Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO vs. CHERYL A SHYMANSKY (et al.)

Case Number 2019CV81

PROPERTY ADDRESS

431 EAST 8TH STREET, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	<i>MEMO</i>	<i>CHK</i> #	DEBIT	CREDIT
03/12/2019	Advance Fee	Advance Fee	001755628	\$0.00	\$1,350.00
03/12/2019	Advertising Sale (Newspaper)			\$15.00	\$0.00
03/12/2019	Advertising Sale Bills & Copies			\$17.50	\$0.00
03/12/2019	Crying Sale			\$10.00	\$0.00
03/12/2019	Docketing			\$15.00	\$0.00
03/12/2019	Levy			\$15.00	\$0.00
03/12/2019	Mailing Costs			\$72.00	\$0.00
03/12/2019	Posting Handbill			\$15.00	\$0.00
03/12/2019	Sheriff Automation Fund			\$50.00	\$0.00
03/12/2019	Web Posting			\$100.00	\$0.00
04/05/2019	Service			\$240.00	\$0.00
04/05/2019	Service Mileage			\$6.00	\$0.00
04/05/2019	Tax Claim Search			\$5.00	\$0.00
04/05/2019	Surcharge			\$160.00	\$0.00
04/05/2019	Copies			\$8.00	\$0.00
04/05/2019	Notary Fee			\$15.00	\$0.00
04/05/2019	Refund	(PAID 04/05/2019)	8532	\$606.50	\$0.00

\$1,350.00 \$1,350.00 TOTAL BALANCE: \$0.00

Printed: 4/5/2019 11:27:43AM (c) CountySuite Sheriff Teleosoft Inc Page 1 of 1

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

April 5, 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.

CHERYL A. SHYMANSKY and JAMES R. FREY

431 EAST 8TH STREET BLOOMSBURG, PA 17815-2807

No.: 2019-CV-81

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for May 29, 2019 due to the following: PER CLIENT

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO vs. CHERYL A SHYMANSKY (et al.)

Case Number 2019CV81

SHERIFF'S RETURN OF SERVICE

03/14/2019 12:25 PM - DEPUTY JESSICA SURKIN, 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, T WIT: JAMES R FREY AT 431 EAST 8TH STREET, BLOOMSBURG, PA 17818.

JESSICA SURKIN, DEPUTY

SO ANSWERS,

March 18, 2019

TIMOTHY Ť. CHAMBERLAIN, SHERIFF

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

18TH day of

MARCH

2019

Darah Jane Klingama

¹ HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. SHYMANS	RGO KY, CHERYL A (et al.)				Number 9CV81
Service De	tails:	E COVER SH	EET	**	27
Category: Manner:	Real Estate Sale - Sale Notice	Expires:	State of the state	Zone: Warrant:	51
	< Not Specified >	and the second s			
Notes:	SALE DATE & TIME: 05/29/2019 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SAL		RIGHTS		
Serve To:	The first of the f	Final Servi	ce:	MARIANIAN ANTONIO	:
Name:	JAMES R FREY	Served:	Personally Ad	ult In Charge	Posted Other
Primary Address:	431 EAST 8TH STREET BLOOMSBURG, PA 17815	Adult In Charge:			
Phone:	DOB:	Relation:		NATAT STEPARE / / / ·	
Alternate Address:		Date:	3/14/19	Time:	12:25 p
Phone:	Control of the second of the s	Deputy:		Mileage:	1
Attorney / Name:	Originator: PHELAN HALLINAN DIAMOND & JONE:	S LLF Phone:	215-563-7000		
Service At	tempts:				rayah salayang sahar sahar yan kanasanan sa sahar saha
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431 EAST 8TH STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. SHYMANS	RGO KY, CHERYL A (et al.)				Number 19CV81
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Name:	OCCUPANT	Served:	Personally · Adu	lt In Charge	Posted · Other
Primary Address:	431 EAST 8TH STREET BLOOMSBURG, PA 17815	Adult In Charge:	James	Fry	
Phone:	DOB:	Relation:	Occupa	en†	
Alternate Address:		Date:	3/14/19	Time:	12:25p
Phone:	s this first solution with the six of the first solution of the solution of th	Deputy:		Mileage:	I
Attorney /	Originator:				
Name:	PHELAN HALLINAN DIAMOND & JONES L	LI Phone:	215-563-7000		er en en grønde en
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CCUPANT

019CV81

431 EAST 8TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO vs. CHERYL A SHYMANSKY (et al.)

Case Number 2019CV81

SHERIFF'S RETURN OF SERVICE

03/18/2019 02:27 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVEL 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 JASON SHYMANSKY SON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CHERYL A SHYMANSKY AT 431 EAST 8TH STREET, BLOOMSBURG, PA 17815.

KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

March 18, 2019

TOWN OF SLOCKSBURG, COLUMBIA COUNTY MY COMMISSION EXPIRES DOT 4 2020

NOTARY

Affirmed and subscribed to before me this

18TH day

day of MARCH

2019

Sarah Jan Klingaman

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL SARAH JANE KLINGAMAN, NOTARY PUBLIC

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. SHYMANS	.RGO KY, CHERYL A (et a	I.)				Number 19CV81
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Serve To:			Final Servi	ce:	A P MES AND STATE OF THE STATE	
Name:	CHERYL A SHYMA	NSKY	Served:	Personally · A	lult In Charge	Posted · Other
Primary Address:	431 EAST 8TH STE BLOOMSBURG, PA		Adult In Charge:	JASON	Styliar	isill
Phone:		DOB:	Relation:	প্ৰপ্ৰ	J	,
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Attorney /	Originator:	e e di constituto del		The second secon		
Name:	PHELAN HALLINAN	N DIAMOND & JONES I	LF Phone:	215-563-7000		
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Deputy:						hadin Maraji In Jin Miji Malaini Paddinghi Mihadin Pira rasahigilada (g. 16).
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SHYMANSKY, CHERYL A

2019CV81

431 EAST 8TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

·	If you desire a except, send is self-addressed tamped envelope with your perment	BLOOMSBURG PA 17815	CHERYL A SHYMANSKY 431 EAST 8TH STREET	FREY JAMES R	TAXES ARE LIJE & PAYARGE - PROMPT FAYMENT IS	PHONE:570-784-1581	HOURS: HINRSDAT: SAN-4-30FM FRIDAY SAM-2PM DURING DISCOUNT JI INE 27 & 28 - SAM - 2PM	BLOOMSBURG A 17815	TOWN OF BLOOMSBURG TAX COLLECTOR TOWN UNIT 301 E SECOND ST	Tax Notice 2019 County & Muricipality TOWN OF BLOOMSBURG MAKE CHECKS PAYABLE TO:
	pe with your perment	,			QUESTED	have been calculated for your convenience	TOWN RE	DEBT SERVICE	GENERAL SINKING	FOR: COLUMBIA County
	Total A	.0771 Acres	PARCEL: 05E-12 -169 ()5,000	Penalty 10 %	Ş.	PAY THIS AMOUNT			29,814 1	SESSMENT
		Land Budings	-1 6 9 /35,000		3 % QWP	April 30 If paid on or before	12.25 358.06	1.53 44.77	11.38; 332.64 29.21 7; 21.91	03/ LESS DIS
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				January 1, 2020	This tax returned	June 30 If paid after	401.91	59.04 59.04	32.79 24.60	BILL NO. 7866 JE INCL PENALTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. SHYMANS	RGO KY, CHERYL A (et al	.)				Number 9CV81
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Serve To: Name:	Mary F. Ward		Final Servi	•) Jult In Charge	Posted Other
Primary	301 E Second Stree	et. Town Hall	Adult In		was week to see an in the second	v
Address:	Bloomsburg, PA 17		Charge:			
Phone:	570-784-1581	DOB:	Relation:	ART	eware arasis of the second of	
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Phone:			Deputy:		Mileage:	
Attorney /	Originator:					7,17 W A
Name:	PHELAN HALLINAN	I DIAMOND & JONES	LLF Phone:	215-563-7000		
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WARD, MARY F.

2019CV81

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. SHYMANS	RGO KY, CHERYL A (et al.)				Number 9CV81
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Notes:	SALE DATE & TIME: 05/29/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS		
Serve To:		Final Servi		The work of the second of the	
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally · Adu	ult n Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	* Alyssa Wido		
Phone:	Bloomsburg, PA 17815		Cleek		
Alternate Address:		Date:	3-13-19	Time:	2.05p
Phone:		Deputy:	5	Mileage:	
Attorney /	Originator:			en julijanski indo- overski indo-	
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		
Service Ati	tempts:		in the second of	- 7	
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DOMESTIC RELATIONS OF

019CV81

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

Press Enterprise

3185 Lackawanna Ave Bloomsburg, PA 17815

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

Fax: (570) 784-6152

Proof of Ad 03/12/19

Ad ID:

1162420

Description:

SHYMANSKY AND FREY

SALE

Run Dates:

05/08/19 to 05/22/19

Class:

Agate Lines:

Blind Box:

270

Account:

Name:

TIM CHAMBERLAIN - COLUM COUNTY SHER Company:

PO BOX 380 Address:

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost Amount Paid

\$1,632.00

\$0.00

Publication

Stop Start

Inserts Cost

\$1,632.00

Press Enterprise 05/08/1905/22/19

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2019CV81

Issued out of the Court of Common Pieas of Columbia County, Pennsylvanie and to me directed. I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bibomsburg, County of Columbia, Commonwealth of Pennsylvania on.

