

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

Representing Lenders in  
Pennsylvania

Foreclosure Manager

June 17, 2019

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. v.  
SHIRLEY EAST and CHARLES E. EAST, SR  
433 EAST 5TH STREET BERWICK, PA 18603-3834  
No.: 2018-CV-942

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for July 24, 2019 due to the following: The Plaintiff does not wish to proceed with the foreclosure at this time.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

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

**Phelan Hallinan Diamond & Jones, LLP**

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000

FAX#: 215-568-7616

June 13, 2019

SHIRLEY EAST

CHARLES E. EAST, SR

433 EAST 5TH STREET

BERWICK, PA 18603-3834

RE: WELLS FARGO BANK, N.A. v. SHIRLEY EAST and CHARLES E. EAST, SR  
COLUMBIA County, No 2018-CV-942

Dear Defendants,

Enclosed please find a Court Order granting Plaintiff's Motion to Postpone Sheriff's Sale and Certification of Service relative to the above referenced matter.

Very Truly yours,

Peter Wapner, Esquire

Enclosure

**THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.**

WELLS FARGO BANK, N.A.

Plaintiff

v.

SHIRLEY EAST  
CHARLES E. EAST, SR

Defendants

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO. 2018-CV-942

: COLUMBIA COUNTY

FILED  
PROTHONOTARY  
2019 MAY - 8 A 9 04  
CLERK OF COURTS OF  
COUNTY OF COLUMBIA

ORDER

AND NOW, this 7<sup>th</sup> day of May 2019, after consideration  
of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

**ORDERED** that the sale of 433 EAST 5TH STREET, BERWICK, PA 18603-3834 is  
postponed to the Sheriff's Sale scheduled for July 24, 2019.

No further advertising or additional notice to lienholders or Defendants is required.

However, the Sheriff is directed to announce the continuation to the assembled bidders and

Plaintiff is to forward a copy of this Order to Defendants via first class mail.

BY THE COURT:

/s/ Thomas A. James Jr.  
J.

# TX Result Report

P 1  
06/17/2019 14:28  
Serial No. A6VF011029028  
TC:00053906

Addressee	Start Time	Time	Prints	Result	Note
912155670072	06-17 14:27	00:00:59	002/002	OK	ORG

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

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

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

# fax

TO: Patrick Wirt FROM: Sheriff Timothy Chamberlain  
FAX: PAGES: 2  
PHONE: DATE: June 17, 2019  
RE: East execution CC:  
☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$616.50.

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

# fax

TO: Patrick Wirt

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: June 17, 2019

RE: East execution

CC:

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

I received your stay, attached is a cost sheet showing a balance due of \$616.50.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
CHARLES EAST (et al.)

Case Number  
2018CV942

PROPERTY ADDRESS  
433 EAST 5TH STREET, BERWICK, PA 18603

## REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
09/18/2018	Advance Fee	Advance Fee	001736125	\$0.00	\$1,350.00
09/18/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
09/18/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
09/18/2018	Crying Sale			\$10.00	\$0.00
09/18/2018	Docketing			\$15.00	\$0.00
09/18/2018	Levy			\$15.00	\$0.00
09/18/2018	Mailing Costs			\$66.00	\$0.00
09/18/2018	Posting Handbill			\$15.00	\$0.00
09/18/2018	Press Enterprise Inc.			\$1,110.00	\$0.00
09/18/2018	Sheriff Automation Fund			\$50.00	\$0.00
09/18/2018	Web Posting			\$100.00	\$0.00
01/03/2019	Continued or Cancelled Sale	Postponed to: 3/20/2019		\$10.00	\$0.00
02/19/2019	Continued or Cancelled Sale	Postponed to: 5/29/2019		\$10.00	\$0.00
02/20/2019	Continued or Cancelled Sale	Postponed to: 5/29/2019		\$10.00	\$0.00
05/08/2019	Continued or Cancelled Sale	Postponed to: 7/24/2019		\$10.00	\$0.00
06/17/2019	Service			\$270.00	\$0.00
06/17/2019	Service Mileage			\$24.00	\$0.00
06/17/2019	Copies			\$9.00	\$0.00
06/17/2019	Notary Fee			\$15.00	\$0.00
06/17/2019	Surcharge			\$190.00	\$0.00
06/17/2019	Tax Claim Search			\$5.00	\$0.00

\$1,966.50 \$1,350.00

**TOTAL BALANCE:** \$(616.50)

**Phelan Hallinan Diamond & Jones, LLP**

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000

FAX#: 215-568-7616

June 13, 2019

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

RE: WELLS FARGO BANK, N.A. v. SHIRLEY EAST and CHARLES E. EAST, SR  
COLUMBIA County, No 2018-CV-942

Dear Sir or Madam:

Enclosed please find a Certification of Service for filing. Please file the same with the Court and return time-stamped copies of the enclosed and a Certificate of Compliance in the self-addressed stamped envelope provided for your convenience.

Very truly yours,

Peter Wapner, Esquire

Enclosures

cc: SHIRLEY EAST  
CHARLES E. EAST, SR

Phelan Hallinan Diamond & Jones, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

Plaintiff

v.

SHIRLEY EAST  
CHARLES E. EAST, SR

Defendants

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2018-CV-942  
:  
: COLUMBIA COUNTY  
:  
:  
:

**CERTIFICATION OF SERVICE**

I hereby certify that a true and correct copy of the May 07, 2019 Court Order in regards to Plaintiff's Motion to Postpone Sheriff's Sale was sent via first class mail to the following individuals on the date indicated below.

SHIRLEY EAST  
1599 NORTH MULBERRY STREET  
APARTMENT 4  
BERWICK, PA 18603-1226

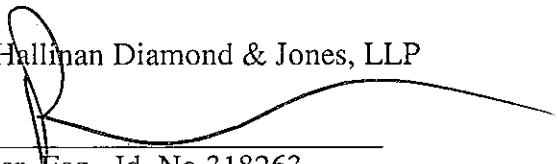
CHARLES E. EAST, SR  
433 EAST 5TH STREET  
BERWICK, PA 18603-3834

CHARLES E. EAST, SR  
1599 N MULBERRY ST APT 4  
BERWICK, PA 18603-1226

SHIRLEY EAST  
433 EAST 5TH STREET  
BERWICK, PA 18603-3834

TIMONTHY CHAMBERLAIN  
ACTING SHERIFF  
PO BOX 380  
W. MAIN STREET  
BLOOMSBURG PA 17815

Date: June 13, 2019

Phelan Hallinan Diamond & Jones, LLP  
By:   
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff



WELLS FARGO BANK, N.A.

