

FIRST AMERICAN TITLE INSURANCE COMPANY

Title Search Pursuant to Pa.RCP 3136(c)

Order No. 2017 - 005 Effective Date: March 8, 2017

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as a abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

\*\*\*\*\*

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.

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

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

TITLE SEARCH CERTIFICATE NO. 2017-005

RE: BEVERLY M. SHANGRAW  
224 Martzville Road  
Berwick, PA

Borough of Berwick  
Tax Parcel No. 04B-02-132

Assessment:  
Land @ 5,841  
Imp @ 26,089  
31,930

Instrument No. 200508630  
Dated: June 25, 2005  
Rec: August 16, 2005

ADVERSE  
CONVEYANCES NONE

MORTGAGES SEE ATTACHED

MISCELLANEOUS NONE

JUDGMENTS SEE ATTACHED

FEDERAL  
TAX LIENS NONE

EJECTMENTS SEE ATTACHED

TAXES Real Estate taxes paid through 2016

Search Cover Date: March 22, 2017

MORTGAGE

BEVERLY M. SHANGRAW

and

ARGENT MORTGAGE CO.,  
LLC

ASSIGNED

WELLS FARGO BANK, AS TRUSTEE

: Instrument No. 200508631

: Dated: June 23, 2005

: Rec: August 16, 2005

: Amount: \$103,500.00

:  
: \*NOTE: Property is only one parcel as  
: described as Parcel One of Instrument  
: No. 200508630.

ASSIGNED

WELLS FARGO BANK, NATIONAL  
ASSOCIATION, AS TRUSTEE UNDER  
POOLING and SERVICING AGREEMENT  
as of August 1, 2005-Asset-Backed  
Pass-Through Certificates, Series  
2005-WHQ4

: Instrument No. 200911681

: Rec: December 10, 2009

:

:

:

:

:

MORTGAGE

BEVERLY M. SHANGRAW

and

BENEFICIAL CONSUMER DISCOUNT  
COMPANY, dba, BENEFICIAL  
MORTGAGE CO OF PENNSYLVANIA

: Instrument No. 200701474

: Dated: February 5, 2007

: Rec; February 8, 2007

: Amount: \$15,581.65

:

:

:

EJECTMENT

WELLS FARGO BANK, N.A.

vs:

BEVERLY M. SHANGRAW

: No. 379 - 2016  
: Complaint filed: March 24, 22016  
: Quiet Title  
:  
:

Re: Sheriff's Deed filed to Instrument No. 201009226  
dated 10-14-2010, be stricken from records (see attached)

EJECTMENT

BEVERLY M. SHANGRAW

vs:

HOMEQ SERVICING and  
OCWEN SERVICING and  
WELLS FARGO BANK N.A., as  
TRUSTEE

: No. 369 - 2011  
: Date filed: February 28, 2011  
: Civil Complaint  
:  
:  
:  
:  
:

Complaint arises out of the Wells Fargo's foreclosure  
action against the Plaintiff's home and also out of the breach  
of contract, fraud and deceit on the part of HomeEq, now doing  
business as Ocwen, in conjunction with Wells Fargo.

Regarding Mortgage Foreclosure filed to No. 390-2008.  
Mortgage Foreclosure was discontinued 10-25-2013

EJECTMENT

BEVERLY M. SHANGRAW

vs:

JOHN J. SHANGRAW

: No. 243 - 2003  
: Complaint Dated: February 27, 2003  
: Decree in Divorce: Nov. 5, 2003

NOTE: Record Book 594, page 170 into Beverly Schechterly conveys 2 parcels of land on Martzville Road.

When Beverly Shangraw, fka, Beverly Schechterly conveyed property into Beverly M. Shangraw, Instrument No. 200508630, only Parcel 1 of the previous deed was transferred.

The mortgage with Argent Mortgage Co., LLC only has Parcel 1 secured on the mortgage. So, the mortgage foreclosure is only against the 1 parcel of land.

Record Book 444, page 528, Stella J. Kapsak reserved the right to occupy the building as her principal family building for as long as she chooses.

Record Book 594, page 170, states Stella J. Kapsak having a life estate in the property is now deceased. No date of death was given.

No Estate of record for Stella J. Kapsak; no Inheritance Tax paid on the life estate

Restrictions recorded with No. 2 Deed, Record Book 594 page 170 (copy attached - see chain of title)

No. 1 Deed



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 \*\*\*

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 <sup>(Hereinafter called "Grantee(s)");</sup>  
therefore, exempt from transfer tax.

