

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PLAZA HOME MORTGAGE INC.  
vs.  
EDWARD WELSH

Case Number  
2018CV538

PROPERTY ADDRESS  
515 NORTH MERCER STREET, BERWICK, PA 18603

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
07/18/2018	Advance Fee	Advance Fee	128682	\$0.00	\$1,350.00
07/18/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
07/18/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
07/18/2018	Crying Sale			\$10.00	\$0.00
07/18/2018	Docketing			\$15.00	\$0.00
07/18/2018	Levy			\$15.00	\$0.00
07/18/2018	Mailing Costs			\$48.00	\$0.00
07/18/2018	Posting Handbill			\$15.00	\$0.00
07/18/2018	Press Enterprise Inc.			\$1,110.00	\$0.00
07/18/2018	Sheriff Automation Fund			\$50.00	\$0.00
07/18/2018	Web Posting			\$100.00	\$0.00
09/27/2018	Service			\$225.00	\$0.00
09/27/2018	Service Mileage			\$24.00	\$0.00
09/27/2018	Copies			\$7.50	\$0.00
09/27/2018	Notary Fee			\$10.00	\$0.00
09/27/2018	Tax Claim Search			\$5.00	\$0.00
09/27/2018	Surcharge			\$160.00	\$0.00
				\$1,827.00	\$1,350.00
TOTAL BALANCE:				\$(477.00)	

# TX Result Report

P 1  
10/02/2018 14:13  
Serial No. A6VF011029028  
TC:00030670

Addressee	Start Time	Time	Prints	Result	Note
916142205613	10-02 14:12	00:01:45	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:** Manley, Deas Kochalski **FROM:** Sheriff Timothy Chamberlain  
**FAX:** **PAGES:** 2  
**PHONE:** **DATE:** October 2, 2018  
**RE:** Edward Welsh 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 \$477.00.

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

# fax

TO: Manley, Deas Kochalski

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: October 2, 2018

RE: Edward Welsh 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 \$477.00.



MANLEYDEAS.COM

P.O. BOX 165028  
COLUMBUS, OH 43216  
P 614-220-5611 | F 614-220-5613

October 2, 2018

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE DEPT.  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Re: Plaza Home Mortgage, Inc. v.  
Edward Welsh, AKA Edward J. Welsh  
Property Address: 515 North Mercer Street, Berwick, PA 18603  
Docket No. 2018-CV-538  
Our File Number: 18-008225

Dear Sir/Madam:

Please consider this correspondence a formal request to stay the Sheriff's sale scheduled for October 3, 2018. No funds have been received.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC  
Enclosures

United States Bankruptcy Court  
Middle District of Pennsylvania

**Notice of Bankruptcy Case Filing**

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 10/02/2018 at 12:18 PM and filed on 10/02/2018.

**Edward Welsh**

515 N. Mercer Street

Berwick, PA 18603

SSN / ITIN: xxx-xx-2552

The case was filed by the debtor's attorney:

**Paul W McElrath, Jr.**

McElrath Legal Holdings, LLC

1641 Saw Mill Run Boulevard

Pittsburgh, PA 15210

412 765-3606

The case was assigned case number 5:18-bk-04180.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

To view the bankruptcy petition and other documents filed in this case, please visit the following Internet link: <http://ecf.pamb.uscourts.gov/> You must first register at this web site: <http://pacer.pam.uscourts.gov/> There is no registration fee. However, the Judicial Conference of the United States has established a fee for access to information in PACER. All registered users will be charged as follows: Use of the PACER system will generate a .10 per page charge, and Audio files of court hearings retrieved via PACER will generate a 2.40 per file charge. Public access computer terminals are also available at the Clerk's Office's two locations, 9:00 am to 4:00 pm, M-F (closed on all federal holidays): Max Rosenn US Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701 and Ronald Reagan Federal Building and Courthouse, 228 Walnut Street, Harrisburg, PA 17101.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

**Terrence S. Miller**  
**Clerk, U.S. Bankruptcy**  
**Court**

Law Offices of Paul McElrath

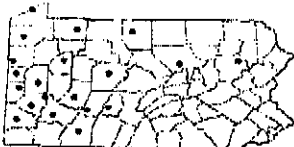


McElrath Legal Holdings, LLC  
Professional Office Building  
432 Boulevard of the Allies  
Pittsburgh, PA 15219  
T: 412.765.3606  
F: 412.765.1917  
W: debt-be-gone.com



**Pennsylvania  
Locations:**

Beaver  
Belle Vernon  
Butler  
Clarion  
Clearfield  
Coudersport  
Duncansville  
Erie  
Greensburg  
Indiana  
Johnstown  
Meadville  
New Castle  
Sharon  
Somerset  
Tarentum  
Warren  
Washington  
White Oak  
Wilkes-Barre



# FACSIMILE TRANSMISSION

**DELIVER TO:** Real Estate Division

**COMPANY:** Columbia County Sheriff Office

**FAX NO.:** 570-389-5625

**DATE:** October 2, 2018

**SENDER:** LAW OFFICES OF PAUL MCELATH/ ZERE FORTER, Paralegal

**NO. OF PAGES:** 2 (Including Cover)

**RE:** EDWARD WELSH

**MESSAGE:**

Attached please find the Notice of Bankruptcy Filing for Edward Welsh.

