

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

WELLS FARGO BANK N.A. VS WILMA BEARDSLEY & HENRY BREWER

NO. 36-2016 ED NO. 357-2015 JD

DATE/TIME OF SALE: AUGUST 3, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2508.94

POUNDAGE - 2% OF BID \$ 50.18

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2559.12

PURCHASER(S): Wilma Beardsley

ADDRESS: Phelan Hallinan

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Wilma Beardsley

TOTAL DUE: \$ 2559.12

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1209.12

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO BANK, N.A.

vs.

Defendant
WILMA BEARDSLEY
HENRY BREWER

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, August 3, 2016

Writ of Execution No. : 2015CV357

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 312 EAST 4TH STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,215.96
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	\$150.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$110.00

Total Sheriff Costs **\$1,987.46**

Municipal Costs

Sewer	\$453.48
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Total Municipal Costs **\$453.48**

Distribution Costs

Recording Fees	\$68.00
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Total Distribution Costs **\$68.00**

Grand Total: **\$2,508.94**

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



1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-568-7616
sierra.grago@phelanhallinan.com

Sierra Grago
Legal Assistant, Ext. 31617

October 27, 2016

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

Re: HENRY H. BREWER
WILMA BEARDSLEY
312 EAST 4TH STREET, BERWICK, PA 18603-3812
2015-CV-357

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," to **WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.**, 3476 STATEVIEW BOULEVARD, FORT MILL, SC 29715.

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

Thank you in advance for your cooperation in this matter.

Very truly yours,

Sierra Grago 
On behalf of Phelan Hallinan Diamond & Jones, LLP

cc: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE,
INC.

PH # 962900

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 210474
Customer:
SHERIFF

Invoice Date: 01/13/2017 2:14:47 PM
Last Change:

RECEIPT
Receipt By: WALK-IN

Reg/Drw ID: 0101
By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$72.00	201700351	BERWICK BORO
	Grantor - BEARDSLEY, WILMA		01/13/17 2:14:52 PM	
	Grantee - WELLS FARGO BANK			
	Consideration - \$2,559.12			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$15.50		
	RECORDING FEES - RECORDER	\$15.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$72.00		
	PAYMENTS			
	CHECK: 7665 - SHERIFF	\$68.00		
	CHECK: 7667 - SHERIFF	\$4.00		
	TOTAL PAYMENTS	\$72.00		
	AMOUNT DUE	\$72.00		
	PAYMENT ON INVOICE	(\$72.00)		
	BALANCE DUE ON INVOICE	\$0.00		

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Phelan Hallinan Diamond & Jones, LLP		Telephone Number: 215-563-7000	
Mailing Address 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza		City Philadelphia	State / ZIP Code PA 19103

B. TRANSFER DATA

Date of Acceptance of Document 11/4/16			
Grantor(s)/Lessor(s) Timothy Chamberlain	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.	Telephone Number: 1-215-575-1400
Mailing Address PO Box 380, W. Main Street		Mailing Address 3476 STATEVIEW BOULEVARD	
City Bloomsburg	State / ZIP Code PA 17815	City FORT MILL	State / ZIP Code SC 29715

C. REAL ESTATE LOCATION

Street Address 312 EAST 4TH STREET, BERWICK, PA 18603-3812		City, Township, Borough BERWICK BOROUGH	
County COLUMBIA	School District BERWICK	Tax Parcel Number 04A-08-001-01,000	

D. VALUATION DATA

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

1. Actual Cash Consideration \$ 2,508.94 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$ 2,508.94
4. County Assessed Value \$ 27443.0	5. Common Level Ratio Factor X 3.69	6. Computed Value = \$101,264.67

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

1a. Amount of Exemption Claimed = \$101,264.67	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
--	--	--

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession (Name of Decedent) _____ Estate File Number _____
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
- If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☐ *Other (Please explain exemption claimed, if other than listed above.) _____

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 Sierra Grago <i>Sierra Grago</i>	Date 11/4/16
--	------------------------

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

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</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>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>396.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1215.96</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL ***** \$ <u>1465.96</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>68.00</u>
TOTAL ***** \$ <u>78.00</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>453.48</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>453.48</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0</u>	

TOTAL COSTS (OPENING BID) \$ 2508.94

Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103
215-563-7000
Main Fax 215-568-7616

LAUREN MATTER
Legal Assistant

Representing Lenders in
Pennsylvania

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE

Re: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.
vs. HENRY H. BREWER and WILMA BEARDSLEY
No.: 2015-CV-357

Dear Sir/Madame:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office. We have forwarded copies of same to the sheriff.

Thank you for your cooperation.

Sincerely,

LAUREN MATTER
cc: Prothonotary of COLUMBIA COUNTY

Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103
215-563-7000
Main Fax 215-568-7616

LAUREN MATTER
Legal Assistant

Representing Lenders in
Pennsylvania

OFFICE OF THE PROTHONOTARY
COLUMBIA COUNTY COURTHOUSE

Re: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.
vs. HENRY H. BREWER and WILMA BEARDSLEY
No.: 2015-CV-357

Dear Sir/Madame:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office. We have forwarded copies of same to the sheriff.

Thank you for your cooperation.

Sincerely,

LAUREN MATTER

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney for Plaintiff

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000

WELLS FARGO BANK, N.A., S/B/M TO WELLS :
FARGO HOME MORTGAGE, INC. :

Plaintiff :

vs. :

HENRY H. BREWER
WILMA BEARDSLEY

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2015-CV-357

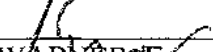
**AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE
PURSUANT TO P.R.C.P., 404(2)/403**

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to HENRY H. BREWER on MAY 25, 2016 in accordance with the Order of Court dated MAY 6, 2016. The property was posted on MAY 28, 2016. Publication was advertised in PRESS ENTERPRISE on MAY 25, 2016.

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. §4904 relating to the unsworn falsification to authorities.

Phelan Hallinan Diamond & Jones, LLP

DATE: JUL 05 2016

By: 
PETER WAPNER, Esq., Id. No.318263
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A., S/B/M TO WELLS
FARGO HOME MORTGAGE, INC.

Plaintiff

v.