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

Paid to the Grantor(s) by the Grantee(s) do hereby grant, bargain, sell and convey unto the said Grantee(s), 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(s) 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.

bms

UNISOURCE

INFORMATION SERVICES

*Appraisal \* Title \* Settlement \* Default*  
Phone: 866.733.7390 \* Fax: 866.215.2041

100 Beecham Drive Pittsburgh, PA 15205-9774

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.



No. 2 Deed

Edward J. Kapsak

R.B. 594 page 170

Mary J. Kapsak

4-12-95

his wife

4-12-95

and

4-17-95

Beverly Schenkterly

\$ 85,900.00

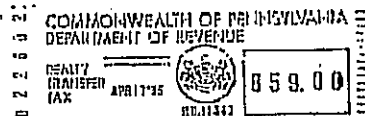
Specially

Conveys 2 parcels of land situate in Borough of Bernick  
on Madenville Road.

Recites:

Being the same premises conveyed by deed dated  
1-15-90 and recorded in Record Book 444 page 528.

Notes: Restrictions



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-

Haverly 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

Berwick Boro  
REAL ESTATE TRANSFER TAX  
Amount \$ 429.50 Paid 4-17-95 SCHEDULE RE

Amount \$429.50 Paid 4-17-95

BK 594PG0170

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 Gram, 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

SHEET.RE

OK 594PG0171

No. 3. Deed.

Stella G. Kapsak

P.B. 444 p. 528

widow

1-13-90

and

1-15-90

Edward J. Kapsak

1-18-90

\* 1.00

Specialty

Convey. Same 2 parcels of land - as current deed

Restrictions - for Parcel No 1

same as current deed.

Reverts

Parcel No 1: Being the same premises conveyed  
by deed dated 3-15-52 and recorded in Deed  
Book 158 page 52.

Parcel No 2: Being the same premises conveyed  
by deed dated 3-24-52 and recorded in Deed  
Book 158 page 49.

Note →

Stanley Kapsak is deceased - no date of death given  
Stella G. Kapsak reserved to herself the right  
to occupy the building as her principal family  
building for as long as she chooses to occupy  
the building

No. 4A Deed...

Q Donald Kile D.B. 158 p. 52

Lorraine E Kile 3-15-52

his wife 3-15-52

Edgar G. Scott 3-24-52

Catherine G. Scott \$ 200 -

his wife Generally

and

Stanley Kapsak

Stella J. Kapsak

his wife

Convey- Parcel No 1- same description as recent deed.

This description is intended to cover and this deed to convey a triangular shaped lot of land

Restriction - same as recent deed.

Reverts - Being part of the same premises conveyed by the Heirs of Mary Petty Estate.

No. 4B Deed.

The First National Bank      W.B. 158 page 49

of Beerside, Everett      3-24-52

of the Last Will and      3-24-52

Testament of H.D.      3-24-52

Harrison, also Herbert      \$ 400.00

D. Harrison, Dec.      Estate Warranty

and.

Stanley Kaprak

Stella J. Kaprak

his wife

Convey- Parcel to 2. same description as current  
deed.

This deed is intended to cover and to convey  
a triangular shaped lot of land adjacent to other  
lands of the Grantors.

Reverts: Estate of H.D. Harrison  
W.B. 17. page 101

Deed Book reference - 105 page 192

# 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

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
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	Poundage			\$1,080.00	\$0.00
11/28/2016	Press Enterprise Inc.			\$1,167.09	\$0.00
11/28/2016	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
11/28/2016	Sheriff Automation Fund			\$50.00	\$0.00
11/28/2016	Sheriff's Deed			\$35.00	\$0.00
11/28/2016	Solicitor Services			\$100.00	\$0.00
11/28/2016	Transfer Tax Form			\$25.00	\$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	Distribution Form			\$25.00	\$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
03/01/2017	Sewer			\$2,088.86	\$0.00
03/01/2017	Recording Fees			\$67.00	\$0.00
03/08/2017	Recorder, Lien Search			\$250.00	\$0.00
				\$5,476.45	\$1,350.00

<b>TOTAL BALANCE:</b>	<b>\$(4,126.45)</b>
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# 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
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**Total Municipal Costs** \$2,088.86

## Distribution Costs

Recording Fees	\$67.00
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**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.



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)

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**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

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

To:

Beverly M. Shangraw  
224 Martzville Road  
Berwick, PA 18603-3160

Beverly M. Shangraw  
3950 Leeward Passage Court  
Apartment 102  
Bonita Spring,

Your real estate at **224 Martzville Road, Berwick, PA 18603** is scheduled to be sold at Sheriff's Sale on Feb. 1<sup>st</sup> 2017 at 9:00 am at Courthouse, Bloomsburg, PA 17815 (location of sale) to enforce the court judgment of \$102,931.24 obtained by U.S. Bank National Association, as Trustee against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg PC, telephone (215) 572-8111.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See 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 Stern & Eisenberg PC, telephone (215) 572-8111.