Dated Filed: October 2, 2018

Property Address: 515 N. Mercer Street Berwick, PA 18603

Please cancel the sheriff sale scheduled for October 3, 2018.

If you have any questions regarding this matter, please do not hesitate to contact our office:

**\*\*\* CONFIDENTIALITY NOTICE \*\*\***

The document(s) accompanying this facsimile transmission contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this facsimile information is strictly prohibited. If you have received this in error, please immediately notify us by telephone to arrange return of the original document(s).

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



<u><b>Plaintiff</b></u>	<b>vs.</b>	<u><b>Defendant</b></u>
PLAZA HOME MORTGAGE INC.		EDWARD WELSH

**Attorney for the Plaintiff:**  
MANLEY DEAS KOCHALSKI LLC  
P.O. BOX 165028  
COLUMBUS, OH 43216-5028

**Sheriff's Sale Date:** Wednesday, October 3, 2018  
**Writ of Execution No. :** 2018CV538  
**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 515 NORTH MERCER STREET, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,110.00
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$225.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$160.00

**Total Sheriff Costs** **\$2,022.00**

## Municipal Costs

Sewer \$599.00

**Total Municipal Costs** **\$599.00**

## Distribution Costs

Recording Fees \$71.75

**Total Distribution Costs** **\$71.75**

---

**Grand Total:** **\$2,692.75**

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

PLAZA HOME MORTGAGE INC VS EDWARD WELSH

NO. 81-2018 ED

NO. 538-2018 JD

DATE/TIME OF SALE: OCTOBER 3, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE – 2% OF BID \$ \_\_\_\_\_

TRANSFER TAX – 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

\_\_\_\_\_

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_



## SHERIFF'S SALE COST SHEET

18-538  
welshVS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>48.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>487.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>110.00</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL *****	\$ <u>1360.00</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>71.75</u>
TOTAL *****	\$ <u>81.75</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

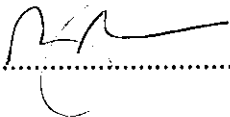
SEWER 20	\$ <u>599.00</u>
WATER 20	\$ _____
TOTAL *****	\$ <u>599.00</u>

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>-0-</u>

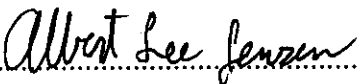
TOTAL COSTS (OPENING BID) \$ 2692.75

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

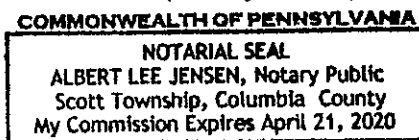
Paula Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice September 12, 19, 26, 2018 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 26 day of September 2018

.....  


(Notary Public)



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

.....



MANLEYDEAS.COM

P.O. BOX 165028  
COLUMBUS, OH 43216  
P 614-220-5611 | F 614-220-5613

August 29, 2018

Columbia County Sheriff  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Re: Plaza Home Mortgage, Inc. v.  
Edward Welsh, AKA Edward J. Welsh  
Property Address: 515 North Mercer Street, Berwick, PA 18603  
Docket No. 2018-CV-538  
Our File Number: 18-008225

Enclosed please find a copy of an executed Affidavit of Service of Defendant/Owner and Other Parties of Interest Pursuant to Rule 3129.2 regarding the above referenced matter.

If you have any questions or concerns, please do not hesitate to contact our office at 614-220-5611.

Very truly yours,

Manley Deas Kochalski LLC  
Enclosure

18-008225\_ESM1

FILED  
CLERK OF COURT  
2018 DEC 31 P 12:35

CLERK OF COURT  
PENNSYLVANIA

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

Plaza Home Mortgage, Inc.

Plaintiff,

vs.

Edward Welsh, AKA Edward J. Welsh

Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-538

**Pa.R.C.P. RULE 3129.2(c) AFFIDAVIT OF SERVICE OF  
DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST**

The undersigned affiant does hereby certify the following regarding the service of  
Plaintiff's Notice of Sheriff's Sale:

1. Manley Deas Kochalski, LLC ("MDK") is counsel for Plaintiff in these proceedings.
2. I am employed by MDK as an Attorney. I am over the age of eighteen (18) years and am competent to testify to the matters stated in this affidavit.

3. The information in this affidavit is taken from MDK's business records. I have personal knowledge of MDK's procedures for creating and maintaining these records. They were: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; (b) kept in the course of MDK's regularly conducted business activities; and (c) created by MDK as a regular practice.

4. Defendant Edward Welsh, AKA Edward J. Welsh is the record owner of the real property.

5. On or about August 2, 2018, Defendant Edward Welsh, AKA Edward J. Welsh was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Firefly Legal Inc. at the address of the mortgaged premises, 515 North Mercer Street, Berwick, PA 18603. A true and correct copy of said Proof of Service is marked Exhibit "A", attached hereto and made a part hereof.

6. On or about August 22, 2018, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriffs Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, postage pre-paid, with a Certificate of Mailing. True and correct copies of said Certificates of Mailing are marked Exhibit "B", attached hereto and made a part hereof.

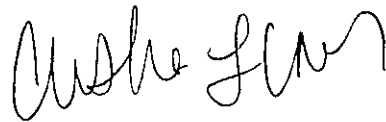
7. Finally, the undersigned deposes and says that the Defendants/Owners and all other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.C.P. 3129.2.