Plaintiff

v.

SHIRLEY EAST  
CHARLES E. EAST, SR

Defendants

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO. 2018-CV-942

: COLUMBIA COUNTY

FILED  
NOTARIAL  
2019 MAY - 8 A 9  
CLERK OF COURTS  
COUNTY OF COLUMBIA

ORDER

AND NOW, this 7<sup>th</sup> day of May 2019, after consideration  
of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

**ORDERED** that the sale of 433 EAST 5TH STREET, BERWICK, PA 18603-3834 is  
postponed to the Sheriff's Sale scheduled for July 24, 2019.

No further advertising or additional notice to lienholders or Defendants is required.

However, the Sheriff is directed to announce the continuation to the assembled bidders and

Plaintiff is to forward a copy of this Order to Defendants via first class mail.

BY THE COURT:

/s/ Thomas A. James Jr.  
J.

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

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

**Re: WELLS FARGO BANK, N.A. v. SHIRLEY EAST et al.**  
**No.: 2018-CV-942**

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 07/24/2019 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**

By:

Legal Assistant

CC: SHIRLEY EAST and CHARLES E EAST, SR

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

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

v.

**SHIRLEY EAST  
CHARLES E. EAST, SR**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2018-CV-942**  
:  
:

**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: MAY 30 2019

\_\_\_\_\_  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

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

v.

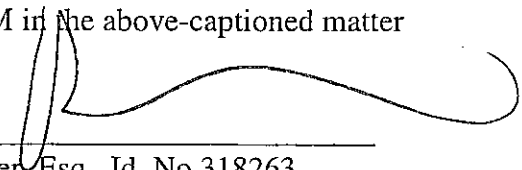
**SHIRLEY EAST**  
**CHARLES E. EAST, SR**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2018-CV-942**  
:  
:

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for 05/29/2019 at 09:00 AM in the above-captioned matter has been continued until 07/24/2019 at 09:00 AM.

Date: MAY 30 2019

  
\_\_\_\_\_  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

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

v.

**SHIRLEY EAST**  
**CHARLES E. EAST, SR**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2018-CV-942**  
:  
:

**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:

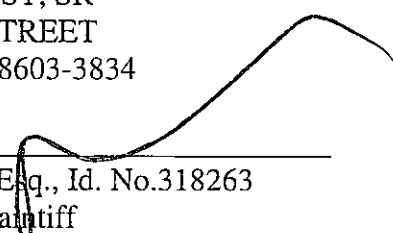
SHIRLEY EAST  
1599 NORTH MULBERRY STREET  
APARTMENT 4  
BERWICK, PA 18603-1226

SHIRLEY EAST  
433 EAST 5TH STREET  
BERWICK, PA 18603-3834

CHARLES E. EAST, SR  
1599 N MULBERRY ST APT 4  
BERWICK, PA 18603-1226

Date: MAY 30 2019

CHARLES E. EAST, SR  
433 EAST 5TH STREET  
BERWICK, PA 18603-3834

  
\_\_\_\_\_  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

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

v.

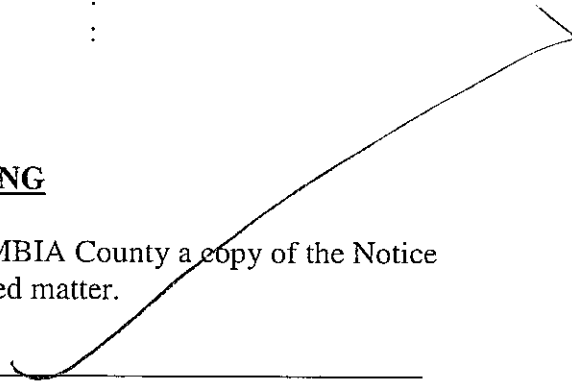
**SHIRLEY EAST  
CHARLES E. EAST, SR**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2018-CV-942**  
:  
:

**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: MAY 30 2019

  
\_\_\_\_\_  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

WELLS FARGO BANK, N.A.

Plaintiff

v.

SHIRLEY EAST  
CHARLES E. EAST, SR

Defendants

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO. 2018-CV-942

: COLUMBIA COUNTY

**ORDER**

AND NOW, this

7<sup>th</sup> day of

July

2019, after consideration

of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

**ORDERED** that the sale of 433 EAST 5TH STREET, BERWICK, PA 18603-3834 is postponed to the Sheriff's Sale scheduled for July 24, 2019.

No further advertising or additional notice to lienholders or Defendants is required.

However, the Sheriff is directed to announce the continuation to the assembled bidders and Plaintiff is to forward a copy of this Order to Defendants via first class mail.

BY THE COURT:



FILED  
PROTHONOTARY  
2019 JUL -8 A 3:42  
COURT OF COMMON PLEAS  
COUNTY OF COLUMBIA



**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. v. SHIRLEY EAST et al.**  
**No.: 2018-CV-942**

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 05/29/2019 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**

By:

Legal Assistant

CC: SHIRLEY EAST and CHARLES E. EAST, SR

PHELAN HALLINAN DIAMOND & JONES, LLP  
Kenya Bates, Esq., Id. No.203664  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
kenya.bates@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

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

v.


**SHIRLEY EAST**  
**CHARLES E. EAST, SR**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2018-CV-942**  
:  
:

**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: 2/21/19

  
Kenya Bates, Esq., Id. No.203664  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Kenya Bates, Esq., Id. No.203664  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
kenya.bates@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

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

v.

**SHIRLEY EAST  
CHARLES E. EAST, SR**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2018-CV-942**  
:  
:

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for 03/20/2019 at \$postponeTime in the above-captioned matter has been continued until 05/29/2019 at 09:00 AM.

Date: 2/21/19

Kenya Bates  
Kenya Bates, Esq., Id. No.203664  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Kenya Bates, Esq., Id. No.203664  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
kenya.bates@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

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

v.