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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 Stern & Eisenberg PC, telephone (215) 572-8111.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. 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 date of filing of said schedule. You should check with the Sheriff's Office by calling 1-570-389-5624 to determine the actual date of filing of said schedule.

7. You may also have other rights and defenses, or ways of getting your house 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 E. 5th Street  
Berwick, PA 18603  
1-570-784-8760

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.

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

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

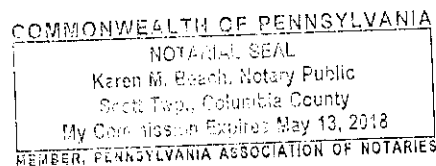
**BEING** the same premises which Timothy T. Chamberlain (sheriff of Columbia County) by Deed dated October 14, 2010 and recorded October 14, 2010 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 201009226, granted and conveyed unto Wells Fargo Bank National Association,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

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 January 11, 18, 25, 2017 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 25<sup>th</sup> day of January 2017...

Karen M. Beach  
(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.



002837

60-593  
313

TRI VAN NGUYEN

DATE

08/11/11

COLUMBIA COUNTY COURT

\$ 5,500.00

PAY TO THE ORDER OF

Five Thousand Five Hundred Dollars

224 MARTZVILLE ROAD, BEVILL, AL 36008

**TREASURER'S CHECK**

*Brenda G. Ruth*  
AUTHORIZED SIGNATURE

MP

⑈002837⑈ ⑆031305936⑆ 073⑈593⑈7⑈

# SHERIFF'S SALE COST SHEET

VS. \_\_\_\_\_

NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>428.50</u>

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

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20__	\$ _____	
SCHOOL DIST. 20__	\$ _____	
DELINQUENT 20__	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20__	\$ <u>2088.86</u>	
WATER 20__	\$ _____	
TOTAL *****		\$ <u>2088.86</u>

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

TOTAL COSTS (OPENING BID) \$ 4146.45



Stern & Eisenberg | PC

LAW OFFICES

**Stern & Eisenberg, PC**

[www.sterneisenberg.com](http://www.sterneisenberg.com)

1581 Main Street  
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

March 6, 2017

RE: WELLS FARGO BANK N/A  
Vs. BEVERLY M. SHANGRAW  
C.C.P. COLUMBIA COUNTY No. 2016-CV-880

Premises: 224 Martzville Road, Berwick, PA 18603

Sheriff's Office-Real Estate  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Dear Sir/Madam,

Kindly disregard the previous postponement letter for the above referenced property as we wish to continue with the scheduled Sheriff's Sale on March 8, 2017. Attached is the proof of service and tracking information. Thank you for your consideration in this matter.

Very Truly Yours,

Legal Assistant For  
Stern & Eisenberg, PC

S&E/IP  
VIA FAX

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

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



9590 9402 1851 6104 4221 14

## 2. Article Number (Transfer from service label)

7016 1370 0001 6208 2480

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

X *Beverly Shangraw*

- ☐ Agent  
☐ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

11/31/17

## D. Is delivery address different from item 1?

- ☐ Yes  
☐ No

If YES, enter delivery address below:

## 3. Service Type

- ☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Insured Mail  
☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

Restricted Delivery

Domestic Return Receipt

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)**OFFICIAL USE**

## Certified Mail Fee

\$

## Extra Services &amp; Fees (check box, add fee or appropriate)

- ☐ Return Receipt (hardcopy)  
☐ Return Receipt (electronic)  
☐ Certified Mail Restricted Delivery  
☐ Adult Signature Required  
☐ Adult Signature Restricted Delivery

## Postage

\$

## Total Postage and Fees

\$

## Sent To

## Street

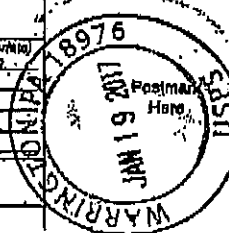
## City, State

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

PS Form 3800, April 2012 Edition 7530-02-000-9053

See Reverse for Instructions

7016 1370 0001 6208 2480





## USPS Tracking®

Still Have Questions?  
Browse our FAQs »



Get Easy Tracking Updates »  
Sign up for My USPS.