**FURTHER AFFIANT SAYETH NAUGHT.**

**COMMONWEALTH OF PENNSYLVANIA** )  
**COUNTY OF** Philadelphia ) SS

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, 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.

Dated: 8/30/18



Kimberly A. Bonner, Esquire (89705)  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392)  
Matthew P. Curry, Esquire (322229)  
Cristina L. Connor, Esquire (318389)  
Holly N. Wolf, Esquire (322153)  
Karina Velter, Esquire (94781)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: [kabonner@manleydeas.com](mailto:kabonner@manleydeas.com)  
Attorney for Plaintiff

**CERTIFICATION**

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.



---

Kimberly A. Bonner, Esquire (89705)  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
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Karina Velter, Esquire (94781)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: [kabonner@manleydeas.com](mailto:kabonner@manleydeas.com)  
Attorney for Plaintiff

# EXHIBIT A



IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

Plaza Home Mortgage, Inc.

Plaintiff(s)

Court No.: 2018-CV-538

VS.

Edward Welsh, AKA Edward J. Welsh

Defendant(s)

AFFIDAVIT OF SPECIAL PROCESS SERVER

I, Denise Hinkle, being first duly sworn on oath depose and state as follows:  
I am over the age of 18, not a party to this action, and an employee or agent of Firefly Legal, Inc., a licensed private detective agency, license number 117.001465.

Type of Process: Notice of Sheriff's Sale of Real Property Pursuant to Pennsylvania Rule of Civil Procedure 3129

Defendant to be served: Edward Welsh AKA Edward J. Welsh

I SERVED/NON-SERVED the within named defendant on: 8/2/18 @ 835 pm AM/PM

ADDRESS WHERE ATTEMPTED OR SERVED: 515 North Mercer Street  
Berwick, PA, 18603

THE DESCRIPTION OF THE PERSON WITH WHOM THE COPY OF THIS PROCESS WAS LEFT IS AS FOLLOWS:

Age 30 Gender M/F Race White Height 5'4" Weight 130 Hair Brown Glasses Y/N

INDIVIDUAL SERVICE by delivering to the within named defendant a copy of this process personally. The defendant confirmed that she/he resides at the above address.

X SUBSTITUTE SERVICE by leaving a copy of this process at his/her usual place of abode with: Mac Conn,  
(Relationship): CO-resident, a person residing therein who is the age of 13 years or upwards confirmed the defendant resides at the above address and informed that person of the contents thereof.

CORPORATE OR GOVERNMENT SERVICE by leaving a copy of this process with \_\_\_\_\_ (Title)  
\_\_\_\_\_, a person authorized to accept service and informed that person of the contents thereof.

POSTED

NON-SERVICE for the reason that after diligent investigation found

MILITARY \_\_\_\_\_

Additional Comments \_\_\_\_\_

I certify that I am a United States citizen, over the age of 18 and not a party to, nor otherwise interested in the above action.

Subscribed and sworn before me on 8/3/18

Denise Hinkle  
Signature of Process Server

Notary Public

Denise Hinkle  
Printed Name of Process Server

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Eric M. Afflerbach, Notary Public  
Washington Twp, Berks County  
My commission expires November 18, 2021



725582\_3665755\_0\_26\_V3

Page 1 of 1  
File Number: MDK18-008225  
Reference Number: 3665755  
Case Number: 2018-CV-538  
Client: Manley Deas Kochalski LLC -  
FORECLOSURE  
Doc Generated: 07/20/2018 01:46:47:993 PM

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PLAZA HOME MORTGAGE INC.  
vs.  
WELSH, EDWARD

Case Number  
2018CV538

## SERVICE COVER SHEET

**Service Details:**

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

**Manner:** < Not Specified >

**Expires:**

**Zone:**

**Warrant:**

**Notes:** SALE DATE & TIME: 10/03/2018 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 515 NORTH MERCER STREET  
BERWICK, PA 18603

**Phone:**

**DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:**

**Relation:**

**Date:**

8-28-18

**Time:**

14:20

**Deputy:**

3

**Mileage:**

**Attorney / Originator:**

**Name:** MANLEY DEAS KOCHALSKI LLC

**Phone:** 1-614-220-5611

**Service Attempts:**

**Date:**

**Time:**

**Mileage:**

**Deputy:**


**Service Attempt Notes:**

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

(POSTING)

2018CV538

515 NORTH MERCER STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PLAZA HOME MORTGAGE INC.  
vs.  
EDWARD WELSH

Case Number  
2018CV538

## SHERIFF'S RETURN OF SERVICE

07/20/2018 10:52 AM - DEPUTY SCOTT MAYERNICK, 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 MAE CONN A FRIEND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR EDWARD WELSH AT 515 NORTH MERCER STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

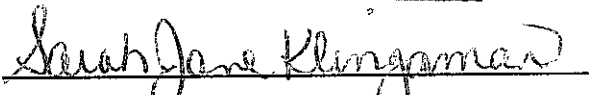
July 23, 2018

Affirmed and subscribed to before me this

NOTARY

23RD day of JULY, 2018

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



Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43216-5028

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PLAZA HOME MORTGAGE INC.  
vs.  
EDWARD WELSH

Case Number  
2018CV538

## SHERIFF'S RETURN OF SERVICE

08/28/2018 02:20 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 515 NORTH MERCER STREET, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 29, 2018

NOTARY

Affirmed and subscribed to before me this

29TH day of AUGUST, 2018

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

Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43216-5028

(c) CountySuite Sheriff, Talensoft, Inc.