**SHIRLEY EAST**  
**CHARLES E. EAST, SR**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2018-CV-942**  
:  
:

**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:

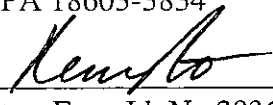
SHIRLEY EAST  
1599 NORTH MULBERRY STREET  
APARTMENT 4  
BERWICK, PA 18603-1226

SHIRLEY EAST  
433 EAST 5TH STREET  
BERWICK, PA 18603-3834

CHARLES E. EAST, SR  
1599 N MULBERRY ST APT 4  
BERWICK, PA 18603-1226

Date: 2/21/19

CHARLES E. EAST, SR  
433 EAST 5TH STREET  
BERWICK, PA 18603-3834

  
Kenya Bates, Esq., Id. No.203664  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Kenya Bates, Esq., Id. No.203664  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
kenya.bates@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

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

v.

**SHIRLEY EAST**  
**CHARLES E. EAST, SR**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2018-CV-942**  
:  
:

**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: 2/21/19

Kenya Bates  
Kenya Bates, Esq., Id. No.203664  
Attorney for Plaintiff

**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**

Representing Lenders in  
Pennsylvania

Foreclosure Manager

February 19, 2019

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. v.  
SHIRLEY EAST and CHARLES E. EAST, SR  
433 EAST 5TH STREET BERWICK, PA 18603-3834  
No.: 2018-CV-942

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for March 20, 2019 due to the following: Per Client.

The Property is to be relisted for the May 29, 2019 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
Valerie Steinman for  
Phelan Hallinan Diamond & Jones, LLP

STATE OF PENNSYLVANIA  
COUNTY OF CLUTZBURG } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 9, 16, 23, 2019 and 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 23<sup>rd</sup> day of January, 2019.....

.....  
Karen M. Beach  
(Notary Public)

Commonwealth of Pennsylvania - Notary Seal  
Karen M. Beach, Notary Public  
Columbia County  
My commission expires May 13, 2022  
Commission number 1283596  
Member, Pennsylvania Association of Notaries

And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....



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

REAL ESTATE TAX CERTIFICATION

Date: 01/25/2019

Fee: \$5.00

Cert. NO: 33575

EAST SHIRLEY J  
433 E FIFTH ST  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20180 -6398  
Location: 433 E 5TH ST L 19  
Parcel Id:04A-08 -109-00,000

Assessment: 18,362  
Balances as of 01/25/2019

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

By: **COLUMBIA COUNTY SHERIFF**

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

**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. v. SHIRLEY EAST et al.**  
**No.: 2018-CV-942**

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 03/20/2019 Sheriff Sale.\*\***

Very truly yours,

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

CC: SHIRLEY EAST and CHARLES E. EAST, SR

PHELAN HALLINAN DIAMOND & JONES, LLP  
Abigail Brunner, Esq., Id. No.319034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Abigail.Brunner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

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

v.

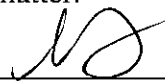
**SHIRLEY EAST  
CHARLES E. EAST, SR**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2018-CV-942**  
:  
:

**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: 1/4/19

  
\_\_\_\_\_  
Abigail Brunner, Esq., Id. No.319034  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Abigail Brunner, Esq., Id. No.319034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Abigail.Brunner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

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

v.


**SHIRLEY EAST**  
**CHARLES E. EAST, SR**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2018-CV-942**  
:  
:

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for 01/30/2019 at 09:00 AM in the above-captioned matter has been continued until 03/20/2019 at 09:00 AM.

Date: 1/4/19

  
\_\_\_\_\_  
Abigail Brunner, Esq., Id. No.319034  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Abigail Brunner, Esq., Id. No.319034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Abigail.Brunner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

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

v.

**SHIRLEY EAST**  
**CHARLES E. EAST, SR**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2018-CV-942**  
:  
:

**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:


SHIRLEY EAST  
1599 NORTH MULBERRY STREET  
APARTMENT 4  
BERWICK, PA 18603-1226

SHIRLEY EAST  
433 EAST 5TH STREET  
BERWICK, PA 18603-3834

CHARLES E. EAST, SR  
1599 N MULBERRY ST APT 4  
BERWICK, PA 18603-1226

Date: 1/4/19

CHARLES E. EAST, SR  
433 EAST 5TH STREET  
BERWICK, PA 18603-3834

  
\_\_\_\_\_  
Abigail Brunner, Esq., Id. No.319034  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Abigail Brunner, Esq., Id. No.319034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Abigail.Brunner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

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

v.

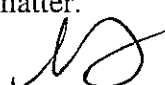
**SHIRLEY EAST**  
**CHARLES E. EAST, SR**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2018-CV-942**  
:  
:

**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: 1/4/19

  
\_\_\_\_\_  
Abigail Brunner, Esq., Id. No.319034  
Attorney for Plaintiff

**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**

Representing Lenders in  
Pennsylvania

Foreclosure Manager

January 3, 2019

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. v.  
SHIRLEY EAST and CHARLES E. EAST, SR  
433 EAST 5TH STREET BERWICK, PA 18603-3834  
No.: 2018-CV-942

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for January 30, 2019 due to the following: Per Client.

The Property is to be relisted for the March 20, 2019 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
Valerie Steinman for  
Phelan Hallinan Diamond & Jones, LLP



PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A.

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

TERM

SHIRLEY EAST  
CHARLES E. EAST, SR

No.: 2018-CV-942  
No.: 2018-ED-105

Defendant

COLUMBIA COUNTY

**CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

**DEC 17 2018**  
\_\_\_\_\_  
Date

By: \_\_\_\_\_  
Peter Wapner, Esquire  
Attorney for Plaintiff

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

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

Re: WELLS FARGO BANK, N.A. VS. SHIRLEY EAST, and CHARLES E. EAST, SR,  
COLUMBIA County, No.: 2018-CV-942, No.: 2018-ED-105

Dear Sir/Madam:

Enclosed for filing please find an Affidavit of Service Pursuant to Rule 3129.2 and a Certificate of Compliance. 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 01/30/2019 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,

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

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

Plaintiff,

v.

**SHIRLEY EAST**

**CHARLES E. EAST, SR**

Defendant(s)

:  
:  
:  
:  
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:

**CIVIL DIVISION**

**No.: 2018-CV-942**

**No.: 2018-ED-105**

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2**

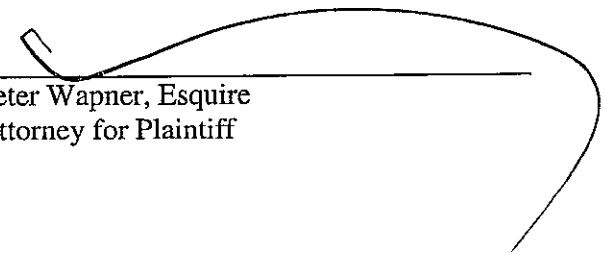
COMMONWEALTH OF PENNSYLVANIA )  
PHILADELPHIA COUNTY )

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".

