

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

NATIONSTAR MORTGAGE LLC VS. EDWARD WELSH

NO. 56-2021 ED

NO. 538-2018 JD

DATE/TIME OF SALE: NOVEMBER 10, 2021 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 2417,95

POUNDAGE - 2% OF BID \$ 48,36

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2466,31

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

Brian F. Aday, Esq

TOTAL DUE: PAID 11-5-2021 Appearance Counsel for Plaintiff \$ 2466,31

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1116,31

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 252387	Invoice Date: 01/04/2022 10:49:11 AM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: CSD

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202200084	BERWICK BORO
	Grantor - WELSH, EDWARD		01/04/22 10:49:26 AM	
	Grantee - NATIONSTAR MORTGAGE LLC			
	Consideration - \$2,466.31			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 9069 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
NATIONSTAR MORTGAGE LLC
PLAZA HOME MORTGAGE INC.

vs.

Defendant
EDWARD WELSH

Attorney for the Plaintiff:
FIREFLY LEGAL INC
19150 S. 88TH AVE
MOKENA, IL 60448

Sheriff's Sale Date: Wednesday, November 10, 202

Writ of Execution No. : 2018CV538

Advance Sheriff Costs: \$1,350.00

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

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,407.20
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$10.00
Surcharge	\$224.00
Tax Claim Search	\$5.00

Total Sheriff Costs **\$2,346.20**

Distribution Costs

Recording Fees	\$71.75
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Total Distribution Costs **\$71.75**

Grand Total: **\$2,417.95**

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



MANLEYDEAS.COM

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

November 11, 2021

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

Re: Nationstar Mortgage LLC d/b/a Mr. Cooper v.
Edward Welsh, AKA Edward J. Welsh
Property Address: 515 North Mercer Street, Berwick, PA 18603
Docket No. 2018-CV-538
Our File Number: 18-033342

Dear Sir or Madam:

Our office is the attorney on the Writ for the above-referenced sale. Please be advised that we are assigning the bid to **Nationstar Mortgage LLC d/b/a Mr. Cooper , 8950 Cypress Waters Boulevard, Coppell, Texas 75019**. Please issue the Deed to the specified assignee.

Also enclosed are the following:

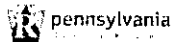
- a check in the amount of \$1,116.31, representing the amount due per the cost sheet;
- two (2) original Realty Transfer Tax Affidavits of Value;
- a copy of the legal description for the deed;
- a copy of the Mortgage and Assignment of Mortgage (if applicable);
- a self-addressed, stamped envelope for return of the deed.

Should you have any questions, please feel free to contact me at 614-220-5611 or email Post-Sale-PA@manleydeas.com.

Very truly yours,

MANLEY DEAS KOCHALSKI LLC

Enclosures



(EX) MOD 06-19 (FI)

1830019105

RECORDER'S USE ONLY

REV-183BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603**REALTY TRANSFER TAX
STATEMENT OF VALUE
COMPLETE EACH SECTION**

State Tax Paid:

Book

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATADate of Acceptance of Document
11/10/2021Grantor(s)/Lessor(s)
Sheriff of Columbia CountyTelephone Number
570-389-5622Grantee(s)/Lessee(s)
Nationstar Mortgage LLC d/b/a Mr. CooperTelephone Number
1-888-850-9398, ext. 2197
borrowers A-K, ext. 2192
borrowers L-ZMailing Address
35 West Main Street, P.O. Box 380Mailing Address
8950 Cypress Waters BoulevardCity
BloomsburgState
PAZip Code
17815City
CoppellState
TexasZip Code
75019**SECTION II REAL ESTATE LOCATION**Street Address
515 North Mercer StreetCity, Township, Borough
Borough of BerwickCounty
ColumbiaSchool District
Berwick Area SDTax Parcel Number
04D-08 -200-00,000**SECTION III VALUATION DATA**Was transaction part of an assignment or relocation? ☐ YES ☒ NO1. Actual Cash Consideration
2,466.312. Other Consideration
+0.003. Total Consideration
= 2,466.314. County Assessed Value
23,146.005. Common Level Ratio Factor
X 5.186. Computed Value
= 119,896.28**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**1a. Amount of Exemption Claimed
100%1b. Percentage of Grantor's Interest in Real Estate
100%1c. Percentage of Grantor's Interest Conveyed
100%**2. Check Appropriate Box for Exemption Claimed.**☐ Will or intestate succession.