WEDNESDAY, MAY 29, 2019 AT 9:00 O'CLOCK A.M.

All parties in interest and cleimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office in later than thirry [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.

tier made in accordance with the scheckale ten (10) days after said filing, unless exceptions are filled with the Shedifs Office prior thereto.

LEGAL DESCRIPTION
ALL THAT CERTAIN peec, panel, and tract of land situate in the Town of Bloomsburg. ALL THAT CERTAIN peec, panel, and tract of land situate in the Town of Bloomsburg. Columbia Convey, Pennsykania, andbeing Lot No. 4, Greentree Subdivision, more particularly bounded and described as follows, to will.

ESCRIAMING at a point on the Northerly right-of-way of Eighth Street at the Southeast coner of Lot No. 3 of Greentree, said point also being 88.14 feet distant on a course running North 75 degrees Offirmities 09 seconds East from an old into pin at the Southeast coner of lands now of formerly of Dale VM. Holfman: THENCE along the Easterly line of Lot No. 3 of Greentree. North 15 degrees 00 minutes 00 seconds West. 120.00 feet to a point. THENCE along step same and unninn through the centre of the paratices of sect to a point. THENCE along same and unninn through the centre of the paratices of the top and the control of the paratices. The Control of the Contro

UPI/TAX PARCEL NUMBER: 05E-12-169-05

Seized and taken into execution to be sold as the property of CHERYL A. SHYMAN-SKL JAMES R, FREY in suit of WELLS FARGO

COLUMBIA COUNTY SHERIFFS SALE - Case No. 2019CV81

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, centified check or casher's check at time of sale. REMAINING BALANCE OF BD
PRICE. Any memaning amount of the old price is to be paid with
sale in cash, certified check to casher's check. MMPORTANT NOTICE FOR FALLIPET O
PAY BD PRICE FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE
TERMS MAY RESULT IN SERVIOUS FINANCIAL, CONSCIUENCES TO THE BIDDER, DO
NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED
TIME PRICO IT the successful bodier last to sput, the bid price as per the above terms
the Shentf may elect to either sue the bidder for the balance due without a resolue of they
properly, or to resell the properly at the bidder's risk and minitaria in action against the
bidder for breach of contract. In the case of default of sume paid by the bidder wall be
resconded by the successful payled against any damages towereals. The
detailing bidder vall be responsible for any attorney fees incurred by the sheriff in conection with any action against the bidder in which the bidder is found lable for damages. If proceeds are payable in the Plainiff, the provends check will be payable to flash
funders, the Columbia Coursy Sheriffs Office receives advance owntern notice otherwise signed by an authorized representation of the plainiff. TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE; The greater of ten (10^a

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff. PHELAN HALLINAN DIAMOND & JONES LLP PHILADELPHIA, PA 215-563-7000

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

1 2.10.0.1 . 5100 5105 0	 · .
Wells Fargo Bank, N.A.	COURT OF COMMON PLEAS
V.	CIVIL DIVISION
Cheryl A. Shymansky a/k/a Cheryl A. Frey James R. Frey	NO.: 2019-CV-81 2019 - ED - 37 COLUMBIA COUNTY
Commonwealth of Pennsylvania:	

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 431 East 8th Street, Bloomsburg, PA 17815-2807 (See Legal Description attached)

Amount Due Interest from 03/05/2019 at \$16.06 per diem Costs to be added \$97,684.43 \$_____\$

(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

Dated 03-05-19 (SEAL)

PH#1036729

COURT OF COMMON PLEAS WELLS FARGO BANK, N.A.

PLAINTIFF

CIVIL DIVISION

V.

CASE NO. 2019-CV-81

CHERYL A. SHYMANSKY A/K/A CHERYL A. FREY

JAMES R. FREY

COLUMBIA COUNTY

2019-ED-37

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 431 EAST 8TH STREET, BLOOMSBURG, PA 17815-2807.