July 27, 2018

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

**PLAZA HOME MORTGAGE, INC.**

**VS.**

**EDWARD WELSH, AKA EDWARD J. WELSH**

**NO: 2018-CV-538**

**NO: 2018-ED-81**

Dear Timothy:

The amount due on the sewer account #136981 for the property located at 515 N. Mercer Street Berwick, Pa through December 31, 2018 is \$599.00.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly M", is written over the typed name.

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

**Tax Notice** 2018 County & Municipality  
**BERWICK BORO**  
**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. 6609	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	23,146	11.385	258.25	263.52	289.87
SINKING		1	22.69	23.15	25.47
FIRE		1.25	28.35	28.93	30.38
LIGHT		1.25	28.35	28.93	30.38
BORO RE		14.1	319.83	326.36	342.68
The discount & penalty have been calculated for your convenience			657.47 April 30 If paid on or before	670.89 June 30 If paid on or before	718.78 June 30 If paid after
<b>PAY THIS AMOUNT</b>					

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

WELSH EDWARD J  
 515 NORTH MERCER STREET  
 BERWICK PA 18603

CNTY TWP  
 Discount 2 % 2 %  
 Penalty 10 % 5 %  
 PARCEL: 04D-08 -200-00,000  
 515 N MERCER ST  
 .1742 Acres Land 3,036  
 Buildings 20,110  
 Total Assessment 23,146  
**Connie C. Gingher**

This tax returned  
 to courthouse on:  
 January 1, 2019

FILE COPY

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

**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:

004  
 WELSH EDWARD J  
 515 N MERCER ST  
 BERWICK, PA 18603-1634

Bill Date: 7/1/2018

Bill #: 4218

**RETURN THIS COUPON IF PAYING IN FULL**

Parcel #: 04D08 20000000

Prop. Type

Property Location and Description:

615 N MERCER ST  
 .174

Assessment:

L= 3,036  
 B= 20,110  
 T= 23,146

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2000	999.91
HOMESTEAD EXCLUSION	(4,461.00)	(192.72)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2018	2% Discounted Amount	791.05
If Paid By 10/31/2018	FACE Amount	807.19
If Paid After 10/31/2018	10% Penalty Amount	887.91

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

**\*\*Homestead/Farmstead Applied\*\***

*Tim, Co. Bro pd by mortgage Co.*

*Connie*

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

REAL ESTATE TAX CERTIFICATION

Date: 07/24/2018

Fee: \$5.00

Cert. NO: 32881

WELSH EDWARD J  
515 NORTH MERCER STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20170 -2699  
Location: 515 N MERCER ST LOT 4  
Parcel Id:04D-08 -200-00,000

Assessment: 23,146  
Balances as of 07/24/2018

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

**COLUMBIA COUNTY SHERIFF**

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

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PLAZA HOME MORTGAGE INC.  
vs.  
WELSH, EDWARD

Case Number  
2018CV538

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 81

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: EDWARD WELSH

Primary Address: 515 NORTH MERCER STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 32 LARK DRIVE  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Mae Conn

Relation: Friend

Date: 7-20-18

Time: 10:52

Deputy: 3

Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

WELSH, EDWARD

2018CV538

515 NORTH MERCER STREET, BERWICK, PA 18603

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PLAZA HOME MORTGAGE INC.  
vs.  
WELSH, EDWARD

Case Number  
2018CV538

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 81

Manner: < Not Specified >

Expires:

Warrant:

### Notes:

SALE DATE & TIME: 10/03/2018 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 Posted Other

Adult In Charge:

Relation:

Date: 7-26-18

Time: 11:43

Deputy: 3

Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:

Time:

Mileage:

Deputy: 3

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2018CV538

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PLAZA HOME MORTGAGE INC.  
vs.  
WELSH, EDWARD

Case Number  
2018CV538

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 81

Manner: < Not Specified >

Expires:

Warrant:

### Notes:

SALE DATE & TIME: 10/03/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

SCOTT - See Sarah Please ☺

### Serve To:

Name: EDWARD WELSH  
Primary Address: 32 LARK DRIVE  
BERWICK, PA 18603

Phone: 02 DOB:

Alternate Address: 515 NORTH MERCER STREET  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date: 7-20-18

Time: 10:40

Mileage:

Deputy: 3

### Service Attempt Notes:

- Vacant
- checked lot 20 & lot 3, no one knows him.
- 
- 
- 
- 

WELSH, EDWARD

2018CV538

32 LARK DRIVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PLAZA HOME MORTGAGE INC.  
vs.  
WELSH, EDWARD

Case Number  
2018CV538

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	81
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 10/03/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	UNKNOWN TENANTS AND HEIRS	
Primary Address:	515 NORTH MERCER STREET BERWICK, PA 18603	
Phone:	DOB:	
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other	
Adult In Charge:	Mae Conn	
Relation:	Tenant / Friend	
Date:	7-20-18	Time: 10:52
Deputy:	3	Mileage:

### Attorney / Originator:

Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611
-------	---------------------------	--------	----------------