(Name of Decedent)

(Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
(If condemnation or in lieu of condemnation, attach copy of resolution.)☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**Name
Manley Deas Kochalski LLCTelephone Number
614-220-5611Mailing Address
P. O. Box 165028City
ColumbusState
OHZIP Code
43216-5028

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date
11/11/21

SHERIFF'S SALE COST SHEET

18-538
\$6-21

NO. _____ ED NO. _____ VS. Welson JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>12.00</u>	
TOTAL *****		\$ <u>450.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1407.20</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1657.20</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>224.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2417.95

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Sarah Kile being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

SHERIFF'S SALE
By Virtue of a Writ of Execution (Enclosure)
No. 2018CV538

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

WEDNESDAY, NOVEMBER 10, 2021 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 on (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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

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

This description is intended to cover Lot No. 435 in the Berwick Land and Improvement Company's Addition to Berwick as marked and numbered on said plot or plan and as recorded in Columbia County Miscellaneous Book 8, Page 368.

Parcel No.: 04D-08-200-00-000
BEING the same property conveyed to Edward J. Welsh who acquired title by virtue of a deed from Garrett Franciscovich, dated April 3, 2017, recorded April 7, 2017, at Instrument Number 201702699, Columbia County, Pennsylvania records.

Property known as 515 North Mercer Street, Berwick, PA 18603
PROPERTY ADDRESS: 515 NORTH MERCER STREET, BERWICK, PA 18603
UP / TAX PARCEL NUMBER 04D-08-200-00-000

Sold and taken into execution to be sold as the property of EDWARD WELSH in suit of NATIONSTAR MORTGAGE LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 1-614-220-5611

TIMOTHY T. CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

Ad Text: Edward Welsh Sale

Date(s) Published: 10/20/2021, 10/27/2021, 11/3/2021

Sworn and subscribed to before me
this 04 day of NOVEMBER 20 21.

(Notary Public)
Commonwealth of Pennsylvania - Notary Seal
Jeffrey Opiel, Notary Public
Luzerne County
My commission expires October 30, 2024
Commission number 1292195
Member, Pennsylvania Association of Notaries

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

TIM CHAMBERLAIN - COLUM COUNTY SHER
PO BOX 380
BLOOMSBURG PA 17815

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

REAL ESTATE TAX CERTIFICATION

Date: 10/07/2021

Fee: \$5.00

Cert. NO: 40809

WELSH EDWARD J
515 NORTH MERCER STREET
BERWICK PA 18603

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

Assessment: 23,146
Balances as of 10/07/2021

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

By: Columbia County Sheriff Per: dh



MANLEYDEAS.COM

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

October 13, 2021

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

Re: Nationstar Mortgage LLC d/b/a Mr. Cooper v.
Edward Welsh, AKA Edward J. Welsh
Property Address: 515 North Mercer Street, Berwick, PA 18603
Docket No. 2018-CV-538
Our File Number: 18-033342

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

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

Very truly yours,

Manley Deas Kochalski LLC
Enclosure

18-033342_AJM1

2. I am employed by MDK as an Attorney. I am over the age of eighteen (18) years and am competent to testify to the matters stated in this affidavit.

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

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

5. On or about October 1, 2021, Defendant Edward Welsh, AKA Edward J. Welsh was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Sheriff's Service at the address of the mortgaged premises, 515 North Mercer Street, Berwick, PA 18603. A true and correct copy of said Return of Service is marked Exhibit "A", attached hereto and made a part hereof.

6. On or about October 5, 2021, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, postage pre-paid, with a Certificate of Mailing. True and correct copies of said Certificates of Mailing are marked Exhibit "B", attached hereto and made a part hereof.

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

FURTHER AFFIANT SAYETH NAUGHT.

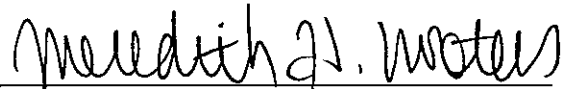
I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Dated: 10/14/21


Kimberly J. Hong, Esquire (74950)
Scott A. Dietterick, Esquire (55650)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Matthew P. Curry, Esquire (322229)
Holly N. Wolf, Esquire (322153)
Alyk L. Oflazian, Esquire (312912)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: kjhong@manleydeas.com
Attorney for Plaintiff

CERTIFICATION

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



Kimberly J. Hong, Esquire (74950)
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Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Matthew P. Curry, Esquire (322229)
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Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: kjhong@manleydeas.com
Attorney for Plaintiff

EXHIBIT A

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC (et al.)
vs.
EDWARD WELSH

Case Number
2018CV538

SHERIFF'S RETURN OF SERVICE

10/01/2021 02:16 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFF SALE BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: EDWARD WELSH AT 515 NORTH MERCER STREET, BERWICK, PA 18603.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

October 04, 2021

3987005

EXHIBIT B

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

To pay fee, affix stamps or

This Certificate of Mailing provides evidence that mail has been presented to USPS® for form may be used for domestic and international mail.