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

DEFENDANT(S)

Address (if address cannot be reasonably ascertained,

please so indicate)

CHERYL A. SHYMANSKY

A/K/A CHERYL A. FREY

431 EAST 8TH STREET

BLOOMSBURG, PA 17815-2807

JAMES R. FREY

431 EAST 8TH STREET

BLOOMSBURG, PA 17815-2807

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

Name

Address (if address cannot be reasonably

ascertained, please so indicate)

CHERYL A. SHYMANSKY

A/K/A CHERYL A. FREY

431 EAST 8TH STREET,

BLOOMSBURG, PA 17815-2807

431 EAST 8TH STREET. JAMES R. FREY

BLOOMSBURG, PA 17815-2807

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

Name

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

MIDLAND FUNDING, LLC

8875 AERO DRIVE, SUITE 200

SAN DIEGO, CA 92123

MIDLAND FUNDING, LLC,

MERIDIAN CENTER I, 2 INDUSTRIAL WAY WEST

EATONTOWN, NJ 07724

MIDLAND FUNDING, LLC. C/O ROBERT W. 2 INDUSTRIAL WAY WEST, P.O. BOX 500

C/O HAYT, HAYT AND LANDAU, LLC

CUSICK ESQ & KENNETH HAYES ESQ

EATONTOWN, NJ 07724

CAPITAL ONE BANK USA, NA C/O ARTHUR 123 SOUTH BROAD STREET, SUITE 1660

PHILADELPHIA, PA 19109-1003

LASHIN ESQ & PAUL J. KLEMM ESQ

CAPITAL ONE BANK, N.A

15000 CAPITAL ONE DRIVE

RICHMOND, VA 23238

CAPITAL ONE BANK USA, NA C/O PAUL J. KLEMM ESQ

2 INDUSTRIAL WAY WEST, P.O. BOX 500

EATONTOWN, NJ 07724-0500

PA CHILD SUPPORT PROGRAM

25 S FRONT ST HARRISBURG, PA 17101-2081

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

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

sale.

Name Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

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

be affected by the sale:

Name Address (if address cannot be

reasonably ascertained, please indicate)

TENANT/OCCUPANT 431 EAST 8TH STREET

BLOOMSBURG, PA 17815-2807

6TH FLOOR, STRAWBERRY SQ.

COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES

BUREAU OF INDIVIDUAL TAXES
INHERITANCE TAX DIVISION

DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY

PROGRAM

DOMESTIC RELATIONS OF

COLUMBIA COUNTY

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF HUMAN SERVICES

INTERNAL REVENUE SERVICE

ADVISORY

P.O. BOX 8486

DEPT 280601

WILLOW OAK BUILDING

HARRISBURG, PA 17105

HARRISBURG, PA 17128

COLUMBIA COUNTY COURTHOUSE

P.O. BOX 380

BLOOMSBURG, PA 17815

P.O. BOX 2675

HARRISBURG, PA 17105

1000 LIBERTY AVENUE ROOM 704

PITTSBURGH, PA 15222

PRESS ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Date: March 11, 2019

Re: Sheriff's Sale Advertising Dates

WELLS FARGO BANK N.A VS.

CHERYL SHYMANSKY & JAMES R. FREY

No 37 of 2019 E.D. and No. 81 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week May 8th 2019

2nd Week May 15th 2019

3rd Week May 22nd 2019

SALE DATE: May 29th 2019 at 9:00 am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

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.

i	(* * !~ j	13 1	200
!	1 - 4 - 5	$V \perp$	200

Date:

Bν·

Phelan Halkinan 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

Wells Fargo Bank, N.A.

COURT OF COMMON PLEAS

:

Plaintiff: CIVIL DIVISION

:

NO.: 2019-CV-81

vs.

2019-ED-37

Cheryl A. Shymansky a/k/a Cheryl A. Frey

COLUMBIA County

James R. Frey

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Cheryl A. Shymansky a/k/a Cheryl A. Frey 431 EAST 8TH STREET BLOOMSBURG, PA 17815-2807

> James R. Frey 431 EAST 8TH STREET BLOOMSBURG, PA 17815-2807

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.

