

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
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
				<b>\$1,350.00</b>	<b>\$1,350.00</b>

<b>TOTAL BALANCE:</b>	<b>\$0.00</b>
-----------------------	---------------

**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 immediately 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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

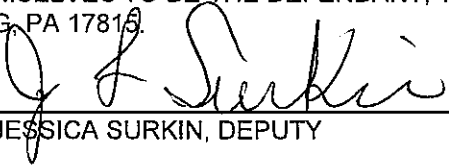


WELLS FARGO  
vs.  
CHERYL A SHYMANSKY (et al.)

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 17816.

  
JESSICA SURKIN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 18, 2019

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



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2019CV81

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b> Real Estate Sale - Sale Notice	<b>Zone:</b>	37
<b>Manner:</b> < Not Specified >	<b>Expires:</b>	<b>Warrant:</b>
<b>Notes:</b> SALE DATE & TIME: 05/29/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b> JAMES R FREY	<b>DOB:</b>
<b>Primary Address:</b> 431 EAST 8TH STREET BLOOMSBURG, PA 17815	
<b>Phone:</b>	
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b> <u>Personally</u> · Adult In Charge · Posted · Other	
<b>Adult In Charge:</b>	
<b>Relation:</b>	
<b>Date:</b> 3/14/19	<b>Time:</b> 12:25 p
<b>Deputy:</b> 8	<b>Mileage:</b>

**Attorney / Originator:**

<b>Name:</b> PHELAN HALLINAN DIAMOND & JONES LLP	<b>Phone:</b> 215-563-7000
--	----------------------------

**Service Attempts:**

<b>Date:</b>	3-12-19					
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	5					

**Service Attempt Notes:**

1. Nobody home - left card
- 2.
- 3.
- 4.
- 5.
- 6.

FREY, JAMES R

2019CV81

431 EAST 8TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2019CV81

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 37  
**Manner:** < Not Specified > **Expires:** \_\_\_\_\_ **Warrant:** \_\_\_\_\_

**Notes:** SALE DATE & TIME: 05/29/2019 AT 9:00 AM  
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** OCCUPANT  
**Primary Address:** 431 EAST 8TH STREET  
 BLOOMSBURG, PA 17815  
**Phone:** \_\_\_\_\_ **DOB:** \_\_\_\_\_  
**Alternate Address:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other  
**Adult In Charge:** James Fry  
**Relation:** Occupant  
**Date:** 3/14/19 **Time:** 12:25p  
**Deputy:** J **Mileage:** \_\_\_\_\_

**Attorney / Originator:**

**Name:** PHELAN HALLINAN DIAMOND & JONES LLLP **Phone:** 215-563-7000

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

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

OCCUPANT

2019CV81

431 EAST 8TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

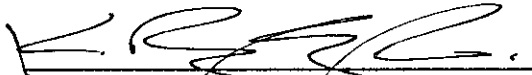


WELLS FARGO  
vs.  
CHERYL A SHYMANSKY (et al.)

Case Number  
2019CV81

## SHERIFF'S RETURN OF SERVICE

03/18/2019 02:27 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, 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 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

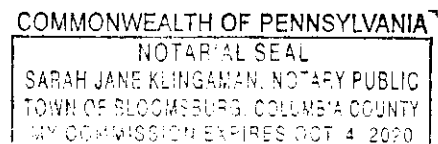
SO ANSWERS,

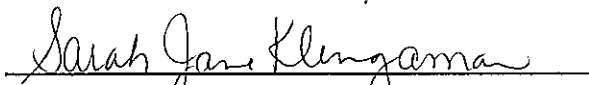
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 18, 2019

NOTARY

Affirmed and subscribed to before me this  
18TH day of MARCH, 2019





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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2019CV81

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b> Real Estate Sale - Sale Notice	<b>Zone:</b> 37
<b>Manner:</b> < Not Specified >	<b>Expires:</b>
<b>Notes:</b> SALE DATE & TIME: 05/29/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS	
<b>Warrant:</b>	

**Serve To:**

<b>Name:</b> CHERYL A SHYMANSKY	<b>DOB:</b>
<b>Primary Address:</b> 431 EAST 8TH STREET BLOOMSBURG, PA 17815	
<b>Phone:</b>	
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b> Personally · <u>Adult In Charge</u> · Posted · Other	
<b>Adult In Charge:</b> JASON SHYMANSKY	
<b>Relation:</b> SON	
<b>Date:</b> 3/18/19	<b>Time:</b> 1427
<b>Deputy:</b> 4	<b>Mileage:</b>