HENRY H. BREWER
WILMA BEARDSLEY

Defendants

CIVIL DIVISION

NO. 2015-CV-357

ORDER

AND NOW, this 6th day of May, 2016, after

consideration of Plaintiff's Motion for Service of Notice of Sale Pursuant to Special Order of Court, it is hereby:

ORDERED that pursuant to Pa. R.C.P. 430(a), service of the Notice of Sale is permitted on Defendant, **HENRY H. BREWER**, by:

✓ Publication pursuant to Pa R.C.P. 430(b)(1)

✓ REGULAR MAIL TO 312 EAST 4TH STREET, BERWICK, PA
18603-3812
Service by mail is complete upon the date of mailing

✓ CERTIFIED MAIL TO 312 EAST 4TH STREET, BERWICK,
PA 18603-3812
Service by mail is complete upon the date of mailing

✓ POSTING 312 EAST 4TH STREET, BERWICK, PA 18603-3812

BY THE COURT:

16/ Mary E. Norton
J.

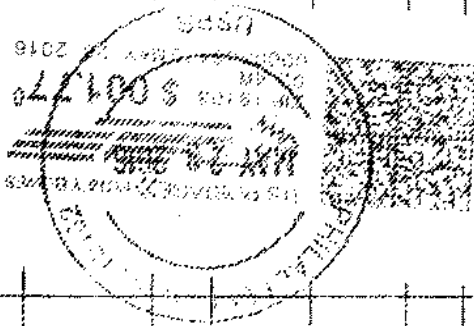
PH # 962900/LAS

CC PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103

Name and Address of Sender 

PHELAN HALLINAN DIAMOND & JONES, LLP
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	PK
1	****	HENRY H. BREWER 312 EAST 4TH STREET BERWICK, PA 18603-3812	
2	****		
3			
4			
5			
6			
7			
8			
		PH 962900	COLUMBIA
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)



LAS/NOS-CERTIFICATE OF MAILING-
CODE 1020

AFFIDAVIT OF SERVICE (FNMA)

PLAINTIFF
WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME
MORTGAGE, INC.

COLUMBIA COUNTY

PH # 962900

DEFENDANT
HENRY H. BREWER
WILMA BEARDSLEY

SERVICE TEAM/ spl
COURT NO.: 2015-CV-357

SERVE HENRY H. BREWER AT:
312 EAST 4TH STREET
BERWICK, PA 18603-3812

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: 08/03/2016

******PLEASE POST THE PROPERTY******

SERVED

Served and made known to HENRY H. BREWER, Defendant on the 24th day of May, 2016, at 8:50 o'clock A. M., at 312 EAST 4TH STREET BERWICK, PA 18603-3812 in the manner described below:

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

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

I, Ronald Moll, a competent adult, hereby verify that I personally posted the property with a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 5/28/16

NAME: Ronald Moll
 PRINTED NAME: Ronald Moll
 TITLE: Process Server

NOT SERVED

On the _____ day of _____, 20____ at _____ o'clock _____ M., I, _____, a competent adult hereby state that Defendant **NOT FOUND** because:

- ☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)
☐ No Answer on _____ at _____; _____ at _____
☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown
☐ Cluster Mail Box ☐ Can't Gain Access

Other: _____

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: _____

PRINTED NAME: _____

5/24

5/19

USPS CERTIFIED MAIL™



9214 8969 0096 4000 5689 43

RESTRICTED DELIVERY
HENRY H. BREWER
312 EAST 4TH STREET
BERWICK, PA 18603-3812

--fold here (regular)

-- fold here (6x9) PH# 962900 / LAS

--fold here (regular)

05/23/2016

English

Customer Service

USPS Mobile

Register / Sign In



Search or Enter a Tracking Number

Quick Tools

Mail & Ship

Track & Manage

Postal Store

Business

International

Help

USPS Tracking®

**Customer Service**
Have questions? We're here to help.**Get Easy Tracking Updates**
Sign up for My USPS.

Tracking Number: 9214896900964000568943

Product & Tracking Information

Postal Product:
First-Class Mail®Features:
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
June 6, 2016 , 10:59 am	Delivered	BERWICK, PA 18603

Your item was delivered at 10:59 am on June 6, 2016 in BERWICK, PA 18603

May 26, 2016 , 12:03 pm	Notice Left (No Authorized Recipient Available)	BERWICK, PA 18603
May 26, 2016 , 7:20 am	Departed USPS Facility	SCRANTON, PA 18505
May 25, 2016 , 7:34 pm	Arrived at USPS Destination Facility	SCRANTON, PA 18505
May 25, 2016 , 4:44 am	Departed USPS Facility	LEHIGH VALLEY, PA 18002
May 25, 2016 , 2:11 am	Arrived at USPS Destination Facility	LEHIGH VALLEY, PA 18002
May 24, 2016 , 6:13 am	Departed USPS Facility	LANCASTER, PA 17604
May 24, 2016 , 5:08 am	Arrived at USPS Destination Facility	LANCASTER, PA 17604
May 23, 2016 , 9:46 pm	Arrived at USPS Facility	PHILADELPHIA, PA 19176
May 23, 2016 , 8:31 pm	Accepted at USPS Origin Facility	PHILADELPHIA, PA 19103
May 23, 2016	Pre-Shipment Info Sent to USPS	

Available Actions

Return Receipt Electronic

Text Updates

Email Updates

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



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Search or Enter a Tracking Number

See

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 May 25, 2016 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

NOTICE OF
SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA
NO. 2015-04357

WELLS FARGO BANK
N.A. S/B/M TO
WELLS FARGO HOME
MORTGAGE, INC.

v.
HENRY H. BREWER and
WILMA BEARDSLEY

NOTICE TO: HENRY H.
BREWER
NOTICE OF SHERIFF'S
SALE OF REAL PROPERTY

Being Premises: 312 EAST
4TH STREET, BERWICK, PA
18603-3812. Being in
BERWICK BOROUGH,
County of COLUMBIA,
Commonwealth of Pennsylvania.
04A-08-001-01-000

Improvements consist of
residential property. Sold as
the property of HENRY H.