**DEC 17 2018**

Date: \_\_\_\_\_

  
Peter Wapner, Esquire  
Attorney for Plaintiff

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

**V.**

**SHIRLEY EAST**  
**CHARLES E. EAST, SR**  
**DEFENDANT(S)**

**:** **COURT OF COMMON PLEAS**  
**:**  
**:** **CIVIL DIVISION**  
**:**  
**:** **CASE NO. 2018-CV-942**  
**:**  
**:** **COLUMBIA COUNTY**

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

**WELLS FARGO BANK, N.A.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **433 EAST 5TH STREET, BERWICK, PA 18603-3834**.

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

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

**SHIRLEY EAST**

**433 EAST 5TH STREET**  
**BERWICK, PA 18603-3834**

**1599 NORTH MULBERRY STREET**  
**APARTMENT 4, BERWICK, PA 18603-1226**

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

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

**SHIRLEY EAST**

**433 EAST 5TH STREET, BERWICK, PA 18603-3834**

**1599 NORTH MULBERRY STREET**  
**APARTMENT 4, BERWICK, PA 18603-1226**

**CHARLES E. EAST, SR**

**433 EAST 5TH STREET, BERWICK, PA 18603-3834**

**1599 N MULBERRY ST APT 4, BERWICK, PA 18603-1226**

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)

**WACHOVIA BANK, N.A.**

**301 SOUTH COLLEGE STREET, VA 0343**  
**CHARLOTTE, NC 28288-0343**

**WACHOVIA BANK, N.A. C/O FISERV**  
**LENDING SOLUTIONS**

**600A N. JOHN RODES BOULEVARD**  
**MELBOURNE, FL 32934**

**PH # 1022749**

**WACHOVIA BANK, N.A., RETAIL CREDIT  
SERVICING**

**P.O. BOX 50010  
ROANOKE, VA 24022**

**FARMERS HOME ADMINISTRATION**

**P.O. BOX 905  
FEDERAL BUILDING  
HARRISBURG, PA 17108**

**U.S. DEPARTMENT OF AGRICULTURE**

**1400 INDEPENDENCE AVE SW  
STOP 0506  
WASHINGTON, DC 20250-0002**

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**

**433 EAST 5TH STREET  
BERWICK, PA 18603-3834**

**COMMONWEALTH OF PENNSYLVANIA  
BUREAU OF INDIVIDUAL TAXES  
INHERITANCE TAX DIVISION**

**6TH FLOOR, STRAWBERRY SQ.  
DEPT 280601  
HARRISBURG, PA 17128**

**DEPARTMENT OF PUBLIC WELFARE, TPL  
CASUALTY UNIT, ESTATE RECOVERY  
PROGRAM**

**P.O. BOX 8486  
WILLOW OAK BUILDING  
HARRISBURG, PA 17105**

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF HUMAN SERVICES**

**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: \_\_\_\_\_

**DEC 17 2018**

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

**Phelan Hallinan Diamond & Jones, LLP  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff  
PHELAN HALLINAN DIAMOND & JONES, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza, Philadelphia, PA 19103  
215-563-7000**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
CHARLES EAST (et al.)

Case Number  
2018CV942

## SHERIFF'S RETURN OF SERVICE

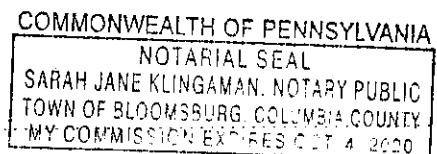
12/13/2018 07:27 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 433 EAST 5TH STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

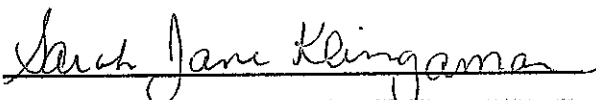
December 14, 2018



NOTARY

Affirmed and subscribed to before me this

14TH day of DECEMBER, 2018



HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400-1617 JFK BLVD, PHILA

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
EAST, CHARLES (et al.)

Case Number  
2018CV942

## SERVICE COVER SHEET

### Service Details:

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

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

**Name:** (POSTING)

**Primary Address:** 433 EAST 5TH STREET  
BERWICK, PA 18603

**Phone:**

**DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

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

**Adult In Charge:**

**Relation:**

**Date:** 12-13-18

**Time:** 19:27

**Deputy:** 3

**Mileage:**

### Attorney / Originator:

**Name:** PHELAN HALLINAN DIAMOND & JONES LLP

**Phone:** 215-563-7000

### Service Attempts:

**Date:**

**Time:**

**Mileage:**

**Deputy:**


### Service Attempt Notes:

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

(POSTING)

2018CV942

433 EAST 5TH STREET, BERWICK, PA 18603

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
CHARLES EAST (et al.)

Case Number  
2018CV942

## SHERIFF'S RETURN OF SERVICE

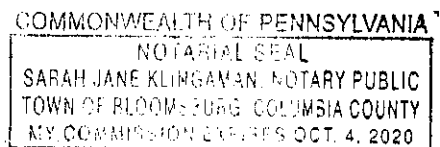
10/05/2018 10:50 AM - DEPUTY CHRIS PRESCOTT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: CHARLES EAST AT 1599 N MULBERRY STREET, APT#4, BERWICK, PA 18603.

  
CHRIS PRESCOTT, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 08, 2018



NOTARY

Affirmed and subscribed to before me this

8TH day of OCTOBER, 2018



HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
CHARLES EAST (et al.)

Case Number  
2018CV942

## SHERIFF'S RETURN OF SERVICE

10/05/2018 10:50 AM - DEPUTY CHRIS PRESCOTT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE CHARLES EAST SON/POWER OF ATTORNEY, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR SHIRLEY EAST AT BERWICK RETIREMENT VILLAGE, (HAS DEMENTIA) BERWICK, PA 18603.

  
CHRIS PRESCOTT, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 08, 2018

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

NOTARY

Affirmed and subscribed to before me this

8TH day of OCTOBER, 2018



HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

(c) CountySuite Sheriff, Teleosoft, Inc.



October 23, 2018

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

**WELLS FARGO BANK, NA**

**VS.**

**SHIRLEY EAST  
CHARLES E. EAST, SR**

**NO: 2018-CV-942  
NO: 2018-ED-105**

Dear Timothy:

The amount due on the sewer account #123960 for the property located at 433 E. 5<sup>th</sup> Street Berwick, Pa through March 31, 2019 is \$463.30.