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 <u>215-563-7000</u>.
- 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 paid for your house. A proposed schedule of distribution of the money bid for your house will be filed by the Sheriff not later than thirty (30) days after the sale. 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 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. SHYMANS	RGO KY, CHERYL A (et al.)			Case Number 2019CV81
	SERVICE C	OVER SHE	ET	
Service De	talls:			
Category:	Real Estate Sale - Sale Notice	and the property of the control of t	The second secon	Zone: 37
Manner:	< Not Specified >	Expires:		Warrant:
Notes:	SALE DATE & TIME: 05/29/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S R	IGHTS	
Serve To:		Final Servi		
Name:	Columbia County Tax Office	Served:	Personally · Ad	It In Charge · Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	Stephain	e tutko
Phone:	570-389-5649 DOB :	Relation:	TAX	Collector
Alternate Address:		Date:	3-12-19	Time: 1.57
Phone:		Deputy:	5	Mileage:
Attorney /	Originator:			we have the second of the seco
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000	en e
Service Att	empts:		where contra	
				no annual managarith dhuadh a
Date:				
Date: Time:				
Time:				
Time: Mileage:				
Time: Mileage: Deputy:				
Time: Mileage: Deputy: Service At	tempt Notes:			
Time: Mileage: Deputy: Service At				
Time: Mileage: Deputy: Service Att 1. 2.				
Time: Mileage: Deputy: Service Att 1. 2. 3.				
Time: Mileage: Deputy: Service Att				

COLUMBIA COUNTY TAX C

019CV81

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel, and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, and being Lot No. 4, Greentree Subdivision, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Northerly right-of-way of Eighth Street at the Southeast corner of Lot No. 3 of Greentree, said point also being 98.14 feet distant on a course running North 75 degrees 00 minutes 00 seconds East from an old iron pin at the Southeast corner of lands now or formerly of Dale W. Hoffman; THENCE along the Easterly line of Lot No. 3 of Greentree, North 15 degrees 00 minutes 00 seconds West, 20.00 feet to a point; THENCE along the same, North 21 degrees 34 minutes 28 seconds West, 19.23 feet to a point; THENCE along same and running through the center of the partition separating the townhouse units erected on Lots 3 and 4 of Greentree, North 15 degrees 17 minutes 57 seconds West, 93.42 feet to a point on the Southerly right-of-way of a 16.00 foot wide Alley; THENCE along said right-of-way, South 88 degrees 33 minutes 40 seconds East, 29.53 feet to a point at the Northwest corner of Lot No. 5 of Greentree; THENCE along the Westerly line of Lot No. 5, South 15 degrees 17 minutes 57 seconds East, 124.16 feet to a point on the Northerly right-of-way of Eighth Street; THENCE along said right-of-way, South 75 degrees 00 minutes 00 seconds West, 26.29 feet to the place of BEGINNING.

CONTAINING 3,568.03 square feet of land in all. Being Lot No. 4 of Greentree as more fully shown on a draft prepared by T. Bryce James and Associates dated December 12, 1983 and revised May 14, 1984 and September 27, 1984.

The above-described parcel being subject to the following:

- 1. A 10 foot wide Utility Easement situated along and adjacent to the North side of the building erected on the above-described parcel.
- 2. A 10 foot wide Foundation Drainage Easement situate along and adjacent to the North and South sides of the building erected on the above-described parcel.
- 3. A portion of a 10.00 foot wide Utility Easement situated along the Easterly line of the above-described parcel.
- 4. A portion of a 10 foot wide Foundation Drainage Easement situated along and adjacent to the Easterly side of the building erected on the above-described parcel.

UNDER AND SUBJECT to the restrictions and covenants as set forth in the Deed recorded in Deed Book 342, at Page 927.

TITLE TO SAID PREMISES IS VESTED IN JAMES R. FREY AND CHERYL A. SHYMANSKY, by Deed from JUDITH M. LEWIS, SINGLE, Dated 12/15/2008, Recorded 12/16/2008, Instrument No. 200812681.

Tax Parcel: 05E-12-169-05

Premises Being: 431 EAST 8TH STREET, BLOOMSBURG, PA 17815-2807

REAL ESTATE OUTLINE

ED#<u>2019 ED3</u>7

DATE RECEIVED 3-5-20	
DOCKET AND INDEX	<u>CV 81</u>
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	_X_
AFFIDAVIT OF LIENS LIST	X and a second
CHECK FOR \$1,350.00 OR	<u>X</u> CK# 001755626
IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEED
SALE DATE POSTING DATE	May 297 TIME 9:00
ADV. DATES FOR NEWSPAPER	1 ST WEEK 2 ND WEEK 3 RD WEEK

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 Attorneys for Plaintiff

Wells	Fargo	Bank,	N.A.
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Plaintiff

: CIVIL DIVISION

215-563-7000

;

Cheryl A. Shymansky a/k/a Cheryl A. Frey

James R. Frey

v.