Public
Notices

BREWER and WILMA
BEARDSLEY

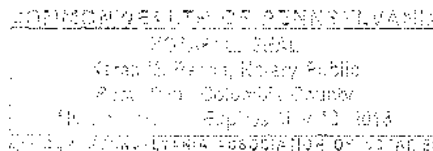
Your house (real estate) at
312 EAST 4TH STREET,
BERWICK, PA 18603-3812
is scheduled to be sold at
the Sheriff's Sale on
6/3/2016 at 09:00 AM at
the COLUMBIA County
Courthouse, PO Box 380,
W. Main Street, Blooms-
burg, PA 17815 to enforce
the Court Judgment of
\$120,294.59 obtained by
WELLS FARGO BANK, N.A.
S/B/M TO WELLS FARGO
HOME MORTGAGE, INC.
(the mortgagee), against the
above premises.

Sealed and signed
in presence of public notary

he this 25th day of May, 2016

Karen M. Beach

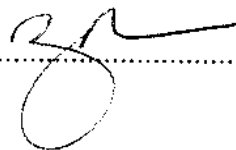
(Notary Public)



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.

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 May 4, 11, 18, 2016 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 18th day of May, 2016.

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.

.....

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

Timonthy Chamberlain
Acting Sheriff
PO Box 380
W. Main Street
Bloomsburg, PA 17815

**Re: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. v.
HENRY H. BREWER et al.**

No.: 2015-CV-357

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

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

****Property is listed for the 08/03/2016 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP
By: _____
Legal Assistant

CC: HENRY H. BREWER and WILMA BEARDSLEY

PHELAN HALLINAN DIAMOND & JONES, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorney for Plaintiff

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

**WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO
HOME MORTGAGE, INC.**
Plaintiff

CIVIL DIVISION

No.: 2015-CV-357


v.

**HENRY H. BREWER
WILMA BEARDSLEY**
Defendant(s)

CERTIFICATE OF FILING

On this date, 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.

Date: 5/10/16


Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorney for Plaintiff

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

**WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO
HOME MORTGAGE, INC.**
Plaintiff

CIVIL DIVISION

No.: 2015-CV-357

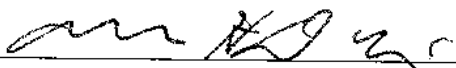
v.

**HENRY H. BREWER
WILMA BEARDSLEY**
Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 05/25/2016 at 09:00 AM in the above-captioned matter has been continued until 08/03/2016 at 09:00 AM.

Date: 5/10/16


Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorney for Plaintiff

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

**WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO
HOME MORTGAGE, INC.**
Plaintiff

CIVIL DIVISION

No.: 2015-CV-357

v.

**HENRY H. BREWER
WILMA BEARDSLEY**
Defendant(s)

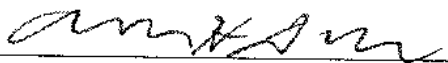
CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

HENRY H. BREWER
312 EAST 4TH STREET
BERWICK, PA 18603-3812

WILMA BEARDSLEY
312 EAST 4TH STREET
BERWICK, PA 18603-3812

Date: 5/12/16


Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorney for Plaintiff

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

**WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO
HOME MORTGAGE, INC.**
Plaintiff

CIVIL DIVISION

No.: 2015-CV-357


v.

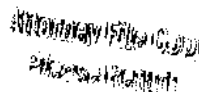
**HENRY H. BREWER
WILMA BEARDSLEY**
Defendant(s)

CERTIFICATE OF FILING

On this date, 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.

Date: 5/10/16


Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff



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

REAL ESTATE TAX CERTIFICATION

Date: 05/03/2016

Fee: \$5.00

Cert. NO: 24409

BREWER HENRY H
BEARDSLEY WILMA
312 EAST 4TH STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20010 -9427
Location: 312 EAST FOURTH ST
Parcel Id:04A-08 -001-01,000

Assessment: 27,443
Balances as of 05/03/2016

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Columbia County Sheriff

Per: _____

Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Foreclosure Manager

Representing Lenders in
Pennsylvania

April 28, 2016

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME
MORTGAGE, INC. v.
HENRY H. BREWER and WILMA BEARDSLEY
312 EAST 4TH STREET BERWICK, PA 18603-3812
No.: 2015-CV-357

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for May 25, 2016 due to the following: Service of NOS.

The Property is to be relisted for the August 3, 2016 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK WIRT for
Phelan Hallinan Diamond & Jones, LLP

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOHTY T. CHAMBERLAIN, SHERIFF

Fax

To: Patrick Wirt

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 1

Phone:

Date: April 28, 2016

Re: Henry Brewer 2015cv357

CC:

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

● **Comments:**

You have requested this sale be stayed 60 days, our next sale date would be August 3, 2016.

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8656

**Phelan Hallinan
Diamond and Jones,
LLP**

Fax

To: Columbia County Sheriff Office	From: Patrick Wirt
Fax: 814-726-2113	Date: April 28, 2016
Phone:	Pages: 1
Re: Postpone Sale Date of 5/25/16	CC:

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

•Comments:

Good Afternoon,

We would like to postpone our scheduled sheriff sale for 60 days, Currently the sale is set for 05/25/16 at 9am.

962900 — Brewer, Henry — 312 East 4th st, Berwick, PA— 2015-cv-357

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

Patrick Wirt

Fax — 215-563-8656

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOHTY T. CHAMBERLAIN, SHERIFF

Fax

To: Patrick Wirt **From:** Sheriff Timothy T. Chamberlain

Fax: **Pages:** 1

Phone: **Date:** April 28, 2016

Re: Henry Brewer 2015cv357 **CC:**

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

• **Comments:**

You have requested this sale be stayed 60 days, our next sale date would be August 3, 2016.

TX RESULT REPORT

NAME :
TEL :
DATE : APR.28.2016 09:50

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
7429	TX	001	2155638656	APR.28	09:49	000	00h01min23s	G3	NG
			00C1:ERROR DURING TX						

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

CHRISTINE SCHOFFLER
Legal Assistant, 1286

Representing Lenders in
Pennsylvania

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

No.: 2015 CV 357
No.: 2016 ED 50

Re: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. VS. HENRY
H. BREWER, and WILMA BEARDSLEY
No.: 2015-CV-357, No.: 2016-ED-36

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

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

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

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

****Property is listed for the 05/25/2016 Sheriff Sale.****

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

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PHILAN HALLINAN DIAMOND & JONES, LLP
Paul Cressman, Esq., Id. No 318079
1617 H-K Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@philanhallinan.com
215 563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A., S/B/M TO WELLS
FARGO HOME MORTGAGE, INC.
Plaintiff,

v.