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  
vs.  
EAST, CHARLES (et al.)

Case Number  
2018CV942

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 105

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: CHARLES EAST  
Primary Address: 1599 N MULBERRY STREET  
APT#4  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 433 EAST 5TH STREET  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 10-5-18

Time: 1050

Deputy: 7

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

### Service Attempts:

Date:	9-21-18					
Time:	11:35					
Mileage:						
Deputy:	3					

### Service Attempt Notes:

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

EAST, CHARLES

2018CV942

1599 N MULBERRY STREET, APT#4, BERWICK, PA 18603 NO EXPIRATION



**MAKE CHECKS PAYABLE TO:**

BERWICK BOROUGH  
TAX COLLECTOR  
1615 LINCOLN AVENUE  
BERWICK PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM  
CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS  
NO PERSONAL CHECKS AFTER DEC.1, 2018

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE  
03/01/2018

BILL NO.  
3502

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	18,362	11.385	204.87	209.05	229.96
SINKING		1	17.99	18.36	20.20
FIRE		1.25	22.49	22.95	24.10
LIGHT		1.25	22.49	22.95	24.10
BORO RE		14.1	263.72	268.90	271.85
The discount & penalty have been calculated for your convenience			521.58	532.21	570.21
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

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

EAST CHARLES E SR  
1599 N MULBERRY ST APT 4  
BERWICK PA 18603

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

Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04A-08-100-00,000		
433 E FIFTH ST		
.1804 Acres	Land	3,300
	Buildings	15,062
Total Assessment		18,362

Connie C. Gingher

This tax returned to courthouse on:  
January 1, 2019

FILE COPY

**2018 SCHOOL REAL ESTATE TAX NOTICE**  
Berwick Area School District  
Berwick Borough

Make Check Payable To: The Berwick Area School District

The Berwick Area School District  
Connie C. Gingher, Tax Collector  
1615 Lincoln Avenue  
Berwick, PA 18603

Telephone: 570-752-7442

Taxes are due and payment is requested from:

03-570

CO4  
EAST CHARLES E SR  
1599 N MULBERRY ST APT 4  
BERWICK, PA 18603-1226

Bill Date: 7/1/2018

Bill #: 1131

**TAXPAYER COPY**

Parcel #: 04A08 10000000

Prop. Type

Property Location and Description:

433 E FIFTH ST  
100

Assessment:

L= 3,300  
B= 15,062  
T= 18,362

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2000	793.24
HOMESTEAD EXCLUSION	NA	NA
PARMSTAD EXCLUSION	NA	NA
If Paid By 8/31/2018	2% Discounted Amount	777.38
If Paid By 10/31/2018	FACE Amount	793.24
If Paid After 10/31/2018	10% Penalty Amount	872.56

Last Day to Pay: 12/31/2018

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

Office Hours:

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

Connie C. Gingher

8.13.18

Wells Fargo Bank, N.A.

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2018-CV-942

Shirley East  
Charles E. East, Sr

: 2018-ED-105  
:  
: COLUMBIA County

Defendant(s) :

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

TO: Shirley East  
433 EAST 5TH STREET  
BERWICK, PA 18603-3834

1599 NORTH MULBERRY STREET APARTMENT 4  
BERWICK, PA 18603-1226

Charles E. East, Sr  
433 EAST 5TH STREET  
BERWICK, PA 18603-3834

1599 NORTH MULBERRY STREET APARTMENT 4  
BERWICK, PA 18603-1226

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

Your house (real estate) at 433 East 5th Street, Berwick, PA 18603-3834 is scheduled to be sold at the Sheriff's Sale on Jan. 30, 2019 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$15,536.47 obtained by Wells Fargo Bank, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
EAST, CHARLES (et al.)

Case Number  
2018CV942

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 105

Manner: < Not Specified >

Expires:

Warrant:

### Notes:

SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kristy Hart

Relation: Clerk

Date: 9-21-18 Time: 12:30

Deputy: 3 Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

BERWICK AREA JOINT SEI

2018CV942

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
EAST, CHARLES (et al.)

Case Number  
2018CV942

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

105

Warrant:

Notes:

SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue  
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

9-21-18

Time:

11:27

Deputy:

3

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

GINGHER, CONNIE C.

2018CV942

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  
vs.  
EAST, CHARLES (et al.)

Case Number  
2018CV942

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 105

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 433 EAST 5TH STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

9-21-18

Time:

12:15

Deputy:

3

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

OCCUPANT

2018CV942

433 EAST 5TH STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
EAST, CHARLES (et al.)

Case Number  
2018CV942

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 105

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 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: SHERY EVANS

Relation: CLEAR

Date: 9/18/18

Time: 1624

Deputy: 4

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV942

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION



# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2018CV942

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, JANUARY 30, 2019**  
**AT 9:00 O'CLOCK A.M.**

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

---

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, on the Northerly side of East Fifth Street, bounded and described as follows, to-wit:  
BEGINNING at the southwesterly corner of Lot Number 20; THENCE in a Westerly direction, along East Fifth Street, a distance of 49 1/2 feet to the southeasterly corner of Lot Number 18; THENCE along said lot, in a northerly direction, a distance of 165 feet to East Fifth and a Half Street; THENCE along said street, in an Easterly direction, a distance of 49 1/2 Feet to the Northwesterly corner of Lot Number 20; THENCE along said lot in a southerly direction, a distance of 165 feet to the place of BEGINNING.  
This description is intended to cover and this deed to convey Lot Number 19 in Hudson Owen's Addition to the Borough of Berwick.  
TITLE TO SAID PREMISES IS VESTED CHARLES E. EAST, SR, by Deed from SHIRLEY EAST A/K/A SHIRLEY J. EAST, BY HER AGENT CHARLES E. EAST, SR, Dated 02/17/2017, Recorded 02/21/2017, Instrument No. 201701367.  
Tax Parcel: 04-08-109  
Premises Being: 433 EAST 5TH STREET, BERWICK, PA 18603-3834  
PROPERTY ADDRESS: 433 EAST 5TH STREET, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04A-08-109

Seized and taken into execution to be sold as the property of CHARLES EAST, SHIRLEY EAST in suit of WELLS FARGO.

---

**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 DIAMOND & JONES LLP  
PHILADELPHIA, PA 215-563-7000

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

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Wells Fargo Bank, N.A.

v.