Tracking Number: 70161370000162082480

### Product & Tracking Information

Postal Product:

Features:  
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
January 31, 2017 , 2:06 pm	Delivered, Left with Individual	BONITA SPRINGS, FL 34135

Your item was delivered to an individual at the address at 2:06 pm on January 31, 2017 in BONITA SPRINGS, FL 34135

January 27, 2017 , 2:21 pm	Notice Left (No Authorized Recipient Available)	BONITA SPRINGS, FL 34135
January 25, 2017 , 6:15 pm	In Transit to Destination	
January 24, 2017 , 6:16 pm	Departed USPS Destination Facility	FORT MYERS, FL 33913
January 23, 2017 , 10:07 am	In Transit to Destination	
January 23, 2017 , 8:41 am	Forwarded	BONITA SPRINGS, FL
January 21, 2017 , 3:46 pm	Arrived at USPS Facility	FORT MYERS, FL 33913
January 21, 2017 , 5:18 am	In Transit to Destination	
January 20, 2017 , 8:18 pm	Departed USPS Facility	PHILADELPHIA, PA 19176
January 19, 2017 , 10:16 pm	Arrived at USPS Origin Facility	PHILADELPHIA, PA 19176
January 19, 2017 , 5:36 pm	Departed Post Office	WARRINGTON, PA 18976
January 19, 2017 , 3:34 pm	Acceptance	WARRINGTON, PA 18976

### Available Actions

### Track Another Package

Tracking (or receipt) number

.....

Track It

### Manage Incoming Packages

Track all your packages from a dashboard  
No tracking numbers necessary

Sign up for My USPS »





Stern & Eisenberg PC

LAW OFFICES

**Stern & Eisenberg, PC**

[www.sterneisenberg.com](http://www.sterneisenberg.com)

1581 Main Street  
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

March 6, 2017

RE: WELLS FARGO BANK N/A  
Vs. BEVERLY M. SHANGRAW  
C.C.P. COLUMBIA COUNTY No. 2016-CV-880

Premises: 224 Martzville Road, Berwick, PA 18603

Sheriff's Office-Real Estate  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Dear Dee,

Kindly **POSTPONE** the Sheriff's Sale scheduled on March 8, 2017 for the above referenced property to May 3, 2017. Thank you for your consideration in this matter.

Very Truly Yours,

A handwritten signature in black ink, appearing to be 'J. J. John', is written over the typed name 'Legal Assistant For Stern & Eisenberg, PC'.

Legal Assistant For  
Stern & Eisenberg, PC

S&E/IP  
VIA FAX

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

Date: 01/26/2017

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 26196

SHANGRAW BEVERLY M  
3950 LEEWARD PASSAGE COURT APT 102  
WEST PALM BEACH FL 33409

District: BERWICK BORO  
Deed: 20160 -4720  
Location: 224 MARTZVILLE RD  
Parcel Id:04B-02 -132-00,000

Assessment: 31,930  
Balances as of 01/26/2017

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

COLUMBIA COUNTY SHERIFF

By: \_\_\_\_\_ Per: \_\_\_\_\_



Stern & Eisenberg | PC

LAW OFFICES

**Stern & Eisenberg, PC**

[www.sterneisenberg.com](http://www.sterneisenberg.com)

1581 Main Street  
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

January 23, 2017

RE: Wells Fargo Bank, N.A., et al.  
V. Beverly M. Shangraw  
C.C.P. COLUMBIA COUNTY NO. 2016-CV-880

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

Dear Sir or Madam:

Enclosed please find a Certificate of Service in connection with the above referenced matter. Kindly file the original of record and return a time-stamped copy to our office. A self-addressed stamped envelope is provided.

Thank you for your attention to the matter.

Very truly yours,

A handwritten signature in cursive script, likely belonging to J. Eisenberg.

STERN & EISENBERG, PC

S&E/lw  
Enclosure

cc: Sheriff's Office – Real Estate Division

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  
WARRINGTON, 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

Name and Address of Sender

**STERN & EISENBERG**  
 1581 Main Street, Suite 200  
 Warrington, PA 18976

U.S. POSTAGE



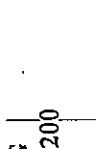
ZIP 18976  
 02 1W  
 0001371685 JAN 19 2017

