

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:** 151
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: ~~02/28/2018~~ 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: 3950 LEEWARD PASSAGE COURT
 APT#102
 BONITA SPRINGS, FL 34134
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation:
Date: 1-23-18 **Time:** 07:50
Deputy: 3 **Mileage:**

Attorney / Originator:

Name: STERN & EISENBERG, PC **Phone:**

Service Attempts:

Date:	1-19-18					
Time:	1035					
Mileage:						
Deputy:	9					

Service Attempt Notes:

1. *not occupied*
2. *moved left no forwarding Drivers Lic # expired in 2014*
3. _____
4. _____
5. _____
6. _____

SHANGRAW, BEVERLY M

2016CV880

224 MARTZVILLE ROAD, BERWICK, PA 18603

NO EXPIRATION

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)

P.R.C.P. 3180 to 3183 and Rule 3257

IN THE COURT OF COMMON PLEAS

Columbia ~~NORTHAMPTON~~ COUNTY,
PENNSYLVANIA

NO. 2016-CV-880

2017-ED-151

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

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:
County of Northampton

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

224 Martzville Road ,Berwick, PA 18603

See full legal description attached

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

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

Total..... \$ _____ plus costs \$ _____.

Dated: Dec 12, 2017
(SEAL)

Barbara N. Jurek 188
Prothonotary, Common Pleas Court of
Columbia ~~Northampton~~ County, PA

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

By: *Stephanie Jurek*
Deputy

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 Beverly M. Shangraw f/k/a Beverly Schechterly, an unmarried woman by Deed dated July 25, 2005 and recorded August 16, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200508630, granted and conveyed unto Beverly M. Shangraw, an unmarried woman



January 24, 2018

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

**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.**

VS.

BEVERLY M. SHANGRAW

**NO: 2016-CV-880
NO: 2017-ED-151**

Dear Timothy:

The amount due on the sewer account #125812 for the property located at 224 Martzville Road Berwick, Pa through June 30, 2018 is \$3107.68. This amount includes fees to satisfy a lien on the property.

Please feel free to contact me with any questions that you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Morris", with a long horizontal flourish extending to the right.

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:	151
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/28/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Domestic Relations Office of Columbia Cou
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:	Michelle Santor		
Relation:	Clerk		
Date:	1/19/18	Time:	1400
Deputy:	19	Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone:
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2016CV880 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P 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:	151
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/28/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	BENEFICIAL CONSUMER DISCOUNT COMI
Primary Address:	417 CENTRAL ROAD, SUITE 2 BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	SEND BACK		
Relation:	NO LONGER THERE		
Date:	1/19/18	Time:	2:30
Deputy:	4919	Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone:
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BENEFICIAL CONSUMER I 2016CV880 417 CENTRAL ROAD, SUITE 2, 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.
SHANGRAW, BEVERLY M

Case Number
2016CV880

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	ISI
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 02/28/2018 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 Whitenight			
Relation:	Clerk			
Date:	1/19/18	Time:	1345	
Deputy:	19	Mileage:		

Attorney / Originator:

Name:	STERN & EISENBERG, PC	Phone:	
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2016CV880

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.
SHANGRAW, BEVERLY M

Case Number
2016CV880

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	151
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/28/2018 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 · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	1-18-18	Time:	1005
Deputy:	J	Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone:
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

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:	ISI
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/28/2018 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 <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Keddy MORRIS		
Relation:	SECRETARY		
Date:	1-19-19	Time:	0940
Deputy:	8	Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone:
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2016CV880

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

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

2017-ED-151

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, Apt 102
Bonita Springs, FL 34134

Your real estate at **224 Martzville Road, Berwick, PA 18603** is scheduled to be sold at Sheriff's Sale on April 4, 18 at 9:00 am at Courthouse, Bloomsburg, PA 17815 (location of sale) to enforce the court judgment of \$102,931.24 obtained by 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 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.

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 01/12/18

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone: **(570) 389-5622**

Ad ID: 1126955
Description: **Shangraw Sheriff Sale**
Run Dates: **03/14/18 to 03/28/18**
Class: **2**
Agate Lines: **204**
Blind Box:

Total Ad Cost \$1,236.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	03/14/18	03/28/18	3	\$1,236.00

SHERIFFS 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 28, 2018
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 west-erly 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 Beverly M. Shangraw f/k/a Beverly Schechterly, an unmarried woman by Deed dated July 25, 2005 recorded August 16, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200508630, granted and conveyed unto Beverly M. Shangraw, an unmarried woman

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 & EISENBERG, PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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 28, 2018
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 Beverly M. Shangraw f/k/a Beverly Schechterly, an unmarried woman by Deed dated July 25, 2005 recorded August 16, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200508630, granted and conveyed unto Beverly M. Shangraw, an unmarried woman

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 & EISENBERG, PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)

P.R.C.P. 3180 to 3183 and Rule 3257

IN THE COURT OF COMMON PLEAS

Columbia

NORTHAMPTON COUNTY,

PENNSYLVANIA

NO. 2016-CV-880

2017-ED-151

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

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:
County of Northampton

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

224 Martzville Road ,Berwick, PA 18603

See full legal description attached

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

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

Total..... \$ _____ plus costs \$ _____.