Shirley East  
Charles E. East, Sr

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: 433 East 5th Street, Berwick, PA 18603-3834  
(See Legal Description attached)

Amount Due  
Interest from 09/13/2018 at \$2.55 per diem  
Costs to be added

\$15,536.47

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

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

Dated

9/12/2018  
(SEAL)

PH # 1022749

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2018-CV-942

2018-ED-105

COLUMBIA COUNTY

Barbara N. Alivetti 188  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.  
**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1st Monday in 2020**

# REAL ESTATE OUTLINE

ED # 2018 ED 105

DATE RECEIVED 9-12-2018  
DOCKET AND INDEX 2018 CV 942

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION X  
COPY OF DESCRIPTION X  
WHEREABOUTS OF LKA X  
NON-MILITARY AFFIDAVIT X  
NOTICES OF SHERIFF SALE X  
WAIVER OF WATCHMAN X  
AFFIDAVIT OF LIENS LIST X  
CHECK FOR \$1,350.00 OR X

CK# 001736125

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

SALE DATE Jan 30<sup>th</sup> TIME 9:00  
POSTING DATE 2019  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

Wells Fargo Bank, N.A.

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2018-CV-942

Shirley East

Charles E. East, Sr

: 2018-ED-105

: COLUMBIA County

Defendant(s) :

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

TO: Shirley East  
433 EAST 5TH STREET  
BERWICK, PA 18603-3834

1599 NORTH MULBERRY STREET APARTMENT 4  
BERWICK, PA 18603-1226

Charles E. East, Sr  
433 EAST 5TH STREET  
BERWICK, PA 18603-3834

1599 NORTH MULBERRY STREET APARTMENT 4  
BERWICK, PA 18603-1226

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

Your house (real estate) at 433 East 5th Street, Berwick, PA 18603-3834 is scheduled to be sold at the Sheriff's Sale on Jan. 30<sup>th</sup> 2019 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$15,536.47 obtained by Wells Fargo Bank, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

### NOTICE OF OWNER'S RIGHTS

#### YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**

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

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



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

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

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

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

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

**Telephone (570) 784-8760  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
PO Box 186  
Harrisburg, PA 17108**

**Telephone (800) 692-7375**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2018-CV-942**

**Wells Fargo Bank, N.A.**

v.

**Shirley East**

**Charles E. East, Sr**

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

**433 East 5th Street, Berwick, PA 18603-3834**

**Parcel No. 04A-08-109**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$15,536.47**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

### LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, on the Northerly side of East Fifth Street, bounded and described as follows, to-wit:

BEGINNING at the southwesterly corner of Lot Number 20; THENCE in a Westerly direction, along East Fifth Street, a distance of 49 ½ feet to the southeasterly corner of Lot Number 18; THENCE along said lot, in a northerly direction, a distance of 165 feet to East Fifth and a Half Street; THENCE along said street, in an Easterly direction, a distance of 49 ½ Feet to the Northwesterly corner of Lot Number 20; THENCE along said lot in a southerly direction, a distance of 165 feet to the place of BEGINNING.

This description is intended to cover and this deed to convey Lot Number 19 in Hudson Owen's Addition to the Borough of Berwick.

TITLE TO SAID PREMISES IS VESTED IN CHARLES E. EAST, SR, by Deed from SHIRLEY EAST A/K/A SHIRLEY J. EAST, BY HER AGENT CHARLES E. EAST, SR, Dated 02/17/2017, Recorded 02/21/2017, Instrument No. 201701367.

Tax Parcel: 04A-08-109

Premises Being: 433 EAST 5TH STREET, BERWICK, PA 18603-3834

**Wells Fargo Bank, N.A.**  
**PLAINTIFF**

**V.**

**SHIRLEY EAST**  
**CHARLES E. EAST, SR**  
**DEFENDANT(S)**

**:** **COURT OF COMMON PLEAS**  
**:**  
**:** **CIVIL DIVISION**  
**:**  
**:** **CASE NO. 2018-CV-942**  
**:** **2018-ED-105**  
**:**  
**:** **COLUMBIA COUNTY**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**WELLS FARGO BANK, N.A.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **433 EAST 5TH STREET, BERWICK, PA 18603-3834**.

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

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

**CHARLES E. EAST, SR**

**433 EAST 5TH STREET,  
BERWICK, PA 18603-3834**

**1599 N MULBERRY ST APT 4,  
BERWICK, PA 18603-1226**

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

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

**SHIRLEY EAST**

**433 EAST 5TH STREET,  
BERWICK, PA 18603-3834**

**1599 NORTH MULBERRY STREET  
APARTMENT 4, BERWICK, PA 18603-1226**

**CHARLES E. EAST, SR**

**433 EAST 5TH STREET,  
BERWICK, PA 18603-3834**

**1599 N MULBERRY ST APT 4,  
BERWICK, PA 18603-1226**

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)

**WACHOVIA BANK, N.A.**

**301 SOUTH COLLEGE STREET, VA 0343  
CHARLOTTE, NC 28288-0343**

**WACHOVIA BANK, N.A.  
C/O FISERV LENDING SOLUTIONS**

**600A N. JOHN RODES BOULEVARD  
MELBOURNE, FL 32934**

**WACHOVIA BANK, N.A., RETAIL CREDIT  
SERVICING**

**P.O. BOX 50010  
ROANOKE, VA 24022**

FARMERS HOME ADMINISTRATION

P.O. BOX 905  
FEDERAL BUILDING  
HARRISBURG, PA 17108

U.S. DEPARTMENT OF AGRICULTURE

1400 INDEPENDENCE AVE SW  
STOP 0506  
WASHINGTON, DC 20250-0002

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

433 EAST 5TH STREET  
BERWICK PA, 18603

COMMONWEALTH OF PENNSYLVANIA  
BUREAU OF INDIVIDUAL TAXES  
INHERITANCE TAX DIVISION

6TH FLOOR, STRAWBERRY SQ.  
DEPT 280601  
HARRISBURG, PA 17128

DEPARTMENT OF PUBLIC WELFARE, TPL  
CASUALTY UNIT, ESTATE RECOVERY  
PROGRAM

P.O. BOX 8486  
WILLOW OAK BUILDING  
HARRISBURG, PA 17105

DOMESTIC RELATIONS OF  
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF HUMAN SERVICES

P.O. BOX 2675  
HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE  
ADVISORY

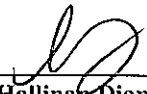
1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222

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: 9/11/18

By:   
**Phelan Hallinan Diamond & Jones, LLP**  
Abigail Brunner, Esq., Id. No.319034  
Attorney for Plaintiff  
PHELAN HALLINAN DIAMOND & JONES, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza, Philadelphia, PA 19103  
215-563-7000

PHELAN HALLINAN DIAMOND & JONES, LLP  
Abigail Brunner, Esq., Id. No.319034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Abigail.Brunner@phelanhallinan.com  
215-563-7000

Attorneys for Plaintiff

**Wells Fargo Bank, N.A.**  
Plaintiff

v.