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

UNKNOWN TENANTS AND

2018CV538

515 NORTH MERCER STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PLAZA HOME MORTGAGE INC.  
vs.  
WELSH, EDWARD

Case Number  
2018CV538

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	81
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 10/03/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	OCCUPANT
Primary Address:	515 NORTH MERCER STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Mae Conn
Relation:	Tenant / Friend
Date:	7-20-18
Time:	10:52
Deputy:	3
Mileage:	

### Attorney / Originator:

Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611
-------	---------------------------	--------	----------------

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

OCCUPANT

2018CV538

515 NORTH MERCER STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PLAZA HOME MORTGAGE INC.  
vs.  
WELSH, EDWARD

Case Number  
2018CV538

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:** 81  
**Manner:** < Not Specified > **Expires:** **Warrant:**  
**Notes:** SALE DATE & TIME: 10/03/2018 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:** Gloria Bobersky  
**Relation:** Authority Manager  
**Date:** 7-20-18 **Time:** 11:00  
**Deputy:** 3 **Mileage:**

### Attorney / Originator:

**Name:** MANLEY DEAS KOCHALSKI LLC **Phone:** 1-614-220-5611

### Service Attempts:

Date:	Time:	Mileage:	Deputy:

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

BERWICK AREA JOINT SE

2018CV538

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PLAZA HOME MORTGAGE INC.  
vs.  
WELSH, EDWARD

Case Number  
2018CV538

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 81

Manner: < Not Specified >

Expires:

Warrant:

### Notes:

SALE DATE & TIME: 10/03/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

EILEEN WESS

Relation:

CLERK

Date:

7/20/18

Time:

1502

Deputy:

4

Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DOMESTIC RELATIONS OF

2018CV538

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

PLAZA HOME MORTGAGE INC.  
vs.  
WELSH, EDWARD

Case Number  
2018CV538

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 81

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 10/03/2018 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:

DEBBIE MILLER

Relation:

CLERK

Date:

7/20/18

Time:

1451

Deputy:

4

Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV538

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2018CV538

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, OCTOBER 03, 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 that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Westerly side of Mercer Street at the Southeasterly corner of Lot No. 434; thence in a Westerly direction along the Southerly line of Lot No. 434, a distance of one hundred sixty-five (165) feet to an alley; thence in a Southerly direction along said alley, a distance of eighteen (18) feet, more or less, to a corner in line of another fifteen (15) foot alley; thence in an Easterly direction along the Northerly side of said fifteen (15) foot alley and parallel with Orange Street, a distance of one hundred ninety-one and three-tenths (191.3) feet to a corner on the Westerly side of Mercer Street aforesaid; thence in a Northerly direction along said Mercer Street, a distance of sixty-four and three-tenths (64.3) feet to the place of beginning.

This description is intended to cover Lot No. 435 in the Berwick Land and Improvement Company's Addition to Berwick as marked and numbered on said plot or plan and as recorded in Columbia County Miscellaneous Book 8, Page 366.

Parcel No.: 04D08 -20000000

Being the same property conveyed to Edward J. Welsh who acquired title by virtue of a deed from Garrett Franckiewicz, unmarried, dated April 3, 2017, recorded April 7, 2017, at Instrument Number 201702699, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 515 North Mercer Street, Berwick, PA 18603

PROPERTY ADDRESS: 515 NORTH MERCER STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D08-20000000

Seized and taken into execution to be sold as the property of EDWARD WELSH in suit of PLAZA HOME MORTGAGE INC..

---

**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:  
MANLEY DEAS KOCHALSKI LLC  
COLUMBUS, OH 1-614-220-5611

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



IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

Plaza Home Mortgage, Inc.

Plaintiff,

vs.

Edward Welsh, AKA Edward J. Welsh

Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-538

2018 - ED - 81

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

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 (specifically described property below):

SEE EXHIBIT "A" ATTACHED

Amount due	\$	97,147.90
Interest from May 2, 2018 to date of sale	\$	3,064.11
Total	\$	100,212.01
(Costs to be added)		

Dated: 7/16/2018

Barbara W. Mott  
Prothonotary

(SEAL)

By: Stephen Weiss  
Clerk

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

Plaza Home Mortgage, Inc.

Plaintiff,

vs.

Edward Welsh, AKA Edward J. Welsh

Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-538

All that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Westerly side of Mercer Street at the Southeasterly corner of Lot No. 434; thence in a Westerly direction along the Southerly line of Lot No. 434, a distance of one hundred sixty-five (165) feet to an alley; thence in a Southerly direction along said alley, a distance of eighteen (18) feet, more or less, to a corner in line of another fifteen (15) foot alley; thence in an Easterly direction along the Northerly side of said fifteen (15) foot alley and parallel with Orange Street, a distance of one hundred ninety-one and three-tenths (191.3) feet to a corner on the Westerly side of Mercer Street aforesaid; thence in a Northerly direction along said Mercer Street, a distance of sixty-four and three-tenths (64.3) feet to the place of beginning. This description is intended to cover Lot No. 435 in the Berwick Land and Improvement Company's Addition to Berwick as marked and numbered on said plot or plan and as recorded in Columbia County Miscellaneous Book 8, Page 366.