HENRY H. BREWER
WILMA BEARDSLEY
Defendant(s)

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
No.: 2015-CV-357
No.: 2016-ED-36

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY)

SS:

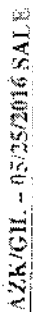
As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of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


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

Date: 4/21/14

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

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

Form 3877 Facsimile

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
WILMA BEARDSLEY (et al.)

Case Number
2015CV357

SHERIFF'S RETURN OF SERVICE

04/21/2016 10:10 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 312 EAST 4TH STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 21, 2016

NOTARY


Affirmed and subscribed to before me this

21ST day of APRIL, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



PHILAN & HALLINAN LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

City County State Sheriff, "Attest" 10.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
WILMA BEARDSLEY (et al.)

Case Number
2015CV357

SHERIFF'S RETURN OF SERVICE

03/17/2016 09:55 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: WILMA BEARDSLEY, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 312 EAST 4TH STREET, BERWICK, PA 18603 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

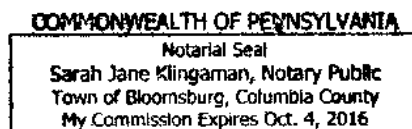

TIMOTHY T. CHAMBERLAIN, SHERIFF

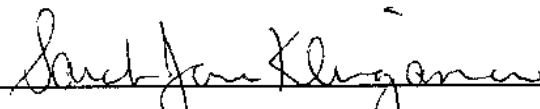
April 20, 2016

NOTARY

Affirmed and subscribed to before me this

20TH day of APRIL, 2016





SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
WILMA BEARDSLEY (et al.)

Case Number
2015CV357

SHERIFF'S RETURN OF SERVICE

03/17/2016 09:55 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: HENRY BREWER, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 312 EAST 4TH STREET, BERWICK, PA 18603 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

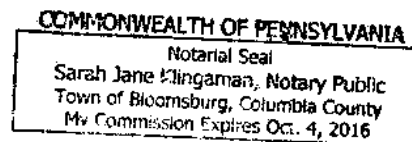

TIMOTHY T. CHAMBERLAIN, SHERIFF


April 20, 2016

NOTARY

Affirmed and subscribed to before me this

20TH day of APRIL, 2016





PHILAN & HALLINAN LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

the County Suite Sheriff, Pennsylvania

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloombsburg, PA 17815

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

Proof of Ad 03/31/16

Account:

Name:

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

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

Ad ID:	1069659
Description:	Brewer & Beardsley ED 36
of 2016	
Run Dates:	05/04/16 to 05/18/16
Class:	2
Agate Lines:	222
Blind Box:	

Total Ad Cost	\$1,215.96
Amount Paid	\$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	05/04/16	05/18/16	3	\$1,215.96

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV357

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, MAY 25, 2016
AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto. ALL those certain lots, pieces or parcels of land, together with the frame dwelling and outbuildings thereon erected, situate on the southerly side of East Fourth Street between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at a point in the southerly side of East Fourth Street at corner of Lot No. 3; thence in a southerly direction on a line parallel with Chestnut Street a distance of 181-1/2 feet to the northerly line of East Third Street; thence in an easterly direction along Third Street a distance of 49-1/2 feet to corner of Lot No. 5; thence in a northerly direction, parallel with the first course herein, a distance of 181-1/2 feet to the southerly line of Fourth Street, aforesaid; thence in a westerly direction along the southerly line of Fourth Street a distance of 49-1/2 feet to the place of beginning, and being Lot No. 4 in Gilbert Fowler's Addition to the Borough of Berwick.

PARCEL NO. 2: BEGINNING on the southerly side of Fourth Street between Chestnut and Walnut Streets, at the corner of Lot No. 2; thence southerly along Lot No. 2 a distance of 90-3/4 feet; thence easterly on a line parallel with Fourth Street, a distance of 49-1/2 feet to the westerly line of Lot No. 4; thence in a northerly direction along line of Lot No. 4 and parallel with Chestnut Street, a distance of 90-3/4 feet to Fourth Street aforesaid; thence westerly along Fourth Street, a distance of 49-1/2 feet to the place of beginning. Containing 4/32-1/8 square feet of land and being the northerly half of Lot No. 3 in the Lyman Fowler plot of lots, whereon is erected a frame garage. The above parcels shall hereby merge into one parcel for taxing purposes and shall not be separately conveyed without prior express approval of the municipality as provided by law.

TITLE TO SAID PREMISES IS VESTED IN Henry H. Brewer and Wilma Beardsley, as joint tenants with the right of survivorship, and not as tenants in common, by Deed from James M. Laubach and Melanie K. Laubach, his wife, dated 09/10/2001, recorded 09/20/2001 in instrument Number 200109427.

Tax Parcel: 04A-08-001-01,000

Premises Being: 312 East 4th Street, Berwick, PA 18603 3812

PROPERTY ADDRESS: 312 EAST 4TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-08-001-01,000

Seized and taken into execution to be sold as the property of **WILMA BEARDSLEY, HENRY BREWER** in suit of **WELLS FARGO BANK, N.A.**

TERMS OF SALE. MINIMUM PAYMENT AT TIME OF SALE. The greater of ten (10%) per cent 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.

PHILIP ANTHONI HALLINAN, LLP
PHILADELPHIA, PA 215-563-7000
Attorney for the Plaintiff

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania



March 18, 2016

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

**WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME
MORTGAGE, INC.**

VS.

**HENRY H. BREWER
WILMA BEARDSLEY**

NO: 2015-CV-357

Dear Timothy:

The amount due on the sewer account #100541 for the property located at 312 E.
4th Street, Berwick Pa through June 30, 2016 is \$453.48.

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.
BEARDSLEY, WILMA (et al.)