Defendant(s)

: NO.: 2019-CV-81

2019-ED-37

COURT OF COMMON PLEAS

COLUMBIA County

CERTIFICATION

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

(X) the mortgage is an FHA N	Mortgage
------------------------------	----------

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

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

By:

Phelan Hallinan Diamond & Jones, LLP Peter Wapner, Esq., Id. No.318263

Attorney for Plaintiff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
PROCESS RECEIPT and AFFIDAVIT OF RETU	Expiration date	
Plaintiff	No.: 2019-CV-81	
Wells Fargo Bank, N.A.	2019-ED-37	
Defendant Cheryl A. Shymansky a/k/a Cheryl A. Frey James R. Frey	Type or Writ of Complaint EXECUTION/NOTICE OF SALE	
	VICE OR DESCRIPTION OF PROPERTY TO BE LEVIED. ATTACHED OR SALE.	
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zi 431 East 8th Street Bloomsburg, PA 17815-2807) Code)	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST.	EXPEDITING SERVICE.	
PLEASE POST THE PREMISES WITH THE SHERIFF'S HA	NDRILL OF SALE.	
NOW,, 20, I, Sheriff of COLUMBJA County. F	A do hereby deputize the Sheriff of	
County, to execute the within and make return thereof according to law.		
	Sheriff of COLOMBIA County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER O	EWATCHMAN Anylongty chariff langing upon or attaching any	
property under within writ may leave same without a watshman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintiff sheriff's sale thereof.	whomever is found in possession, after notifying person of levy or	
Signature of Attorney or other Originator requesting service on behalf of XX Plaint		
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevan Philadelphia, PA 19103-1814		
SPACE BELOW FOR USE OF SHERIFF	ONLY — DO NOT WRITE BELOW THIS LINE	
PLAINTIFF	Court Number	
	· /	
RETURNED:		
	SO ANSWERS Signature of Dep. Sheriff	
of20		
	Signature of Sheriff Date	
	Sheriff of	

SHERIFF'S DEPARTMENT

SHEKIFF S				
SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETU		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.		
TROCESS RECENT and ALTERIA OF TEST	Expira	tion date		
Plaintiff		No.: 2019-CV-81		
Wells Fargo Bank, N.A.			-ED-37	
Defendant		Type or Writ of Com	OTICE OF SALE	
Cheryl A. Shymansky a/k/a Cheryl A. Frey James R. Frey		EAECUTION/N		
SERVE NAME OF INDIVIDUAL. COMPANY. CORPORATION, ETC., TO SEE CHERYL A. SHYMANSKY A/K/A CHERYL A. F		OF PROPERTY TO BE LEV	TIED, ATTACHED OR SALE.	
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zi 431 East 8th Street Bloomsburg, PA 17815-2807	p Code)			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST.	N EXPEDITING SERV	ICE.		
SERVE DEFENDANT WITH THE NOTICE OF SALE.		·		
NOW, 201, Sheritf of COLOMBIA County. County, to execute the within and make return thereof according to law.	PA do hereby deputize	the Sheriff of		
	Sheriff of COLUM	IBIA County, Penna.	***	
		1 1001		
NOTE ONLY APPLICABLE OF WRIT OF EXECUTION: N.B. WAIVER Of property under within writing leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintiff sheriff's sale thereof.	whomever is found in pe	ossession, after notifying p	erson of levy or	
Signature of Attorney or other Originator requesting service on behalf of XX Plaint		hone Number	Date	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevar Philadelphia, PA 19103-1814	ndant rd, Suite 1400 (215)563-7000		
SPACE BELOW FOR USE OF SHERIFF	ONLY — DO N	OT WRITE BELO	OW THIS LINE	
PLAINTIFF		Court Number		
RETURNED:				
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep. Sheri	ff	Date	
of20				
of20	Signature of Sheriff		Date	
of20			Date	

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2019-CV-81

Wells Fargo Bank, N.A.

v.

Cheryl A. Shymansky a/k/a Cheryl A. Frey James R. Frey

owner(s) of property situate in the **BLOOMSBURG TOWN**, COLUMBIA County, Pennsylvania, being