Parcel No.: 04D08 -20000000

Being the same property conveyed to Edward J. Welsh who acquired title by virtue of a deed from Garrett Franckiewicz, unmarried, dated April 3, 2017, recorded April 7, 2017, at Instrument Number 201702699, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 515 North Mercer Street, Berwick, PA 18603

**Exhibit "A"**

FILED  
PROTHONOTARY

2018 JUN 15 A 11:36

CLERK OF COURTS OF:  
COUNTY OF COLUMBIA, PA

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

Plaza Home Mortgage, Inc.

Plaintiff,

vs.

Edward Welsh, AKA Edward J. Welsh

Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-538

2018 ED 81

**AFFIDAVIT REGARDING MILITARY STATUS**

Now comes the undersigned affiant, pursuant to the Servicemembers Civil Relief Act, 50 USCS 3901 *et seq.*, and hereby states as follows:

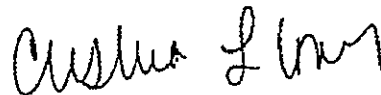
1. Manley Deas Kochalski, LLC ("MDK") is counsel for Plaintiff in these proceedings.
2. I am employed by MDK as an attorney. I am over the age of eighteen (18) years and am competent to testify to the matters stated in this affidavit.
3. The information in this affidavit is taken from MDK's business records, including search results conducted utilizing the Department of Defense Manpower Data Center ("DMDC"). I have personal knowledge of MDK's procedures for creating and maintaining these records. They were: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the

business record, or from information transmitted by persons with personal knowledge; (b) kept in the course of MDK's regularly conducted business activities; and (c) created by MDK as a regular practice.

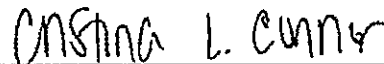
4. Edward Welsh, AKA Edward J. Welsh is not in the military service based upon the DMDC search results that indicate Edward Welsh, AKA Edward J. Welsh was not on active duty and had not been on active duty for the past 367 days on the date indicated on the attached DMDC search result.

#### VERIFICATION

I verify that the statements made in this Affidavit Regarding Military Status are true and correct to the best of my knowledge, information, and belief. I understand that false statements made herein are subject to the penalties of 18 PA C.S. § 4094, relating to unsworn falsification to authorities.



Signature

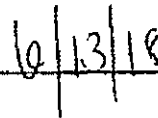


Printed Name

Attorney

Manley Deas Kochalski LLC

Date



**Status Report  
Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-XXXX  
Birth Date:  
Last Name: WELSH  
First Name: EDWARD  
Middle Name: J  
Status As Of: Jun-13-2018  
Certificate ID: THH1YXV466WW2PR

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director  
Department of Defense - Manpower Data Center  
400 Gigling Rd.  
Seaside, CA 93955

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. 7 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. 7 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

### More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC 7 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC 7 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

### Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC 7 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

**Status Report**  
**Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-XXXX  
Birth Date:  
Last Name: WELSH  
First Name: EDWARD  
Middle Name:  
Status As Of: Jun-13-2018  
Certificate ID: 1D9W0JL3Z5VK8G1

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Last Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

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# REAL ESTATE OUTLINE

ED # 2018 ED 81

DATE RECEIVED 7.17.18  
DOCKET AND INDEX 2018 CV 538

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>128682</u>

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

SALE DATE Oct. 3rd 18 TIME 9:00.  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

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

Plaza Home Mortgage, Inc.

Plaintiff,  
vs.

Edward Welsh, AKA Edward J. Welsh

Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-538

2018 - ED - 81

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

TO: Edward Welsh, AKA Edward J. Welsh  
515 North Mercer Street  
Berwick, PA 18603

AND

32 Lark Drive  
Berwick, PA 18603

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on October 3, 2018 at 9:00 am prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

**515 North Mercer Street, Berwick, PA 18603**

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

**No. 2018-CV-538**

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

**Edward Welsh, AKA Edward J. Welsh**

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
  
(800) 692-7375**

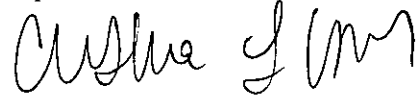
THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

Dated:

7/12/18



---

Kimberly A. Bonner, Esquire (89705)  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
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Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: [kabonner@manleydeas.com](mailto:kabonner@manleydeas.com)  
Attorney for Plaintiff

**VIA Private Process Service and Certified Mail**

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

Plaza Home Mortgage, Inc.

Plaintiff,  
vs.

Edward Welsh, AKA Edward J. Welsh

Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-538

2018 - ED - 81

All that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Westerly side of Mercer Street at the Southeasterly corner of Lot No. 434; thence in a Westerly direction along the Southerly line of Lot No. 434, a distance of one hundred sixty-five (165) feet to an alley; thence in a Southerly direction along said alley, a distance of eighteen (18) feet, more or less, to a corner in line of another fifteen (15) foot alley; thence in an Easterly direction along the Northerly side of said fifteen (15) foot alley and parallel with Orange Street, a distance of one hundred ninety-one and three-tenths (191.3) feet to a corner on the Westerly side of Mercer Street aforesaid; thence in a Northerly direction along said Mercer Street, a distance of sixty-four and three-tenths (64.3) feet to the place of beginning. This description is intended to cover Lot No. 435 in the Berwick Land and Improvement Company's Addition to Berwick as marked and numbered on said plot or plan and as recorded in Columbia County Miscellaneous Book 8, Page 366.