**Shirley East**  
**Charles E. East, Sr**  
Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2018-CV-942  
: 2018-ED-105  
: COLUMBIA County  
:

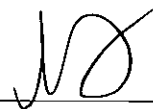
**CERTIFICATION**

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

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

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

By:



Phelan Hallinan Diamond & Jones, LLP  
Abigail Brunner, Esq., Id. No.319034  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Abigail Brunner, Esq., Id. No.319034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Abigail.Brunner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

Wells Fargo Bank, N.A.

vs.

Shirley East  
Charles E. East, Sr

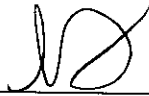
: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2018-CV-942  
: 2018-ED-105

**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 Shirley East is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.
- (b) that the defendant Charles E. East, Sr's Social Security Number is not available because he is not the borrower on the loan, and thus, we are unable to determine whether or not Charles E. East, Sr is in military service.
- (c) that defendant Shirley East is over 18 years of age and resides at 1599 North Mulberry Street Apartment 4, Berwick, PA 18603-1226 and 433 East 5th Street, Berwick, PA 18603-3834.
- (d) that defendant Charles E. East, Sr is over 18 years of age and resides at 1599 North Mulberry Street Apartment 4, Berwick, PA 18603-1226 and 433 East 5th Street, Berwick, PA 18603-3834.

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  
Abigail Brunner, Esq., Id. No.319034  
Attorney for Plaintiff



PHELAN HALLINAN DIAMOND & JONES, LLP  
Abigail Brunner, Esq., Id. No.319034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Abigail.Brunner@phelanhallinan.com  
215-563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A.

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

TERM

SHIRLEY EAST  
CHARLES E. EAST, SR

No.: 2018-CV-942 2018-ED-105

COLUMBIA COUNTY

Defendant

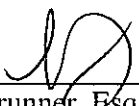
**CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the *Case Records Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

Date

9/11/18

By:

  
Abigail Brunner, Esq., Id. No.319034  
Attorney for Plaintiff

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2018-CV-942** 2018-ED-105

**Wells Fargo Bank, N.A.**

v.

**Shirley East**

**Charles E. East, Sr**

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

**433 East 5th Street, Berwick, PA 18603-3834**

**Parcel No. 04A-08-109**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$15,536.47**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

### LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, on the Northerly side of East Fifth Street, bounded and described as follows, to-wit:

BEGINNING at the southwesterly corner of Lot Number 20; THENCE in a Westerly direction, along East Fifth Street, a distance of 49 ½ feet to the southeasterly corner of Lot Number 18; THENCE along said lot, in a northerly direction, a distance of 165 feet to East Fifth and a Half Street; THENCE along said street, in an Easterly direction, a distance of 49 ½ Feet to the Northwesterly corner of Lot Number 20; THENCE along said lot in a southerly direction, a distance of 165 feet to the place of BEGINNING.

This description is intended to cover and this deed to convey Lot Number 19 in Hudson Owen's Addition to the Borough of Berwick.

TITLE TO SAID PREMISES IS VESTED IN CHARLES E. EAST, SR, by Deed from SHIRLEY EAST A/K/A SHIRLEY J. EAST, BY HER AGENT CHARLES E. EAST, SR, Dated 02/17/2017, Recorded 02/21/2017, Instrument No. 201701367.

Tax Parcel: 04A-08-109

Premises Being: 433 EAST 5TH STREET, BERWICK, PA 18603-3834

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2018-CV-942

**Wells Fargo Bank, N.A.**

v.

**Shirley East**

**Charles E. East, Sr**

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

**433 East 5th Street, Berwick, PA 18603-3834**

**Parcel No. 04A-08-109**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$15,536.47**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

## SHERIFF'S RETURN

Wells Fargo Bank, N.A.

Plaintiff

vs.

Shirley East

Charles E. East, Sr

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2018-CV-942

ISSUED

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

Defendants alleged address is \_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

### AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 20\_\_, at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within upon \_\_\_\_\_ at \_\_\_\_\_

\_\_\_\_\_ by handing to \_\_\_\_\_ a true and correct copy of the original Notice of Sale and made known to \_\_\_\_\_ the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Notary Public

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

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

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
Wells Fargo Bank, N.A.

No.: 2018-CV-942

Defendant  
Shirley East  
Charles E. East, Sr

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**

**AT**

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

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
433 East 5th Street Berwick, PA 18603-3834

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

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

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number  
(215)563-7000

Date

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

of \_\_\_\_\_ 20

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

Wells Fargo Bank, N.A.

No.: 2018-CV-942

Defendant

Shirley East

Charles E. East, Sr

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**



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

**SHIRLEY EAST**

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

**433 East 5th Street Berwick, PA 18603-3834**

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

— Defendant

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

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
Wells Fargo Bank, N.A.

No.: 2018-CV-942

Defendant  
Shirley East  
Charles E. East, Sr

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.

**SHIRLEY EAST**

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

**1599 NORTH MULBERRY STREET APARTMENT 4 BERWICK, PA 18603-1226**

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day  
of \_\_\_\_\_ 20\_\_\_\_

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of



# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>		<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff Wells Fargo Bank, N.A.		Expiration date No.: 2018-CV-942
Defendant Shirley East Charles E. East, Sr		Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>CHARLES E. EAST, SR</b> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>433 East 5th Street Berwick, PA 18603-3834</b>	

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

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

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

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

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

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

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

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 20	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of	

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

Wells Fargo Bank, N.A.

No.: 2018-CV-942

Defendant

Shirley East

Charles E. East, Sr

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.