U.S. POSTAGE



ZIP 18976  
 02 1W  
 0001371685 JAN 19 2017

U.S. POSTAGE



ZIP 18976  
 02 1W  
 0001371685 JAN 19 2017

U.S. POSTAGE



ZIP 18976  
 02 1W  
 0001371685 JAN 19 2017

Line	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	Beverly M. Shangraw, 224 Martzville Road, Berwick, PA 18603	Beverly M. Shangraw, 3950 Leeward Passage Court, Apartment 102, Bonita Springs, FL 34134	Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co of Pennsylvania, 417 Central Mortgage Road, Suite 2, Berwick, PA 18603	PA Department of Revenue, Bureau of Compliance, Box 281230, Harrisburg, Pennsylvania 17128	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											
	<div style="display: flex; justify-content: space-between;"> <div> <p>U.S. Postal Service  <b>CERTIFIED MAIL® RECEIPT</b>  <i>Domestic Mail Only</i></p> <p>For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a></p> <p><b>OFFICIAL USE</b></p> <p>Certified Mail Fee \$</p> <p>Extra Services &amp; Fees (check box, add fee as appropriate)</p> <p><input type="checkbox"/> Return Receipt (hardcopy) \$</p> <p><input type="checkbox"/> Return Receipt (electronic) \$</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$</p> <p><input type="checkbox"/> Adult Signature Required \$</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$</p> <p>Postage \$</p> <p>Total Postage and Fees \$</p> <p>Sent To <b>Beverly M. Shangraw</b></p> <p>Street and Apt. <b>3950 Leeward Passage Court</b></p> <p>City, State, ZIP <b>Apartment 102 Bonita Springs, FL 34134</b></p> <p>PS Form 3800, April 2015 PSN 7530-02-000-9077 See Reverse for Instructions</p> </div> <div> <p>U.S. Postal Service  <b>CERTIFIED MAIL® RECEIPT</b>  <i>Domestic Mail Only</i></p> <p>For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a></p> <p><b>OFFICIAL USE</b></p> <p>Certified Mail Fee \$</p> <p>Extra Services &amp; Fees (check box, add fee as appropriate)</p> <p><input type="checkbox"/> Return Receipt (hardcopy) \$</p> <p><input type="checkbox"/> Return Receipt (electronic) \$</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$</p> <p><input type="checkbox"/> Adult Signature Required \$</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$</p> <p>Postage \$</p> <p>Total Postage and Fees \$</p> <p>Sent To <b>Beverly M. Shangraw</b></p> <p>Street and Apt. <b>224 Martzville Road</b></p> <p>City, State, ZIP <b>Berwick, PA 18603</b></p> <p>PS Form 3800, April 2015 PSN 7530-02-000-9077 See Reverse for Instructions</p> </div> </div>																	

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

LW  
 116.100105/Shangraw

(CONTINUED SALE  
DATE 03/08/2017)

COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL ACTION-LAW

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

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for February 1, 2017 in the above-captioned matter has been  
continued until March 8, 2017.

BY: 

Edward J. McKee, Esquire #316721  
(Attorney for Plaintiff)  
STERN & EISENBERG, PC  
1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976  
(215) 572-8111

FILED  
NOTARIAL  
2017 JAN 23 A 11:02  
COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PA

DATE: 1/19/17



Stern & Eisenberg PC

LAW OFFICES

**Stern & Eisenberg, PC**

[www.sterneisenberg.com](http://www.sterneisenberg.com)

1581 Main Street  
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

(CONTINUED SALE  
DATE 03/08/2017)

January 19, 2017

RE: Wells Fargo Bank, N.A., et al.  
VS. Beverly M. Shangraw  
C.C.P. COLUMBIA CO. 2016-CV-880

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

Dear Sir or Madam:

Enclosed please find a **CERTIFICATE OF FILING** in connection with the above referenced matter. Kindly file the original of record and return a time-stamped copy to our office. A self-addressed stamped envelope is provided.

Thank you for your consideration to this matter.

Sincerely,

Legal Assistant/ Stern & Eisenberg, PC

S&E/lw  
Enclosure(s)



**CONTINUED SALE**  
**DATE 03/08/2017**

COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL ACTION-LAW

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 FILING

On or about January 19, 2017, I filed with the Prothonotary of Columbia County a copy of  
the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

BY: 

Edward J. McKee, Esquire #316721  
(Attorney for Plaintiff)  
STERN & EISENBERG, PC  
1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976  
(215) 572-8111

DATE: 1/19/17

**STAMP  
AND  
RETURN**

**CONTINUED SALE  
DATE 03/08/2017**

**COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL ACTION-LAW**

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 FILING**

On or about January 19, 2017, I filed with the Prothonotary of Columbia County a copy of  
the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

BY: 

Edward J. McKee, Esquire #316721  
(Attorney for Plaintiff)  
STERN & EISENBERG, PC  
1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976  
(215) 572-8111