Parcel No.: 04D08 -20000000

Being the same property conveyed to Edward J. Welsh who acquired title by virtue of a deed from Garrett Franckiewicz, unmarried, dated April 3, 2017, recorded April 7, 2017, at Instrument Number 201702699, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 515 North Mercer Street, Berwick, PA 18603

**Exhibit "A"**

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

Plaza Home Mortgage, Inc.

Plaintiff,

vs.

Edward Welsh, AKA Edward J. Welsh

Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-538

Execution No.: 2018 - ED - 81

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Plaza Home Mortgage, Inc., Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 515 North Mercer Street, Berwick, PA 18603:

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

EDWARD WELSH, AKA EDWARD J. WELSH  
515 North Mercer Street  
Berwick, PA 18603  
AND  
32 Lark Drive  
Berwick, PA 18603

2. Name and Address of Defendant(s) in the Judgment:

EDWARD WELSH, AKA EDWARD J. WELSH  
515 North Mercer Street  
Berwick, PA 18603  
AND  
32 Lark Drive  
Berwick, PA 18603

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

PLAZA HOME MORTGAGE, INC.  
*Plaintiff*

COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF LABOR &  
INDUSTRY TO THE USE OF THE UNEMPLOYMENT COMPENSATION FUND  
651 Boas Street  
Harrisburg, PA 17102

PA DEPARTMENT OF REVENUE  
c/o Office of Attorney General  
11 North 3rd Street  
16th Floor, Strawberry Square  
Harrisburg, PA 17101

AND  
Bureau of Compliance  
Dept. 280948  
Harrisburg, PA 17128-0948

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

PLAZA HOME MORTGAGE, INC.  
*Plaintiff*

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

COLUMBIA COUNTY TAX CLAIM BUREAU  
11 West Main Street  
Main Street County Annex  
Bloomsburg, PA 17815

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:

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. Box 2675  
Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE  
11 West Main Street, 2nd Floor  
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS  
515 North Mercer Street  
Berwick, PA 18603

JANE DOE, NAME UNKNOWN, THE UNKNOWN SPOUSE OF EDWARD WELSH,  
AKA EDWARD J. WELSH (IF ANY)  
515 North Mercer Street  
Berwick, PA 18603

AND  
32 Lark Drive  
Berwick, PA 18603

PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION  
6<sup>th</sup> Floor, Strawberry Square  
Department 280601  
Harrisburg, PA 17128

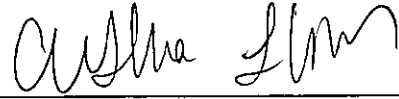
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF JUDITH A.  
GANLY  
515 North Mercer Street  
Berwick, PA 18603



I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, 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.

Dated:

7/12/18



---

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Plaza Home Mortgage, Inc.

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2018 - ED - 81

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**No. 2018-CV-538**

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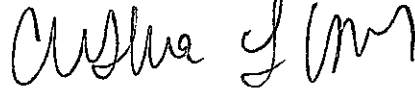
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7/12/18



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Attorney for Plaintiff

**VIA Private Process Service and Certified Mail**

## Plaza Home Mortgage, Inc.

vs.

Defendant.

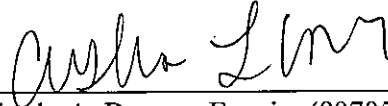
Docket No.: 2018-CV-538

### AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS  
COUNTY OF PHILADELPHIA )

F74

Edward J. Welsh, whose last known addresses are 515 North Mercer Street, Berwick, PA 18603,  
and 32 Lark Drive, Berwick, PA 18603, to the best of her knowledge, information and belief.

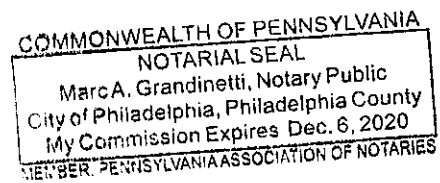


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Fax: 614-220-5613  
Email: [kabonner@manleydeas.com](mailto:kabonner@manleydeas.com)  
Attorney for Plaintiff

Sworn to and subscribed before me this 12 day of July, 2018

  
NOTARY PUBLIC

My commission expires: 12/6/20



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

Plaza Home Mortgage, Inc.

Plaintiff,

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Defendant.

515 North Mercer Street  
Berwick, PA 18603  
Address

CIVIL DIVISION

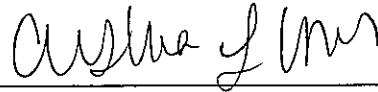
Docket No.: 2018-CV-538

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Dated:

7/12/18



Kimberly A. Bonner, Esquire (89705)  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392)  
Matthew P. Curry, Esquire (322229)  
Cristina L. Connor, Esquire (318389)  
Holly N. Wolf, Esquire (322153)  
Karina Velter, Esquire (94781)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: [kabonner@manleydeas.com](mailto:kabonner@manleydeas.com)  
Attorney for Plaintiff



MANLEYDEAS.COM

P.O. BOX 165028  
COLUMBUS, OH 43216  
P 614-220-5611 | F 614-220-5613

July 3, 2018

Office of the Columbia County Sheriff  
35 WEST MAIN STREET  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Re: Plaza Home Mortgage, Inc. v.  
Edward Welsh, AKA Edward J. Welsh  
Property Address: 515 North Mercer Street, Berwick, PA 18603  
Docket No. 2018-CV-538  
Our File Number: 18-008225

Dear Sir/Madam:

**Please be advised that Plaintiff's counsel will serve defendants Notice of Sheriff Sales personally and also serve via certified mail, return receipt requested.**

Should you have any questions or need further documentation, please feel free to contact me at 614-767-7076.