**Attorney / Originator:**

<b>Name:</b> PHELAN HALLINAN DIAMOND & JONES LLP	<b>Phone:</b> 215-563-7000
--	----------------------------

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

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

SHYMANSKY, CHERYL A

2019CV81

431 EAST 8TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

**Tax Notice** 2019 County & Municipality

TOWN OF BLOOMSBURG

**MAKE CHECKS PAYABLE TO:**

TOWN OF BLOOMSBURG

TAX COLLECTOR

TOWN HALL, 301 E SECOND ST

BLOOMSBURG PA 17815

**HOURS:** THURSDAY: 9AM - 4:30PM

FRIDAY: 9AM - 2PM - DURING DISCOUNT

JUNE 27 & 28 - 9AM - 2PM

PHONE: 570-784-1581

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

FREY JAMES R  
 CHERYL A SHYMANSKY  
 431 EAST 8TH STREET  
 BLOOMSBURG PA 17815

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

FOR: COLUMBIA COUNTY		DATE		BILL NO.			
		03/01/2019		7866			
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT	JUNT DUE	INCL. PENALTY	
GENERAL	29,814	11.38	332.64	339.43	339.43	373.37	
SINKING			29.21	29.81	29.81	32.79	
STREET LIGHT			21.91	22.36	22.36	24.60	
DEBT SERVICE			44.77	45.68	45.68	50.23	
LIBRARY & FIRE			52.60	53.67	53.67	59.04	
TOWN RE			358.06	365.37	365.37	401.91	
The discount & penalty have been calculated for your convenience			839.19	856.32	856.32	941.96	
<b>REQUESTED</b>		<b>PAY THIS AMOUNT</b>					
		CNTY 2% W/P 2% Discount 10% Penalty 10% PARCEL: 05E-12-169 05,000 131 E EIGHTH ST 0771 Acres Total Assesment		April 30 If paid on or before		June 30 If paid after	
		Buildings 3,500		This tax returned to courthouse on:		January 1, 2020	
		Land 26,314					
		Total Assesment 29,814					



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2019CV81

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 37

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/29/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall  
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation: AEF

Date: 3-15-19 Time: 0930

Deputy: // Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

WARD, MARY F.

2019CV81

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2019CV81

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 37

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/29/2019 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: x Aynssa Wido

Relation: Clerk

Date: 3-13-19 Time: 2:05p

Deputy: 5 Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

### Service Attempts:

Date:	Time:	Mileage:	Deputy:

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS OF 2019CV81 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

Account:

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

Ad ID:	1162420
Description:	SHYMANSKY AND FREY
<b>SALE</b>	
Run Dates:	05/08/19 to 05/22/19
Class:	2
Agate Lines:	270
Blind Box:	

<b>Total Ad Cost</b>	<b>\$1,632.00</b>			
<b>Amount Paid</b>	<b>\$0.00</b>			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	05/08/19	05/22/19	3	\$1,632.00

## SHERIFFS 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 Northernly 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, 83.42 feet to a point on the Southernly 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 Northernly right-of-way of Eighth Street; THENCE along said right-of-way, South 75 degrees 00 minutes 00 seconds West, 25.29 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.

SVGI E, 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

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, 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.

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:  
PHILAN HALLINAN, DIAMOND & JONES LLP  
PHILADELPHIA, PA 215-563-7090

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

Wells Fargo Bank, N.A.

v.

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

COURT OF COMMON PLEAS

CIVIL DIVISION

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

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

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

*Barbara N. Silvetti*

(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

PH # 1036729

WELLS FARGO BANK, N.A.	:	COURT OF COMMON PLEAS
PLAINTIFF	:	
	:	CIVIL DIVISION
V.	:	
	:	CASE NO. 2019-CV-81
CHERYL A. SHYMANSKY A/K/A CHERYL A. FREY	:	2019-ED-37
JAMES R. FREY	:	
DEFENDANT(S)	:	COLUMBIA COUNTY

**AFFIDAVIT PURSUANT TO RULE 3129.1**

WELLS FARGO BANK, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **431 EAST 8TH STREET, BLOOMSBURG, PA 17815-2807.**