Case Number
2015CV357

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

34

Warrant:

Notes: SALE DATE & TIME: 05/25/2016 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: 3-17-16

Time: 6:10

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

BERWICK SEWER AUTHORITY

2015CV357

1108 FREAS AVE, 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.
BEARDSLEY, WILMA (et al.)

Case Number
2015CV357

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

36

Warrant:

Notes: SALE DATE & TIME: 05/25/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingham

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:

3-17-16

Time:

09140

Deputy:

3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2015CV357

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

Tax Notice 2016 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:Connie C Gingham
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
03/01/2016BILL NO.
2840

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	27,443	10.491	282.14	287.90	316.69
SINKING		1	26.89	27.44	30.18
FIRE		1.25	33.61	34.30	36.02
LIGHT		1.75	47.07	48.03	50.43
BORO RE		11.1	298.53	304.62	319.85
The discount & penalty have been calculated for your convenience			688.24	702.29	753.17
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTEDBREWER HENRY H
BEARDSLEY WILMA
312 EAST 4TH STREET
BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04A-08 -001-01,000		
312 E FOURTH ST		
.3122 Acres	Land	5,440
	Buildings	22,003
Total Assessment		27,443

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

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
BEARDSLEY, WILMA (et al.)

Case Number
2015CV357

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

36

Warrant:

Notes: SALE DATE & TIME: 05/25/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Post

Serve To:

Name: OCCUPANT

Primary Address: 312 EAST 4TH STREET
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

3-17-16

Time:

09:55

Deputy:

3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OCCUPANT

2015CV357

312 EAST 4TH STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
BEARDSLEY, WILMA (et al.)

Case Number
2015CV357

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

34

Warrant:

Notes: SALE DATE & TIME: 05/25/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally ☒ Adult In Charge ☐ Posted ☐ Other ☐

Adult In Charge:

Liz Whitnight

Relation:

Clerk

Date:

3-16-16

Time:

2:00

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

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6.

COLUMBIA COUNTY TAX C

2015CV357

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
BEARDSLEY, WILMA (et al.)

Case Number
2015CV357

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

36

Warrant:

Notes: SALE DATE & TIME: 05/25/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Karen Rickender Lee

Relation:

Chex 12

Date:

3-16-16

Time:

2:21

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

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6.

DOMESTIC RELATIONS OF

2015CV357

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
BEARDSLEY, WILMA (et al.)

Case Number
2015CV357

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/25/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 312 EAST 4TH STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4-21-16 Time: 10:10

Deputy: 3 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2015CV357

312 EAST 4TH STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
BEARDSLEY, WILMA (et al.)

Case Number
2015CV357

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

310

Warrant:

Notes: SALE DATE & TIME: 05/25/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

POST IT

Serve To:

Name: HENRY BREWER

Primary Address: 312 EAST 4TH STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge (Posted) Other

Adult In Charge:

Relation:

Date:

3-17-16

Time:

09:55

Deputy:

3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BREWER, HENRY

2015CV357

312 EAST 4TH STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
BEARDSLEY, WILMA (et al.)

Case Number
2015CV357

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

310

Warrant:

Notes: SALE DATE & TIME: 05/25/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Post, +

Serve To:

Name: WILMA BEARDSLEY

Primary Address: 312 EAST 4TH STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 3-17-16

Time: 09:55

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

BEARDSLEY, WILMA

2015CV357

312 EAST 4TH STREET, BERWICK, PA 18603

NO EXPIRATION

Columbia County
Columbia County Sheriff

35 West Main Street

PO Box 380

Bloomsburg PA 17815



71901140006000076170

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.

vs.

Henry H. Brewer
Wilma Beardsley

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2015-CV-357

2016-ED-36

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 312 East 4th Street, Berwick, PA 18603-3812
(See Legal Description attached)

Amount Due

\$120,294.59

Interest from 09/25/2015 to Date of Sale

\$_____ and costs.

@ \$19.77 per diem

Barbara D. Dimetti ISS

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

Dated 3-11-2016
(SEAL)

PH # 962900

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

No.: 2015-CV-357

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.

vs.

Henry H. Brewer
Wilma Beardsley

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judge Fee

Ct.

Sat.



Phelan Hallinan Diamond & Jones, LLP
Joseph A. Dessoye, Esq., Id. No. 200479
Attorney for Plaintiff

Address where papers may be served:

Henry H. Brewer
312 East 4th Street
Berwick, PA 18603-3812

Wilma Beardsley
312 East 4th Street
Berwick, PA 18603-3812

Complaint \$ 130.00 pd
Filing Fee \$ 25.00 pd
Costs \$ 25.00 pd
Total \$ 180.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV357

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, MAY 25, 2016
AT 9:00 O'CLOCK A.M.

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

ALL those certain lots, pieces or parcels of land, together with the frame dwelling and outbuildings thereon erected, situate on the southerly side of East Fourth Street between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at a point in the southerly side of East Fourth Street at corner of Lot No. 3; thence in a southerly direction on a line parallel with Chestnut Street a distance of 181-1/2 feet to the northerly line of East Third Street; thence in an easterly direction along Third Street a distance of 49-1/2 feet to corner of Lot No. 5; thence in a northerly direction, parallel with the first course herein, a distance of 181-1/2 feet to the southerly line of Fourth Street, aforesaid; thence in a westerly direction along the southerly line of Fourth Street a distance of 49-1/2 feet to the place of beginning, and being Lot No. 4 in Gilbert Fowler's Addition to the Borough of Berwick.

PARCEL NO. 2: BEGINNING on the southerly side of Fourth Street between Chestnut and Walnut Streets, at the corner of Lot No. 2; thence southerly along Lot No. 2 a distance of 90-3/4 feet; thence easterly on a line parallel with Fourth Street, a distance of 49-1/2 feet to the westerly line of Lot No. 4; thence in a northerly direction along line of Lot No. 4 and parallel with Chestnut Street, a distance of 90-3/4 feet to Fourth Street aforesaid; thence westerly along Fourth Street, a distance of 49-1/2 feet to the place of beginning. Containing 4492-1/8 square feet of land and being the northerly half of Lot No. 3 in the Lyman Fowler plot of lots, whereon is erected a frame garage.

The above parcels shall hereby merge into one parcel for taxing purposes and shall not be separately conveyed without prior express approval of the municipality as provided by law.