MANLEY DEAS KOCHALSKI LLC

*Nathan Deel*  
Legal Assistant



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

Plaza Home Mortgage, Inc.

Plaintiff,

vs.

Edward Welsh, AKA Edward J. Welsh

Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-538

All that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Westerly side of Mercer Street at the Southeasterly corner of Lot No. 434; thence in a Westerly direction along the Southerly line of Lot No. 434, a distance of one hundred sixty-five (165) feet to an alley; thence in a Southerly direction along said alley, a distance of eighteen (18) feet, more or less, to a corner in line of another fifteen (15) foot alley; thence in an Easterly direction along the Northerly side of said fifteen (15) foot alley and parallel with Orange Street, a distance of one hundred ninety-one and three-tenths (191.3) feet to a corner on the Westerly side of Mercer Street aforesaid; thence in a Northerly direction along said Mercer Street, a distance of sixty-four and three-tenths (64.3) feet to the place of beginning. This description is intended to cover Lot No. 435 in the Berwick Land and Improvement Company's Addition to Berwick as marked and numbered on said plot or plan and as recorded in Columbia County Miscellaneous Book 8, Page 366.

Parcel No.: 04D08 -20000000

Being the same property conveyed to Edward J. Welsh who acquired title by virtue of a deed from Garrett Frankiewicz, unmarried, dated April 3, 2017, recorded April 7, 2017, at Instrument Number 201702699, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 515 North Mercer Street, Berwick, PA 18603

**Exhibit "A"**

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



71901140006000134627

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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## Document Receipt

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Trans #	13689	Carrier / service:	USPS Server	First-Class Mail®	7/18/2018 12:00:00 AM
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Ship to:

COMMON OF PENNSYLVANIA

DEPT OF WELFARE

P.O. BOX 2675

Tracking #: 71901140006000134665

Doc Ref #: 2018ED81

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	13688	Carrier / service:	USPS Server	First-Class Mail®	7/18/2018 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE	C/O OFFICE OF ATTORNEY GENERAL
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11 NORTH 3RD STREET 16TH FLOOR STRAWBERRY SQ	Tracking #:	71901140006000134658
	Doc Ref #:	2018ED81
	Postage	5.4200

HARRISBURG PA 17101

## Document Receipt

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Trans #	13688	Carrier / service:	USPS Server	First-Class Mail®	7/18/2018 12:00:00 AM
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## Ship to:

PA DEPT OF REVENUE

C/O OFFICE OF ATTORNEY  
GENERAL11 NORTH 3RD STREET 16TH FLOOR  
STRAWBERRY SQ

Tracking #: 71901140006000134658

Doc Ref #: 2018ED81

Postage 5.4200

HARRISBURG PA 17101

Document Receipt

Trans #	13687	Carrier / service:	USPS Server	First-Class Mail®	7/18/2018 12:00:00 AM
Ship to:					
COMMON OF PA		LABOR & INDUSTRY			
651 BOAS STREET		Tracking #:	71901140006000134641		
		Doc Ref #:	2018ED81		
		Postage	5.4200		
HARRISBURG PA 17102					

Document Receipt

Trans #	13686	Carrier / service:	USPS Server	First-Class Mail®	7/18/2018 12:00:00 AM
Ship to:					
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE			
600 ARCH STREET ROOM 3259		Tracking #:	71901140006000134634		
		Doc Ref #:	2018ED81		
		Postage	5.4200		
PHILADELPHIA PA 19106					

## Document Receipt

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Trans #	13686	Carrier / service:	USPS Server	First-Class Mail®	7/18/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000134634

Doc Ref #: 2018ED81

Postage 5.4200

PHILADELPHIA PA 19106



## Document Receipt

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Trans #	13685	Carrier / service:	USPS Server	First-Class Mail®	7/18/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking # 71901140006000134627

Doc Ref #: 2018ED81

Postage 5.4200

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	13684	Carrier / service:	USPS Server	First-Class Mail®	7/18/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000134610

Doc Ref #: 2018ED81

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	13683	Carrier / service:	USPS Server	First-Class Mail®	7/18/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000134603

Doc Ref #: 2018ED81

Postage 5.4200

HARRISBURG PA 17128

**Manley Deas Kochalski LLC**

Pennsylvania Operations, PO Box 165028  
Columbus, OH 43216-5028  
614-220-5611

**FIRST MERCHANTS BANK**

Columbus, OH 43214  
25-280/440

128682

**DATE**

7/13/2018

**AMOUNT**

\$1350.00

Pay **One Thousand Three hundred Fifty dollars and 00 cents\*\*\*\*\***

to the Order of :

Columbia County Sheriff  
35 W. Main Street  
PO Box 380  
Bloomsburg, PA, 17815

18-008225, 2018-CV-538, Welsh



⑆128682⑆ ⑆074900657⑆ 9001045366⑆



Security features. Details on back.