Dated: Dec. 12, 2017
(SEAL)

Barbara D. Williams 188
Prothonotary, Common Pleas Court of

Columbia Northampton County, PA
Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

By: Stephan
Deputy

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 Beverly M. Shangraw f/k/a Beverly Schechterly, an unmarried woman by Deed dated July 25, 2005 and recorded August 16, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200508630, granted and conveyed unto Beverly M. Shangraw, an unmarried woman

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

FILED
PROTHONOTARY

2017 DEC 12 P 12:48

CLERK OF COURTS
COUNTY OF COLUMBIA

**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

2017-ED-151

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:

Wells Fargo Bank N/A
c/o Daniel Mancini, Esquire
2014 Fairview Drive
Monaca, PA 15061

Wells Fargo Bank N/A
c/o Udren Law Offices
111 Woodcrest Road
Cherry, Hill, NJ 08003

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
Bloomsburg, PA 17815

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

Connie Ginger
1615 Lincoln Avenue
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.

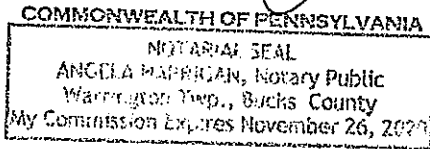
Date: December 8, 2017

STERN & EISENBERG, PC

BY: *Jessica N. Manis*
 Jessica N. Manis, Esquire
Attorney for Plaintiff

Sworn to and subscribed before me
This 8th Day of December, 2017.

Angela Pappagian
Notary Public



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)
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 Sheriff's 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.

December 8, 2017

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 Beverly M. Shangraw f/k/a Beverly Schechterly, an unmarried woman by Deed dated July 25, 2005 and recorded August 16, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200508630, granted and conveyed unto Beverly M. Shangraw, an unmarried woman



Stern Eisenberg PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street
Suite 200
Warrington, Pennsylvania 18976
(215) 572-8111
Facsimile: (215) 572-5025

December 8, 2017

RE: Wells Fargo Bank, N.A., as Trustee et al.
VS. Beverly M. Shangraw
C.C.P. COLUMBIA CO. NO. 2016-CV-880

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

Dear Sir or Madam:

FILED
PROTHONOTARY
2017 DEC 12 P 12:47
CLERK OF COURTS
COLUMBIA COUNTY PA

I represent the plaintiff in the above matter and I am enclosing herewith the following:

- Notice of Sale to Defendant
- 3129.1 Affidavit in duplicate
- Praecipe for Writ of Execution
- Writ of Execution
- Abstract, in duplicate
- Certificate to the Sheriff
- Certification to the Sheriff
- Check to the Sheriff for \$1,350.00
- Check to Prothonotary \$25.00 (issue writ)

Please have the, file the 3129.1 Affidavit and issue the Writ. Thereafter, the Writ should be transmitted it to the Sheriff together with remaining papers and check in the amount of \$1,350.00. Ask the Sheriff to schedule the sale for the next available listing and thereafter, advise.

Very truly yours,


Jessica N. Manis, Esquire

JNM/JP
Enclosures

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 Beverly M. Shangraw f/k/a Beverly Schechterly, an unmarried woman by Deed dated July 25, 2005 and recorded August 16, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200508630, granted and conveyed unto Beverly M. Shangraw, an unmarried woman

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



71901140006000120354

BEVERLY M. SHANGRAW
3950 LEEWARD PASSAGE COURT APT 102

BONITA FL 34134
SPRINGS

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



71901140006000120330

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

151

Document Receipt

Trans # 12210 Carrier / service: USPS Server First-Class Mail® 1/12/2018 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000120316

Doc Ref #: 2017ED151

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans #	12210	Carrier / service:	USPS Server	First-Class Mail®	1/12/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000120316

Doc Ref #: 2017ED151

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans # 12211 Carrier / service: USPS Server First-Class Mail® 1/12/2018 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000120323

Doc Ref #: 2017ED151

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans # 12211 Carrier / service: USPS Server First-Class Mail® 1/12/2018 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000120323

Doc Ref #: 2017ED151

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans # 12212 Carrier / service: USPS Server First-Class Mail® 1/12/2018 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000120330

Doc Ref #: 2017ED151

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

Trans # 12213 Carrier / service: USPS Server First-Class Mail® 1/12/2018 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000120347

Doc Ref #: 2017ED151

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

Trans # 12213 Carrier / service: USPS Server First-Class Mail® 1/12/2018 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000120347

Doc Ref #: 2017ED151

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

Trans #	12214	Carrier / service:	USPS Server	First-Class Mail®	1/12/2018 12:00:00 AM
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Ship to:

BEVERLY M. SHANGRAW

3950 LEEWARD PASSAGE COURT APT
102

Tracking #: 71901140006000120354

Doc Ref #: 2017ED151

Postage 5.2600

BONITA FL 34134
SPRINGS

Document Receipt

Trans #	12214	Carrier / service:	USPS Server	First-Class Mail®	1/12/2018 12:00:00 AM
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Ship to:

BEVERLY M. SHANGRAW

3950 LEEWARD PASSAGE COURT APT
102

Tracking #: 71901140006000120354

Doc Ref #: 2017ED151

Postage 5.2600

BONITA FL 34134
SPRINGS

STERN & EISENBERG PC
ATTORNEYS AT LAW
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976

KEYBANK
50-7044/2223

56983

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

DATE 12/11/17
CHECK AMOUNT \$1,350.00

GENERAL ACCOUNT
VOID AFTER 180 DAYS

Memo: XXXXX2827, Shangraw, Beverly M.

Beverly M. Shangraw
AUTHORIZED SIGNATURE

Security features. Details on back.

⑆056983⑆ ⑆22370440⑆007901126255⑆