)	
TOTAL ESCROW ADVANCES.....	\$5,164.26
ESCROW PAYMENT:.....	(\$18,242.80)
ESCROW TAX:.....	\$11,518.81
ESCROW INSURANCE:.....	\$5,404.84
PRIOR SERVICER:.....	\$6,483.41
PROPERTY INSPECTION:.....	\$198.94
TITLE COSTS: .....	\$372.50
LATE CHARGES ACCRUED TO 07/14/2016 OF:.....	\$289.50
(LATE CHARGES AFTER 07/14/2016 SHALL ACCRUE AT THE MONTHLY RATE OF \$26.95.)	
<b>TOTAL DUE:</b> .....	<b>\$102,151.41</b>

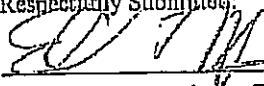
Attorney fees and costs are allowed in conformity with the mortgage documents and Pennsylvania law,

and Plaintiff reserves the right to recover these amounts incurred and to be incurred in bringing and maintaining this action.

WHEREFORE, Plaintiff, Wells Fargo Bank, N.A., as Trustee for the Pooling And Servicing Agreement Dated as of August 1, 2005 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ4 requests this Court to enter judgment, IN REM, for foreclosure of the mortgaged property for the sum of \$102,151.41 and all other amounts set forth above, less any suspense as set forth above, together with record costs, and any other amounts that accrue including, but not limited to, attorney fees and costs over the course of the instant matter, and for the foreclosure and sale of the mortgaged property.

Respectfully Submitted:

By:

-   
☐ M. Troy Freedman, Esquire (85165)  
☐ Andrew J. Marley, Esquire (312314)  
☒ Edward J. McKee, Esquire (316721)  
☐ William E. Miller, Esquire (308951)  
☐ Steven P. Kelly, Esquire (308573)  
☐ Jessica N. Manis, Esquire (318705)  
☐


Stern & Eisenberg, PC  
1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976  
Phone: (215) 572-8111  
Facsimile: (215) 572-5025  
tfreedman@sternseisenberg.com

Re: Beverly M. Shangraw, 224 Martzville Rd, Berwick, PA 18603 XXXXX2827

VERIFICATION

I, the undersigned, Kimberly Brown, of Ocwen Loan Servicing, LLC ("Ocwen"), the duly authorized servicing agent for Wells Fargo Bank, N.A., as Trustee for the Pooling And Servicing Agreement Dated as of August 1, 2005 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ4, am authorized to make this verification on behalf of Ocwen and hereby certify that the facts set forth in the foregoing Complaint are true and correct to the best of my knowledge, information and belief. Except where otherwise stated and/or based upon public record, this verification is based upon a review of the business records regularly created, kept and maintained in the course of Ocwen's mortgage servicing business conducted on Plaintiff's behalf.

In making this verification, I understand that it is a crime under 18 Pa.C.S. Section 4904 to make a written statement to a public servant, or to invite a public servant's reliance upon a written statement or instrument, which I do not believe to be true or which I know to be false.

  
Name: Kimberly Brown  
Title: Contract Management Coordinator  
Wells Fargo Bank, N.A., as Trustee for the Pooling And Servicing Agreement Dated as of August 1, 2005 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ4 by its servicer Ocwen Loan Servicing, LLC

*TITLE SEARCH CERTIFICATE  
PURSUANT TO PA.RCP 3136(C)*

First American Title Insurance Company

Harding, Hill & Turowski, LLP

P. Jeffrey Hill, Agent

No. 2017 – 005

ATTACHED TO AND FORMING A PART OF TITLE SEARCH NO. 2017 – 005

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Subject to all matters shown on the title search attached hereto.

TAXES: Account No. 04B-02-132  
Assessment: 31,930

Real Estate taxes paid through 2016

- Exceptions:**
1. Oil, gas or other mineral interests and rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
  2. Subject to the terms and conditions of any unrecorded agreements or leases and tenancy or present occupants.
  3. Subject to easements not appearing in the chain of title.
  4. Subject to any variation in location or in dimensions and any other objections and easements which a survey may disclose or which are visible on the ground.
  5. Subject to easements of all roads, streets, lanes and avenues bounded by or included within the boundaries of premises.
  6. Subject to proof that this transaction is not within the bankruptcy or insolvency acts.
  7. Subject to any claims of current or prior spouses of owner under any applicable divorce or annulment statute or the common or decisional law of any jurisdiction concerning divorce or annulment.
  8. Any reservations, restrictions, limitations, conditions or agreements set forth in the instrument by which title is vested in the insured owner.
  9. Outstanding real estate taxes.
  10. Subject to all matters shown on the title search attached hereto.

**NOTE:** The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.