**CHARLES E. EAST, SR**

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

**1599 NORTH MULBERRY STREET APARTMENT 4 BERWICK, PA 18603-1226**

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

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

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



71901140006000139165

P.O. BOX 905  
FARMERS HOME ADMIN  
FEDERAL BUILDING

HARRISBURG PA 17108

---

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



71901140006000139226

C/O FISERV LENDING SOLUTIONS  
WACHOVIA BANK NA  
600 A N. JOHN RODES BLVD

MELBOURNE FL 32934

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## Document Receipt

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Trans #	14195	Carrier / service:	USPS Server	First-Class Mail®	9/19/2018 12:00:00 AM
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Ship to:

WACHOVIA BANK NA

C/O FISERV LENDING  
SOLUTIONS

600 A N. JOHN RODES BLVD

Tracking #: 71901140006000139226

Doc Ref #: 2018ED105

Postage 5.4200

MELBOURNE FL 32934

## Document Receipt

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Trans #	14195	Carrier / service:	USPS Server	First-Class Mail®	9/19/2018 12:00:00 AM
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Ship to:

WACHOVIA BANK NA

C/O FISERV LENDING  
SOLUTIONS

600 A N. JOHN RODES BLVD

Tracking #: 71901140006000139226

Doc Ref #: 2018ED105

Postage 5.4200

MELBOURNE FL 32934

## Document Receipt

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Trans #	14184	Carrier / service:	USPS Server	First-Class Mail®	9/19/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000139110

Doc Ref #: 2018ED105

Postage 5.4200

HARRISBURG PA 17128

## Document Receipt

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Trans #	14184	Carrier / service:	USPS Server	First-Class Mail®	9/19/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE                      COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000139110

Doc Ref #: 2018ED105

Postage 5.4200

HARRISBURG    PA   17128



## Document Receipt

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Trans #	14185	Carrier / service:	USPS Server	First-Class Mail®	9/19/2018 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000139127

Doc Ref #: 2018ED105

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	14185	Carrier / service:	USPS Server	First-Class Mail®	9/19/2018 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000139127

Doc Ref #: 2018ED105

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	14186	Carrier / service:	USPS Server	First-Class Mail®	9/19/2018 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF  
JUSTICE1000 LIBERTY AVENUE  
SUITE 220

Tracking #:	71901140006000139134
Doc Ref #:	2018ED105
Postage	5.4200

PITTSBURGH PA 15222

Document Receipt

Trans #	14188	Carrier / service:	USPS Server	First-Class Mail®	9/19/2018 12:00:00 AM
Ship to:					
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE			
600 ARCH STREET ROOM 3259		Tracking #:		71901140006000139158	
		Doc Ref #:		2018ED105	
		Postage		5.4200	
PHILADELPHIA PA 19106					

Document Receipt

Trans #	14189	Carrier / service:	USPS Server	First-Class Mail®	9/19/2018 12:00:00 AM
Ship to:					
FARMERS HOME ADMIN		P.O. BOX 905			
FEDERAL BUILDING		Tracking #: 71901140006000139165			
		Doc Ref #: 2018ED105			
		Postage 5.4200			
HARRISBURG PA 17108					

Document Receipt

Trans #	14190	Carrier / service:	USPS Server	First-Class Mail®	9/19/2018 12:00:00 AM
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Ship to:

US DEPT OF AGRICULTURE	
1400 INDEPENANCE AVE SW	Tracking #: 71901140006000139172
STOP 0506	Doc Ref #: 2018ED105
	Postage 5.4200
WASHINGTON DC 20250	

## Document Receipt

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Trans #	14191	Carrier / service:	USPS Server	First-Class Mail®	9/19/2018 12:00:00 AM
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## Ship to:

US DEPT OF JUSTICE

US ATTY FOR THE MIDDLE  
DIST OF PA

228 WALNUT STREET SUITE 220

P.O. BOX 11754

HARRISBURG PA 17108

Tracking #: 71901140006000139189

Doc Ref #: 2018ED105

Postage 5.4200

## Document Receipt

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Trans #	14191	Carrier / service:	USPS Server	First-Class Mail®	9/19/2018 12:00:00 AM
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## Ship to:

US DEPT OF JUSTICE

US ATTY FOR THE MIDDLE  
DIST OF PA228 WALNUT STREET SUITE 220  
P.O. BOX 11754

Tracking #: 71901140006000139189

Doc Ref #: 2018ED105

Postage 5.4200

HARRISBURG PA 17108



## Document Receipt

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Trans #	14192	Carrier / service:	USPS Server	First-Class Mail®	9/19/2018 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE TPL

P.O. BOX 8486

WILLOW OAK BUILDING

HARRISBURG PA 17105

Tracking #: 71901140006000139196

Doc Ref #: 2018ED105

Postage 5.4200

## Document Receipt

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Trans #	14192	Carrier / service:	USPS Server	First-Class Mail®	9/19/2018 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE

TPL

P.O. BOX 8486

WILLOW OAK BUILDING

HARRISBURG PA 17105

Tracking #: 71901140006000139196

Doc Ref #: 2018ED105

Postage 5.4200

## Document Receipt

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Trans #	14193	Carrier / service:	USPS Server	First-Class Mail®	9/19/2018 12:00:00 AM
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Ship to:

WACHOVIA ANK NA

301 SOUTH COLEEGE STREET

VA0343

CHARLOTTE NC 28288

Tracking #: 71901140006000139202

Doc Ref #: 2018ED105

Postage 5.4200

## Document Receipt

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Trans #	14193	Carrier / service:	USPS Server	First-Class Mail®	9/19/2018 12:00:00 AM
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## Ship to:

WACHOVIA ANK NA

301 SOUTH COLEEGE STREET  
VA0343

CHAROLTTE NC 28288

Tracking #:	71901140006000139202
Doc Ref #:	2018ED105
Postage	5.4200

## Document Receipt

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Trans #	14194	Carrier / service:	USPS Server	First-Class Mail®	9/19/2018 12:00:00 AM
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Ship to:

WACHOVIA BANK NA RETAIL CREDIT      SERVICING

P.O. BOX 50010

Tracking #: 71901140006000139219

Doc Ref #: 2018ED105

Postage 5.4200

ROANOKE      VA    24022

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

TD Bank, NA  
3-180/360

001736125

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE  
9/11/2018

AMOUNT  
\*\*\*\*\*\$1,350.00

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

SAC [11022749] 433 EAST 5TH STREET (2018-CV-942)

*Travis S. Hillman*  
AUTHORIZED SIGNATURE

⑈001736125⑈ ⑆036001808⑆ 361508666⑈

SECURITY  
SERIAL NO. 123456789

Security Features Included.



Details on back.