TITLE TO SAID PREMISES IS VESTED IN Henry H. Brewer and Wilma Beardsley, as joint tenants with the right of survivorship and not as tenants in common, by Deed from James W. Laubach and Melanie K. Laubach, his wife, dated 09/10/2001, recorded 09/20/2001 in Instrument Number 200109427.

Tax Parcel: 04A-08-001-01,000

Premises Being: 312 East 4th Street, Berwick, PA 18603-3812

PROPERTY ADDRESS: 312 EAST 4TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-08-001-01,000

Seized and taken into execution to be sold as the property of WILMA BEARDSLEY, HENRY BREWER in suit of WELLS FARGO BANK, N.A..

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
	:	
v.	:	NO.: <u>2015-CV-357</u>
	:	
Henry H. Brewer	:	
Wilma Beardsley	:	COLUMBIA COUNTY
Defendant(s)	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **312 East 4th Street, Berwick, PA 18603-3812**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Henry H. Brewer	312 East 4th Street Berwick, PA 18603-3812
Wilma Beardsley	312 East 4th Street Berwick, PA 18603-3812

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Henry H. Brewer	312 East 4th Street Berwick, PA 18603-3812
Wilma Beardsley	312 East 4th Street Berwick, PA 18603-3812

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
- | Name | Address (if address cannot be reasonably ascertained, please indicate) |
|------|--|
|------|--|

None.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Address (if address cannot be reasonably ascertained, please indicate)
------	--

Tenant/Occupant

**312 East 4th Street
Berwick, PA 18603-3812**

**Domestic Relations of
Columbia County**

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

**Commonwealth of Pennsylvania
Department of Welfare**

**P.O. Box 2675
Harrisburg, PA 17105**

Internal Revenue Service Advisory

**1000 Liberty Avenue Room 704
Pittsburgh, PA 15222**

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

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

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

Date: 3/17/10

By: 

Phelan Hallinan Diamond & Jones, LLP
Joseph A. Dessoye, Esq., Id. No.200479
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

REAL ESTATE OUTLINE

ED # 2016 ED 36

DATE RECEIVED 3-11-16
DOCKET AND INDEX 2015 CV 357

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>1585848</u>

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

SALE DATE May 25 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

Post Def Cases

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A., S/B/M TO WELLS
FARGO HOME MORTGAGE, INC.
Plaintiff

vs.

HENRY H. BREWER
WILMA BEARDSLEY
Defendants

Court of Common Pleas
Civil Division
COLUMBIA County
No. 2015-CV-357

FILED
PROTHONOTARY
2015 MAY 29 PM 2 17
CLERK OF COURT
COUNTY OF COLUMBIA, PA

ORDER

AND NOW, this 29 day of May, 2015, upon consideration of Plaintiff's motion for Service Pursuant to Special Order of Court, it is hereby **ORDERED** and **DECREED**, that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C)*, on the above captioned Defendants, WILMA BEARDSLEY, by:

1. Posting of the premises: 312 EAST 4TH STREET, BERWICK, PA 18603-3812 by the Sheriff or a non-party competent adult; and
2. First class mail to WILMA BEARDSLEY at the mortgaged premises located at 312 EAST 4TH STREET, BERWICK, PA 18603-3812. Service by mail is complete upon the date of mailing.

It is further **ORDERED** and **DECREED** that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to ensure compliance with this Court Order.

BY THE COURT:

Blary E Norton
J.

*Prior to fulfilling the requirements of service of Notice of Sale as set forth in this Order, Plaintiff must first attempt service as set forth in Pa.RCP. 3129.2(c)(1)(i) (A) or (B). In the event this attempted service is not successful, Plaintiff may proceed with service of the Notice of Sale in conformity with this Order.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A., S/B/M TO WELLS
FARGO HOME MORTGAGE, INC.

Plaintiff

vs.

HENRY H. BREWER
WILMA BEARDSLEY

Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No. 2015-CV-357

FILED
PROTHONOTARY
2015 MAY 29 PM 2 17
CLERK OF COURT
COLUMBIA COUNTY

ORDER

AND NOW, this 29 day of May, 2015, upon consideration of Plaintiff's motion for Service Pursuant to Special Order of Court, it is hereby **ORDERED** and **DECREED**, that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C)*, on the above captioned Defendants, WILMA BEARDSLEY, by:

1. Posting of the premises: 312 EAST 4TH STREET, BERWICK, PA 18603-3812 by the Sheriff or a non-party competent adult; and
2. First class mail to WILMA BEARDSLEY at the mortgaged premises located at 312 EAST 4TH STREET, BERWICK, PA 18603-3812. Service by mail is complete upon the date of mailing.

It is further **ORDERED** and **DECREED** that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to ensure compliance with this Court Order.

BY THE COURT:

15/ Mary E. Norton
J.

*Prior to fulfilling the requirements of service of Notice of Sale as set forth in this Order, Plaintiff must first attempt service as set forth in Pa.RCP. 3129.2(c)(1)(i) (A) or (B). In the event this attempted service is not successful, Plaintiff may proceed with service of the Notice of Sale in conformity with this Order.

Information to identify the case:

Debtor 1	Henry H Brewer	Social Security number or ITIN	xxx-xx-7713
	First Name Middle Name Last Name	EIN	__-____
Debtor 2	Ileana Mary Brewer	Social Security number or ITIN	xxx-xx-4091
(Spouse, if filing)	First Name Middle Name Last Name	EIN	__-____

United States Bankruptcy Court **Middle District of Pennsylvania**

Case number: **5:15-bk-04503-JJT**

Order of Discharge

12/15

IT IS ORDERED: A discharge under 11 U.S.C. § 727 is granted to:

Henry H Brewer

Ileana Mary Brewer
aka Ileana M BrewerBy the
court:February 5, 2016Honorable John J. Thomas
United States Bankruptcy Judge

By: MMchugh, Deputy Clerk

Explanation of Bankruptcy Discharge in a Chapter 7 Case

This order does not close or dismiss the case, and it does not determine how much money, if any, the trustee will pay creditors.

Creditors cannot collect discharged debts

This order means that no one may make any attempt to collect a discharged debt from the debtors personally. For example, creditors cannot sue, garnish wages, assert a deficiency, or otherwise try to collect from the debtors personally on discharged debts. Creditors cannot contact the debtors by mail, phone, or otherwise in any attempt to collect the debt personally. Creditors who violate this order can be required to pay debtors damages and attorney's fees.