DATE: 1/19/17



Stern & Eisenberg PC

LAW OFFICES

**Stern & Eisenberg, PC**

[www.sternelsenberg.com](http://www.sternelsenberg.com)

1581 Main Street  
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

January 18, 2017

RE: WELLS FARGO BANK N/A  
Vs. BEVERLY M. SHANGRAW  
C.C.P. COLUMBIA COUNTY No. 2016-CV-880

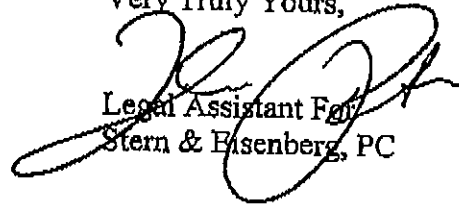
Premises: 224 Martzville Road, Berwick, PA 18603

Sheriff's Office-Real Estate  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Dear Dee,

Kindly **POSTPONE** the Sheriff's Sale scheduled on February 1, 2017 for the above referenced property to March 8, 2017. Thank you for your consideration in this matter.

Very Truly Yours,



Legal Assistant For  
Stern & Eisenberg, PC

S&E/IP  
VIA FAX

# 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

## SHERIFF'S RETURN OF SERVICE

12/29/2016 09:00 AM - DEPUTY MICHAEL BEYER, 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 224 MARTZVILLE ROAD, BERWICK, PA 18603.

  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

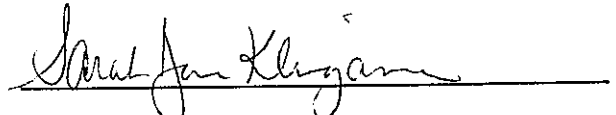
January 04, 2017

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
SARAH JANE KLINGAMAN, NOTARY PUBLIC  
TOWN OF BLOOMSBURG, COLUMBIA COUNTY  
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

4TH day of JANUARY, 2017



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2016CV880

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Posting - Sale Bill

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 224 MARTZVILLE ROAD  
BERWICK, PA 18603

**Phone:**

**DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:**

1/4/16

**Time:**

0900

**Deputy:**

6

**Mileage:**

**Attorney / Originator:**

**Name:** STERN AND EISENBERG PC

**Phone:**

**Service Attempts:**

**Date:**

**Time:**

**Mileage:**

**Deputy:**

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2016CV880

224 MARTZVILLE ROAD, BERWICK, PA 18603

NO EXPIRATION

BERWICK BORO

**TAKE 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**  
03/01/2016

**BILL NO.**  
6616

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	31,930	10.491	328.28	334.98	368.48
SINKING		1	31.29	31.93	35.12
FIRE		1.25	39.11	39.91	41.91
LIGHT		1.75	54.76	55.88	58.67
BORO RE		11.1	347.33	354.42	372.14
The discount & penalty have been calculated for your convenience			800.77	817.12	876.32
<b>PAY THIS AMOUNT</b>			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**AXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

WELLS FARGO BANK  
701 CORPORATE CENTER DRIVE  
RALEIGH NC 27607

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 5 %  
PARCEL: 04B-02 -132-00,000  
224 MARTZVILLE RD  
.3352 Acres Land 5,841  
Buildings 26,089  
Total Assessment 31,930  
**Connie C. Gingher**

This tax returned  
to courthouse on:  
**January 1, 2017**

*DeWen*  
**FILE COPY**

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

*4/25/16*

**2016 SCHOOL REAL ESTATE TAX NOTICE**  
Berwick Area School District+A185  
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 Email: jimcon@pa.metrocast.net

**Taxes are due and payment is requested from:**

Bill Date: 7/1/2016

Bill #: 4240

**TAXPAYER COPY**

Parcel #: 04B02 13200000

Prop. Type

Property Location and Description:

224 MARTZVILLE RD  
.335

Assessment:

L= 5,841  
B= 26,089  
T= 31,930

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.2300	1,412.26
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2016	2% Discounted Amount	1,384.01
If Paid By 10/31/2016	FACE Amount	1,412.26
If Paid After 10/31/2016	10% Penalty Amount	1,553.49

**Connie C. Gingher**

**Last Day to Pay: 12/31/2016**

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

**Office Hours:**

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

*8/30/16*

*SHANGRAIN, Beverly m*  
*3950 LEEWARD PASSAGE*  
*WEST PALM BEACH, FL. 33409*  
*count*

*Tim,*  
*2016 taxes are paid*  
*Connie C. Gingher*

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

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

To:

Beverly M. Shangraw  
224 Martzville Road  
Berwick, PA 18603-3160

Beverly M. Shangraw  
3950 Leeward Passage Court  
Apartment 102  
Bonita Spring,

4240  
6616

Your real estate at **224 Martzville Road, Berwick, PA 18603** is scheduled to be sold at Sheriff's Sale on Feb. 15<sup>th</sup>, 2017 at 9:00 am at Courthouse, Bloomsburg, PA 17815 (location of sale) to enforce the court judgment of \$102,931.24 obtained by U.S. Bank National Association, as Trustee against you.

**NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg PC, telephone (215) 572-8111.



December 2, 2016

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

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

**VS.**

**BEVERLY M. SHANGRAW**

**NO: 2016-CV-880**

Dear Timothy:

The amount due on the sewer account #125812 for the property located at 224 Martzville Road, Berwick Pa through March 31, 2017 is \$2088.86. This amount includes fees to satisfy a lien on this property.

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.  
SHANGRAW, BEVERLY M

Case Number  
2016CV880

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Zone:**

182

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** BEVERLY M SHANGRAW

**Primary Address:** 224 MARTZVILLE ROAD  
BERWICK, PA 18603

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:** 11-29-16

**Time:** 14:06

**Deputy:** 4

**Mileage:**

**Attorney / Originator:**

**Name:** STERN AND EISENBERG PC

**Phone:**

**Service Attempts:**

<b>Date:</b>	11-29-16					
<b>Time:</b>	14:06					
<b>Mileage:</b>						
<b>Deputy:</b>	4					

**Service Attempt Notes:**

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

SHANGRAW, BEVERLY M

2016CV880

224 MARTZVILLE ROAD, 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.  
SHANGRAW, BEVERLY M

Case Number  
2016CV880

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Zone:** 182

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** OCCUPANT

**Primary Address:** 224 MARTZVILLE ROAD  
BERWICK, PA 18603

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge Posted · Other

**Adult In Charge:**

**Relation:**

**Date:** 11-29-16 **Time:** 14:06

**Deputy:** 4 **Mileage:**

**Attorney / Originator:**

**Name:** STERN AND EISENBERG PC

**Phone:**

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT

2016CV880

224 MARTZVILLE ROAD, 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.  
SHANGRAW, BEVERLY M

Case Number  
2016CV880

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Zone:** 182

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** Connie C. Gingher

**Primary Address:** 1615 Lincoln Avenue  
Berwick, PA 18603

**Phone:** 570-752-7442

**DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:** 11-29-16

**Time:** 14:08

**Deputy:** 4

**Mileage:**

**Attorney / Originator:**

**Name:** STERN AND EISENBERG PC

**Phone:**

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

GINGHER, CONNIE C.

2016CV880

1615 LINCOLN AVENUE, 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.  
SHANGRAW, BEVERLY M

Case Number  
2016CV880

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 182

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kelly Morris

Relation: Secretary

Date: 11-29-16 Time: 10:50

Deputy: 4 Mileage:

### Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

BERWICK SEWER AUTHORITY

2016CV880

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

# 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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2016CV880

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 182

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Liz Whitnigh

Relation: Father Clerk

Date: 11-28-16 Time: 3:00

Deputy: 4 Mileage:

### Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2016CV880

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# REAL ESTATE OUTLINE

ED # 2016 ED 182

DATE RECEIVED 11/23/16  
DOCKET AND INDEX 2016 CV 880

## 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>41854</u>

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

SALE DATE Feb. 1<sup>st</sup>, 17 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

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

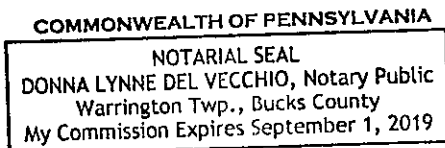
STERN & EISENBERG, PC

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)  
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

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

To:

Beverly M. Shangraw  
224 Martzville Road  
Berwick, PA 18603-3160

Beverly M. Shangraw  
3950 Leeward Passage Court  
Apartment 102  
Bonita Spring,

Your real estate at **224 Martzville Road, Berwick, PA 18603** is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ at Courthouse, Bloomsburg, PA 17815 (location of sale) to enforce the court judgment of \$102,931.24 obtained by U.S. Bank National Association, as Trustee against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg PC, telephone (215) 572-8111.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See 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 Stern & Eisenberg PC, telephone (215) 572-8111.
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 Stern & Eisenberg PC, telephone (215) 572-8111.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. 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 date of filing of said schedule. You should check with the Sheriff's Office by calling 1-570-389-5624 to determine the actual date of filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house 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 E. 5th Street  
Berwick, PA 18603  
1-570-784-8760

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

**RE: PREMISES: 224 Martzville Road, Berwick, PA 18603**

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on \_\_\_\_\_ at \_\_\_\_\_ at Courthouse, Bloomsburg, PA 17815 (subject to change without further notice).