431 East 8th Street, Bloomsburg, PA 17815-2807

Parcel No. 05E-12-169-05

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$97,684.43

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel, and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, and being Lot No. 4, Greentree Subdivision, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Northerly right-of-way of Eighth Street at the Southeast corner of Lot No. 3 of Greentree, said point also being 98.14 feet distant on a course running North 75 degrees 00 minutes 00 seconds East from an old iron pin at the Southeast corner of lands now or formerly of Dale W. Hoffman; THENCE along the Easterly line of Lot No. 3 of Greentree, North 15 degrees 00 minutes 00 seconds West, 20.00 feet to a point; THENCE along the same, North 21 degrees 34 minutes 28 seconds West, 19.23 feet to a point; THENCE along same and running through the center of the partition separating the townhouse units erected on Lots 3 and 4 of Greentree, North 15 degrees 17 minutes 57 seconds West, 93.42 feet to a point on the Southerly right-of-way of a 16.00 foot wide Alley; THENCE along said right-of-way, South 88 degrees 33 minutes 40 seconds East, 29.53 feet to a point at the Northwest corner of Lot No. 5 of Greentree; THENCE along the Westerly line of Lot No. 5, South 15 degrees 17 minutes 57 seconds East, 124.16 feet to a point on the Northerly right-of-way of Eighth Street; THENCE along said right-of-way, South 75 degrees 00 minutes 00 seconds West, 26.29 feet to the place of BEGINNING.

CONTAINING 3,568.03 square feet of land in all. Being Lot No. 4 of Greentree as more fully shown on a draft prepared by T. Bryce James and Associates dated December 12, 1983 and revised May 14, 1984 and September 27, 1984.

The above-described parcel being subject to the following:

- 1. A 10 foot wide Utility Easement situated along and adjacent to the North side of the building erected on the above-described parcel.
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UNDER AND SUBJECT to the restrictions and covenants as set forth in the Deed recorded in Deed Book 342, at Page 927.

TITLE TO SAID PREMISES IS VESTED IN JAMES R. FREY AND CHERYL A. SHYMANSKY, by Deed from JUDITH M. LEWIS, SINGLE, Dated 12/15/2008, Recorded 12/16/2008, Instrument No. 200812681.

Tax Parcel: 05E-12-169-05

Premises Being: 431 EAST 8TH STREET, BLOOMSBURG, PA 17815-2807

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV81

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, MAY 29, 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.

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel, and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, and being Lot No. 4, Greentree Subdivision, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Northerly right-of-way of Eighth Street at the Southeast corner of Lot No. 3 of Greentree, said point also being 98.14 feet distant on a course running North 75 degrees 00 minutes 00 seconds East from an old iron pin at the Southeast corner of lands now or formerly of Dale W. Hoffman; THENCE along the Easterly line of Lot No. 3 of Greentree, North 15 degrees 00 minutes 00 seconds West, 20.00 feet to a point; THENCE along the same, North 21 degrees 34 minutes 28 seconds West, 19.23 feet to a point; THENCE along same and running through the center of the partition separating the townhouse units erected on Lots 3 and 4 of Greentree, North 15 degrees 17 minutes 57 seconds West, 93.42 feet to a point on the Southerly right-of-way of a 16.00 foot wide Alley; THENCE along said right-of-way, South 88 degrees 33 minutes 40 seconds East, 29.53 feet to a point at the Northwest corner of Lot No. 5 of Greentree, THENCE along the Westerly line of Lot No. 5, South 15 degrees 17 minutes 57 seconds East, 124.16 feet to a point on the Northerly right-of-way of Eighth Street; THENCE along said right-of-way. South 75 degrees 00 minutes 00 seconds West, 26.29 feet to the place of BEGINNING.

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UNDER AND SUBJECT to the restrictions and covenants as set forth in the Deed recorded in Deed Book 342, at Page 927. TITLE TO SAID PREMISES IS VESTED IN JAMES R. FREY AND CHERYL A. SHYMANSKY, by Deed from JUDITH M. LEWIS, SNGLE, Dated 12/15/2008, Recorded 12/16/2008, Instrument No. 200812681.

Tax Parcel: 05E-12-169-05

Premises Being: 431 EAST 8TH STREET, BLOOMSBURG, PA 17815-2807

PROPERTY ADDRESS: 431 EAST 8TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-12-169-05

Seized and taken into execution to be sold as the property of CHERYL A SHYMANSKY, JAMES R FREY 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 failts 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 conneciton 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

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

Wells Fargo Bank, N.A. : COLUMBIA County

:

: COURT OF COMMON PLEAS

CIVIL DIVISION

vs.

Cheryl A. Shymansky a/k/a Cheryl A. Frey
James R. Frey
: NO.: 2019-CV-81

: 2019-ED-37

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 Cheryl A. Shymansky a/k/a Cheryl A. Frey is not in the Military or Naval Service of the United States, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.
- (b) that the defendant James R. Frey is not in the Military or Naval Service of the United States, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.
- (c) that defendant Cheryl A. Shymansky a/k/a Cheryl A. Frey is over 18 years of age and resides at 431 East 8th Street, Bloomsburg, PA 17815-2807.
- (d) that defendant James R. Frey is over 18 years of age and resides at 431 East 8th Street, Bloomsburg, PA 17815-2807.