- |    |   |   |
|----|---|---|
| 1. | Name and address of Owner(s) or reputed Owner(s):   |   |
|    | Name  | Address (if address cannot be reasonably ascertained, please so indicate) |
|    | CHERYL A. SHYMANSKY<br>A/K/A CHERYL A. FREY   | 431 EAST 8TH STREET<br>BLOOMSBURG, PA 17815-2807                          |
|    | JAMES R. FREY   | 431 EAST 8TH STREET<br>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<br>A/K/A CHERYL A. FREY   | 431 EAST 8TH STREET,<br>BLOOMSBURG, PA 17815-2807                         |
|    | JAMES R. FREY   | 431 EAST 8TH STREET,<br>BLOOMSBURG, PA 17815-2807                         |
| 3. | Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold: |   |
|    | Name  | Address (if address cannot be reasonably ascertained, please indicate)    |
|    | MIDLAND FUNDING, LLC  | 8875 AERO DRIVE, SUITE 200<br>SAN DIEGO, CA 92123 ✓                       |
|    | MIDLAND FUNDING, LLC,<br>C/O HAYT, HAYT AND LANDAU, LLC   | MERIDIAN CENTER I, 2 INDUSTRIAL WAY<br>WEST<br>EATONTOWN, NJ 07724        |
|    | MIDLAND FUNDING, LLC. C/O ROBERT W.<br>CUSICK ESQ & KENNETH HAYES ESQ   | 2 INDUSTRIAL WAY WEST, P.O. BOX 500<br>EATONTOWN, NJ 07724                |
|    | CAPITAL ONE BANK USA, NA C/O ARTHUR<br>LASHIN ESQ & PAUL J. KLEMM ESQ   | 123 SOUTH BROAD STREET, SUITE 1660<br>PHILADELPHIA, PA 19109-1003         |
|    | CAPITAL ONE BANK, N.A   | 15000 CAPITAL ONE DRIVE<br>RICHMOND, VA 23238                             |
|    | CAPITAL ONE BANK USA, NA<br>C/O PAUL J. KLEMM ESQ   | 2 INDUSTRIAL WAY WEST, P.O. BOX 500<br>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**



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

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



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

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



**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

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



**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF HUMAN SERVICES**

**P.O. BOX 2675  
HARRISBURG, PA 17105**



**INTERNAL REVENUE SERVICE  
ADVISORY**

**1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222**



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:

1<sup>st</sup> Week            May 8<sup>th</sup> 2019

2<sup>nd</sup> Week            May 15<sup>th</sup> 2019

3<sup>rd</sup> Week            May 22<sup>nd</sup> 2019

SALE DATE:            May 29<sup>th</sup> 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.

MAR 01 2019

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

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

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



Wells Fargo Bank, N.A.

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2019-CV-81

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

: 2019-ED-37  
:  
: COLUMBIA County

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.\*\***

Your house (real estate) at 431 East 8th Street, Bloomsburg, PA 17815-2807 is scheduled to be sold at the Sheriff's Sale on May 29 2019 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$97,684.43 obtained by Wells Fargo Bank, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money 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**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2019CV81

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 37

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/29/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Stephaine eputko

Relation: TAX Collector

Date: 3-12-19 Time: 1:50

Deputy: 5 Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

COLUMBIA COUNTY TAX C

2019CV81

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

05E - 12 - 169 - 05

REAL ESTATE OUTLINE

ED # 2019 ED37

DATE RECEIVED 3-5-2019  
DOCKET AND INDEX 2019 CV 81

CHECK FOR PROPER INFO.

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

CK# 001755626

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

SALE DATE May 29<sup>th</sup> TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> 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  
215-563-7000

Attorneys for Plaintiff

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

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2019-CV-81  
: 2019-ED-37  
: COLUMBIA County  
:

v.

**Cheryl A. Shymansky a/k/a Cheryl A. Frey**  
**James R. Frey**  
Defendant(s)

**CERTIFICATION**

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

- the mortgage is an FHA Mortgage
- the premises is non-owner occupied
- the premises is vacant
- 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

<b>SHERIFF SERVICE</b> PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date
---	--

Plaintiff Wells Fargo Bank, N.A.	No.: 2019-CV-81 <span style="font-size: 1.2em; font-weight: bold;">2019-ED-37</span>
Defendant Cheryl A. Shymansky a/k/a Cheryl A. Frey James R. Frey	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

**SERVE** **AT**

	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <hr/> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 431 East 8th Street Bloomsburg, PA 17815-2807
--	--

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

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

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

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

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

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

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

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

**RETURNED:**

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

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date
--	---

Plaintiff Wells Fargo Bank, N.A.	No.: 2019-CV-81 <span style="font-size: 1.2em; font-weight: bold;">2019-ED-37</span>
Defendant Cheryl A. Shymansky a/k/a Cheryl A. Frey James R. Frey	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>CHERYL A. SHYMANSKY A/K/A CHERYL A. FREY</b> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>431 East 8th Street Bloomsburg, PA 17815-2807</b>
-------------------------------	--

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

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

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

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

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

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

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

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

<b>RETURNED:</b> AFFIRMED and subscribed to before me this _____ day of _____ 20__	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ 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.
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

# 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.

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

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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

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

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

Attorney for Plaintiff

Wells Fargo Bank, N.A.

vs.