However, a creditor with a lien may enforce a claim against the debtors' property subject to that lien unless the lien was avoided or eliminated. For example, a creditor may have the right to foreclose a home mortgage or repossess an automobile.

This order does not prevent debtors from paying any debt voluntarily or from paying reaffirmed debts according to the reaffirmation agreement. 11 U.S.C. § 524(c), (f).

Most debts are discharged

Most debts are covered by the discharge, but not all. Generally, a discharge removes the debtors' personal liability for debts owed before the debtors' bankruptcy case was filed.

Also, if this case began under a different chapter of the Bankruptcy Code and was later converted to chapter 7, debts owed before the conversion are discharged.

In a case involving community property: Special rules protect certain community property owned by the debtor's spouse, even if that spouse did not file a bankruptcy case.

For more information, see page 2 >

Some debts are not discharged

Examples of debts that are not discharged are:

- ◆ debts that are domestic support obligations;
- ◆ debts for most student loans;
- ◆ debts for most taxes;
- ◆ debts that the bankruptcy court has decided or will decide are not discharged in this bankruptcy case;
- ◆ debts for most fines, penalties, forfeitures, or criminal restitution obligations;
- ◆ some debts which the debtors did not properly list;
- ◆ debts for certain types of loans owed to pension, profit sharing, stock bonus, or retirement plans; and
- ◆ debts for death or personal injury caused by operating a vehicle while intoxicated.

Also, debts covered by a valid reaffirmation agreement are not discharged.

In addition, this discharge does not stop creditors from collecting from anyone else who is also liable on the debt, such as an insurance company or a person who cosigned or guaranteed a loan.

This information is only a general summary of the bankruptcy discharge; some exceptions exist. Because the law is complicated, you should consult an attorney to determine the exact effect of the discharge in this case.

Notice Recipients

District/Off: 0314-5
Case: 5:15-bk-04503-JJT

User: MMchugh
Form ID: 318

Date Created: 2/5/2016
Total: 15

Recipients of Notice of Electronic Filing:

ust	United States Trustee	ustpreion03.ha.ecf@usdoj.gov
aty	Daniel J. Rheam	court@rheamlaw.com
aty	Joseph P Schalk	pamb@fedphe.com

TOTAL: 3

Recipients submitted to the BNC (Bankruptcy Noticing Center):

db	Henry H Brewer	312 East 4th Street	Berwick, PA 18603
jdb	Ileana Mary Brewer	312 East 4th Street	Berwick, PA 18603
tr	Michael G Oleyar (Trustee)	1363 North Church Street	Hazle Township, PA 18202
4710540	FOS CCA	PO BOX 556	NORWELL, MA 02061-0556
4710541	MICHAELS, LOUIS & ASSOCIATES	PO BOX 1062	MOON TOWNSHIP, PA 15108
4710542	PHILAN HALLINAN DIAMOND & JONES, LLP	1617 JFK BLVD	SUITE 1400, ONE PENN CENTER PLAZA PHILADELPHIA, PA 19103
4710543	PROVIDIAN BANK VISA	5215 WILBY POST WAY	SALT LAKE CITY, UT 84116
4710544	SERVICE FIRST	101 WALTER DRIVE	LEWISBURG, PA 17837
4710545	VERIZON WIRELESS	PO BOX 26055	MINNEAPOLIS, Minnesota 55426
4710546	WELLS FARGO BANK, N.A.	PO BOX 14591	DES MOINES, Iowa 50306-3591
4710547	WELLS FARGO HOME MORTGAGE, INC	3476 STATEVIEW BLVD	FORT MILL, South Carolina 29715
4710548	WILMA BEARDSLEY	549 59TH STREET	BROOKLYN, NY 11220

TOTAL: 12

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

Phone - 215-563-7000

Fax - 215-563-3826

Bradley Davis
Ext. 1265

Representing Lenders in
Pennsylvania

March 1, 2016

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

**RE: Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.
v.
Henry H. Brewer
Wilma Beardsley**

No.: 2015-CV-357

Action in Mortgage Foreclosure

Premises: 312 East 4th Street, Berwick, PA 18603-3812

Dear Sir/Madam:

I would appreciate you issuing a Writ of Execution on the captioned property, and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's Sale list for _____.

All of the necessary documents are enclosed, together with my check to your order in the amount of \$25.00, and the check to the order of the Sheriff in the amount of \$1,350.00 in payment of fees and costs.

Kindly, send me your receipt and a stamped copy of the Praecipe for the Writ of Execution, the Writ of Execution, and the Affidavit Pursuant to Rule 3129.1 in the stamped self-addressed envelope, which I have enclosed.

If there are any questions concerning the above matter please contact me immediately.

Yours truly,

BSD/ GIL for
Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL those certain lots, pieces or parcels of land, together with the frame dwelling and outbuildings thereon erected, situate on the southerly side of East Fourth Street between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at a point in the southerly side of East Fourth Street at corner of Lot No. 3; thence in a southerly direction on a line parallel with Chestnut Street a distance of 181-1/2 feet to the northerly line of East Third Street; thence in an easterly direction along Third Street a distance of 49-1/2 feet to corner of Lot No. 5; thence in a northerly direction, parallel with the first course herein, a distance of 181-1/2 feet to the southerly line of Fourth Street, aforesaid; thence in a westerly direction along the southerly line of Fourth Street a distance of 49-1/2 feet to the place of beginning, and being Lot No. 4 in Gilbert Fowler's Addition to the Borough of Berwick.

PARCEL NO. 2: BEGINNING on the southerly side of Fourth Street between Chestnut and Walnut Streets, at the corner of Lot No. 2; thence southerly along Lot No. 2 a distance of 90-3/4 feet; thence easterly on a line parallel with Fourth Street, a distance of 49-1/2 feet to the westerly line of Lot No. 4; thence in a northerly direction along line of Lot No. 4 and parallel with Chestnut Street, a distance of 90-3/4 feet to Fourth Street aforesaid; thence westerly along Fourth Street, a distance of 49-1/2 feet to the place of beginning. Containing 4492-1/8 square feet of land and being the northerly half of Lot No. 3 in the Lyman Fowler plot of lots, whereon is erected a frame garage.