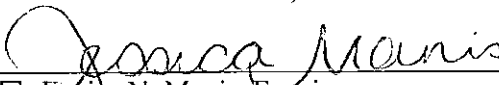
The sale is being conducted pursuant to the judgment in the amount of \$102,931.24 together with interest, costs (and such other allowed amounts) thereon entered in the above matter in favor of Plaintiff against the above-named Defendant(s) who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding the type of lien or the effect of the Sheriffs Sale upon your lien, we urge you to **CONTACT YOUR ATTORNEY**, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

November 22, 2016

STERN & EISENBERG, PC

BY:

  
☐ Jessica N. Manis, Esquire  
Attorney for Plaintiff

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:

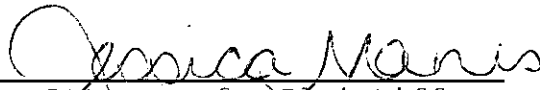
PARCEL NO. 1: beginning at a point on the southerly boundary line of Martzville Road, said point being at the northeast corner of lot no. 2 as shown on "lots laid out on the property of J.D. Kile and E.G. Scott in Briar Creek Township Columbia County, Pennsylvania, known as walnut glen farm, dated august 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.

WAIVER OF WATCHMAN - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

  
\_\_\_\_\_  
Attorney for Plaintiff

Now \_\_\_\_\_ 20\_\_\_\_ the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
\_\_\_\_\_  
Attorney for Plaintiff



Stern Eisenberg PC

LAW OFFICES

**Stern & Eisenberg, PC**

[www.sterneisenberg.com](http://www.sterneisenberg.com)

1581 Main Street  
Suite 200

Warrington, Pennsylvania 18976  
(215) 572-8111

Facsimile: (215) 572-5025

November 22, 2016

RE: U.S. Bank National Association, as trustee et al.

VS. Beverly M. Shangraw

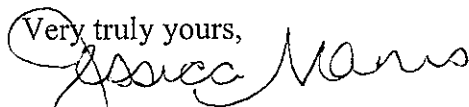
C.C.P. COLUMBIA CO. NO. 2016-CV-880

Sheriff's Office  
Columbia County Courthouse  
P.O. Box 380  
Berwick, PA 18603

Please serve the Defendant with Notice of Sheriff's Sale at the following address:

Beverly M. Shangraw  
224 Martzville Road  
Berwick, PA 18603

Please forward an affidavit of service once completed.

Very truly yours,  
  
Jessica N. Manis, Esquire

JNM/kb  
Enclosures



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



71901140006000093986

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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182

## Document Receipt

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Trans #	9401	Carrier / service:	USPS Server	First-Class Mail®	11/28/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000093979

Doc Ref #: 2016ED182

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000093962

Doc Ref #: 2016ED182

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	9399	Carrier / service:	USPS Server	First-Class Mail®	11/28/2016 12:00:00 AM
<hr/>					
Ship to:					
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA			
DEPARTMENT 281230					
		Tracking #:	71901140006000093955		
		Doc Ref #:	2016ED182		
		Postage	5.1300		
HARRISBURG PA 17128					

Document Receipt

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

Document Receipt				
Trans #	9402	Carrier / service:	USPS Server	First-Class Mail®
				11/28/2016 12:00:00 AM
Ship to:				
PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION		
900 MARKET STREET		Tracking #:	71901140006000093986	
		Doc Ref #:	2016ED182	
		Postage	5.1300	
PHILADELPHIA PA 19107-4214				

## Document Receipt

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Trans #	9401	Carrier / service:	USPS Server	First-Class Mail®	11/28/2016 12:00:00 AM
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## Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000093979

Doc Ref #: 2016ED182

Postage 5.1300

HARRISBURG PA 17105

**STERN & EISENBERG PC**

ATTORNEYS AT LAW

1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976

FIRST NIAGARA  
50-7044/2223

41854

PAY TO THE ORDER OF  
One Thousand Three Hundred Fifty and 00/100\*\*\*\*\*  
Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

DATE 1/1/22/16  
CHECK \$1,350.00  
AMOUNT

GENERAL ACCOUNT

Memo: XXXXX2827, Shangraw, Beverly M.

*[Signature]*  
AUTHORIZED SIGNATURE



Security features. Details on back.

⑈041854⑈ ⑆222370440⑆007901128255⑈