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 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

Attorneys for Plaintiff

Wells Fargo Bank, N.A.

Plaintiff

CIVIL DIVISION

COURT OF COMMON PLEAS

v.

NO.: 2019-CV-81

Cheryl A. Shymansky a/k/a Cheryl A. Frey

James R. Frey

Defendant(s)

2019-ED-37

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 (X)

the premises is non-owner occupied

the premises is vacant ()

Act 91 procedures have been fulfilled ()

Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By:

Phelan Hallinan Diamond & Jones, LLP Peter Wapner, Esq., Id. No.318263

Attorney for Plaintiff

SHERIFF'S RETURN

IN THE COURT OF COMMON PLEAS Wells Fargo Bank, N.A. OF COLUMBIA COUNTY Plaintiff vs. No.: 2019-CV-81 Cheryl A. Shymansky a/k/a Cheryl A. Frey 2019-ED-37 James R. Frey **ISSUED** Defendants 20 l, 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, ______O'Clock _____ m., served the within _____ 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, _____ BY: _____ Sheriff Notary Public ______, See return endorsed hereon by Sheriff of County, Pennsylvania, and made a part of this return So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHEWIL 2	DELVICIMI		
SHERIFF SERVICE	INSTRU	CTIONS: Please ty	pe or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETU		ty of all copies. Do	not detach any copies.
TROCESS RECEIF and ALTERIATION RET	Expirati		
Plaintiff	Zapitet	No.: 2019-CV-81	<u> </u>
Wells Fargo Bank, N.A.			E > 27
Wells Largo Dank, IV.A.	<u></u>		-ED-37
Defendant		Type or Writ of Com	
Cheryl A. Shymansky a/k/a Cheryl A. Frey		EXECUTION/N	OTICE OF SALE
James R. Frey			
SERVE / NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SEE	RVICE OR DESCRIPTION (OF PROPERTY TO BE LEV	IED, ATTACHED OR SALE.
JAMES R. FREY			
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zi	n Code)		
431 East 8th Street Bloomsburg, PA 17815-2807	p code)		
			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST I	EXPEDITING SERVICE	Œ.	
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW,, 20, I, Sheriff of COLUMBIA County,	PA do hereby deputize th	e Sheriff of	
County, to execute the within and make return thereof according to law.			
	Sheriff of COLUME	IIA County Penna	
	SHEITH OF COLUME	774 County, I cinia.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER O	F WATCHMAN — Any	deputy sheriff levying up	oon or attaching any
property under within writ may leave same without a watchman, in custody of	whomever is found in pos	session, after notifying pe	erson of levy or
attachment without liability on the part of such deputy or sheriff to any plaintif	f herein for any loss, destr	uction or removal of any	such property before
sheriff's sale thereof.			
V	· · · · · · · · · · · · · · · · · · ·	N I	Duta
Signature of Attorney or other Originator requesting service on behalf of XX Plaint	iff Telephi	one Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevan	ndant	563-7000	
Philadelphia, PA 19103-1814	(213).	003-7000	
SPACE BELOW FOR USE OF SHERIFF	ONLY — DO NO	T WRITE BEL	OW THIS LINE
PLAINTIFF	OIDI DOIN	Court Number	
L PAINTIL 1.		1	
		<u> </u>	<u> </u>
RETURNED:			
AFFIRMED and subscribed to before me this day	SO ANSWERS		Date
	Signature of Dep. Sheriff	•	l l
	Signature of Dep. Sherti		
	Signature of Dep. Sherri		
of20			Date
of20	Signature of Sheriff		Date
of20			Date
of20			Date

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



71901140006000152881

MIDLAND FUNDING LLC 8875 AERO DRIVE SUITE 200 SAN DIEGO CA 92123 Print Your Documents Page 1 of 1

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8875 AERO DRIVE Tracking #: 71901140006000152881

 SUITE 200
 Doc Ref #:
 2019ED37

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 5.4200

SAN DIEGO CA 92123

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

TD Bank, NA 3-180/360

001755628

DATE 2/28/2019

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE ORDER

Sheriff of Columbia County 35 W Main Street Bloomsburg, PA 17815

AMOUNT ***\$1,350.00

JKK [1036729] 431 EAST 8TH STREET (2019-CV-81)

The second of th

,是一个人,我们就是一个人,也不是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们也会看到一个人,也 一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们也是 AUTHORIZED SIGNATURE

#001222858# #036001608# 36150866Fir