The above parcels shall hereby merge into one parcel for taxing purposes and shall not be separately conveyed without prior express approval of the municipality as provided by law.

TITLE TO SAID PREMISES IS VESTED IN Henry H. Brewer and Wilma Beardsley, as joint tenants with the right of survivorship and not as tenants in common, by Deed from James W. Laubach and Melanic K. Laubach, his wife, dated 09/10/2001, recorded 09/20/2001 in Instrument Number 200109427.

Tax Parcel: 04A-08-001-01,000

Premises Being: 312 East 4th Street, Berwick, PA 18603-3812

PHELAN HALLINAN DIAMOND & JONES, LLP
Joseph A. Dessoye, Esq., Id. No.200479
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
joseph.dessoye@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.
Plaintiff

v.

Henry H. Brewer
Wilma Beardsley
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2015-CV-357
:
: COLUMBIA County
:

CERTIFICATION

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

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

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

By: 

Phelan Hallinan Diamond & Jones, LLP
Joseph A. Dessoye, Esq., Id. No.200479
Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP
Joseph A. Dessoye, Esq., Id. No.200479
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
joseph.dessoye@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.	:	COLUMBIA County
	:	
vs.	:	COURT OF COMMON PLEAS
	:	
Henry H. Brewer	:	CIVIL DIVISION
Wilma Beardsley	:	
	:	NO.: <u>2015-CV-357</u>
	:	

VERIFICATION OF NON-MILITARY SERVICE

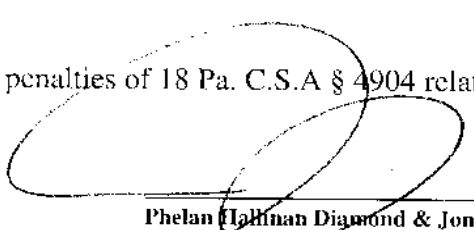
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Henry H. Brewer is over 18 years of age and resides at 312 East 4th Street, Berwick, PA 18603-3812.

(c) that defendant Wilma Beardsley is over 18 years of age and resides at 312 East 4th Street, Berwick, PA 18603-3812.

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



Phelan Hallinan Diamond & Jones, LLP
Joseph A. Dessoye, Esq., Id. No.200479
Attorney for Plaintiff

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
	:	
v.	:	NO.: <u>2015-CV-357</u>
	:	
Henry H. Brewer	:	
Wilma Beardsley	:	
Defendant(s)	:	COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **312 East 4th Street, Berwick, PA 18603-3812**.

- | | | |
|----|---|--|
| 1. | Name and address of Owner(s) or reputed Owner(s):
Name | Address (if address cannot be reasonably ascertained,
please so indicate) |
| | Henry H. Brewer | 312 East 4th Street
Berwick, PA 18603-3812 |
| | Wilma Beardsley | 312 East 4th Street
Berwick, PA 18603-3812 |
| 2. | Name and address of Defendant(s) in the judgment:
Name | Address (if address cannot be reasonably
ascertained, please so indicate) |
| | Henry H. Brewer | 312 East 4th Street
Berwick, PA 18603-3812 |
| | Wilma Beardsley | 312 East 4th Street
Berwick, PA 18603-3812 |
| 3. | Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name | Address (if address cannot be
reasonably ascertained, please indicate) |
| | None. | |
| 4. | Name and address of last recorded holder of every mortgage of record:
Name | Address (if address cannot be
reasonably ascertained, please indicate) |
| | None. | |
| 5. | Name and address of every other person who has any record lien on the property:
Name | Address (if address cannot be
reasonably ascertained, please indicate) |
| | None. | |

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

Name

Address (if address cannot be
reasonably ascertained, please indicate)

None.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

Address (if address cannot be
reasonably ascertained, please indicate)

Tenant/Occupant

**312 East 4th Street
Berwick, PA 18603-3812**

**Domestic Relations of
Columbia County**

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

**Commonwealth of Pennsylvania
Department of Welfare**

**P.O. Box 2675
Harrisburg, PA 17105**

Internal Revenue Service Advisory

**1000 Liberty Avenue Room 704
Pittsburgh, PA 15222**

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

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

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

Date: 3/10/10

By: 

Phelan Hallinan Diamond & Jones, LLP

Joseph A. Dessoye, Esq., Id. No.200479

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

LEGAL DESCRIPTION

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Tax Parcel: 04A-08-001-01,000

Premises Being: 312 East 4th Street, Berwick, PA 18603-3812

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2015-CV-357**

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.

v.

Henry H. Brewer

Wilma Beardsley

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

312 East 4th Street, Berwick, PA 18603-3812

Parcel No. 04A-08-001-01,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$120,294.59**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

No.: 2015-CV-357

Plaintiff

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.

Defendant

Henry H. Brewer

Wilma Beardsley

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



AT

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

HENRY H. BREWER

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

312 East 4th Street

Berwick, PA 18603-3812

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

____ Defendant

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20__

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

Document Receipt

Trans #	7624	Carrier / service:	USPS Server	First-Class Mail®	3/16/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000076187

Doc Ref #: 2016ED36

Postage 5.1300

PHILADELPHIA PA 19106

36

Document Receipt

Trans #	7623	Carrier / service:	USPS Server	First-Class Mail®	3/16/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000076170
Doc Ref #:	2016ED36
Postage	5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	7623	Carrier / service:	USPS Server	First-Class Mail®	3/16/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000076170
Doc Ref #:	2016ED36
Postage	5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	7622	Carrier / service:	USPS Server	First-Class Mail®	3/16/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000076163

Doc Ref #: 2016ED36

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	7622	Carrier / service:	USPS Server	First-Class Mail®	3/16/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000076163

Doc Ref #: 2016ED36

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	7621	Carrier / service:	USPS Server	First-Class Mail®	3/16/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000076156

Doc Ref #: 2016ED36

Postage 5.1300

HARRISBURG PA 17128

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

TD Bank, NA
3-180/360

001585848

DATE
2/12/2016

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

BAV [962900] 312 EAST 4TH STREET (2015-CV-357)


AUTHORIZED SIGNATURE

⑈001585848⑈ ⑆036001808⑆ 361508666⑈