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

: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: 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

v.

**Cheryl A. Shymansky a/k/a Cheryl A. Frey**  
**James R. Frey**  
Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2019-CV-81  
: 2019-EP-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
- 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

Wells Fargo Bank, N.A.

Plaintiff

vs.

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

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2019-CV-81

2019-ED-37

ISSUED

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

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

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

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

AFFIDAVIT OF SERVICE

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

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

Sworn and Subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

So Answers, \_\_\_\_\_

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

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

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

return

So Answers, \_\_\_\_\_  
\_\_\_\_\_  
Sheriff  
\_\_\_\_\_  
Deputy Sheriff

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date
--	---

Plaintiff Wells Fargo Bank, N.A.	No.: 2019-CV-81 <div style="font-size: 1.5em; font-weight: bold; text-align: center;">2019-ED-37</div>
Defendant Cheryl A. Shymansky a/k/a Cheryl A. Frey James R. Frey	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>JAMES R. FREY</b> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 431 East 8th Street Bloomsburg, PA 17815-2807
-------------------------------	--

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

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

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

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

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

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

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

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

**RETURNED:**

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



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

---

Document Receipt

---

Trans # 15612 Carrier / service: USPS Server First-Class Mail® 3/12/2019 12:00:00 AM

Ship to:

PA CHILD SUPPORT PROGRAM

25 S FRONT STREET

HARRISBURG PA 17101

Tracking #: 71901140006000152874

Doc Ref #: 2019ED37

Postage 5.4200

Document Receipt

---

Trans # 15611 Carrier / service: USPS Server First-Class Mail® 3/12/2019 12:00:00 AM

Ship to:

DEPT OF PUBLIC WELFARE

CASUALTY UNIT

ESTATE RECOVERY PROGRAM

Tracking #: 71901140006000152867

P.O. BOX 8486 WILLOW OAK BUILDING

Doc Ref #: 2019ED37

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

---

Trans # 15610 Carrier / service: USPS Server First-Class Mail® 3/12/2019 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000152850

Doc Ref #: 2019ED37

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

---

Trans # 15609 Carrier / service: USPS Server First-Class Mail® 3/12/2019 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

1150 FIRST AVENUE  
SUITE 1001

Tracking #: 71901140006000152843  
Doc Ref #: 2019ED37  
Postage 5.4200

KING OF PA 19406  
PRUSSIA

Document Receipt

---

Trans # 15608 Carrier / service: USPS Server First-Class Mail® 3/12/2019 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE  
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #: 71901140006000152836  
Doc Ref #: 2019ED37  
Postage 5.4200

HARRISBURG PA 17128

Document Receipt

---

Trans # 15607 Carrier / service: USPS Server First-Class Mail® 3/12/2019 12:00:00 AM

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000152829

Doc Ref #: 2019ED37

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

---

Trans # 15606 Carrier / service: USPS Server First-Class Mail® 3/12/2019 12:00:00 AM

Ship to:

IRS

INTERNAL REVENUE OF  
JUSTICE

1000 LIBERTY AVENUE  
SUITE 220

Tracking #: 71901140006000152812  
Doc Ref #: 2019ED37  
Postage 5.4200

PITTSBURGH PA 15222



Document Receipt

---

Trans # 15612 Carrier / service: USPS Server First-Class Mail® 3/12/2019 12:00:00 AM

Ship to:

PA CHILD SUPPORT PROGRAM

25 S FRONT STREET

HARRISBURG PA 17101

Tracking #: 71901140006000152874

Doc Ref #: 2019ED37

Postage 5.4200

Document Receipt

---

Trans # 15613 Carrier / service: USPS Server First-Class Mail® 3/12/2019 12:00:00 AM

Ship to:

MIDLAND FUNDING LLC

8875 AERO DRIVE

SUITE 200

SAN DIEGO CA 92123

Tracking #: 71901140006000152881

Doc Ref #: 2019ED37

Postage 5.4200

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

TD Bank, NA  
3-180/360

001755628

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE  
2/28/2019

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

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

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

  
AUTHORIZED SIGNATURE

⑈001755628⑈ ⑆036001808⑆ 361508888⑈