From: Kimberly J. Hong, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

neopost

10/05/2021

US POSTAGE \$001.65⁰



ZIP 43204
041L12204682

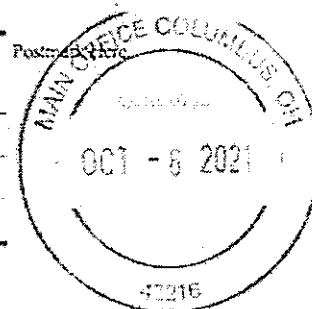
To: COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. Box 2675

Harrisburg, PA 17105

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



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c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

neopost

10/05/2021

US POSTAGE \$001.65⁰



ZIP 43204
041L12204682

To: COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE

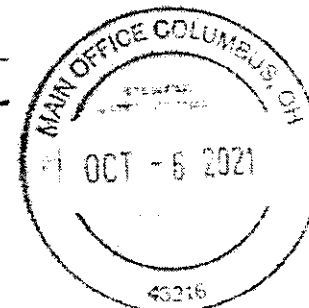
11 West Main Street, 2nd Floor

Bloomsburg, PA 17815

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

Postmark Here



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing and may be used for domestic and international mail.

From: Kimberly J. Hong, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

neopost

10/05/2021

US POSTAGE \$001.65⁰



ZIP 43204
041L12204682

To: PA DEPT. OF REVENUE - INHERITANCE TAX
DIVISION

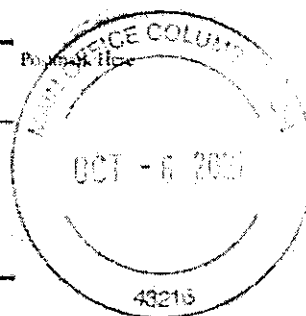
6th Floor, Strawberry Square

Dept. 280601

Harrisburg, PA 17128-0601

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From: Kimberly J. Hong, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

neopost

10/05/2021

US POSTAGE \$001.65⁰



ZIP 43204
041L12204682

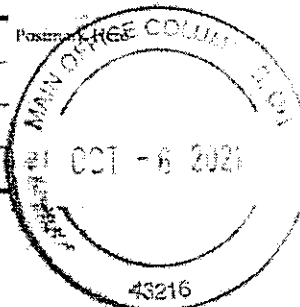
To: UNKNOWN TENANT OR TENANTS

515 North Mercer Street

Berwick, PA 18603

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



This Certificate of Mailing provides evidence that mail has been presented to USPS
may be used for domestic and international mail

From: Kimberly J. Hong, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

**Certificate Of
Mailing**

To pay fee, affix stamps or

neopost

10/05/2021

US POSTAGE \$001.65⁰



ZIP 43204
041L1220468C

To: JANE DOE, NAME UNKNOWN, THE UNKNOWN
SPOUSE OF EDWARD WELSH. AKA EDWARD J.
WELSH (IF ANY)

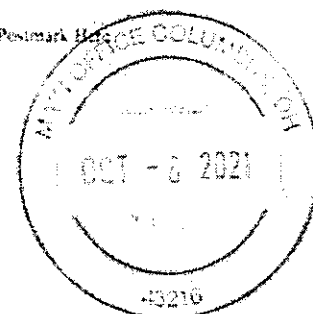
515 North Mercer Street

Berwick, PA 18603

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

Postmark Here



This Certificate of Mailing provides evidence that mail has been presented to USPS
may be used for domestic and international mail

From: Kimberly J. Hong, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

**Certificate Of
Mailing**

To pay fee, affix stamps or

neopost

10/05/2021

US POSTAGE \$001.65⁰



ZIP 43204
041L1220468C

To: JANE DOE, NAME UNKNOWN, THE UNKNOWN
SPOUSE OF EDWARD WELSH. AKA EDWARD J.
WELSH (IF ANY)

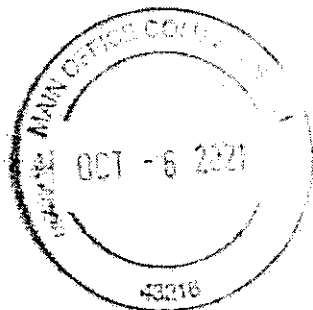
32 Lark Drive

Berwick, PA 18603

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

Postmark Here



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Columbus, OH 43216-5028

Certificate Of
Mailing

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meter postage here.

neopost

10/05/2021

US POSTAGE \$001.65⁰



ZIP 43204
041L12204682

To: COMMONWEALTH OF PENNSYLVANIA,
DEPARTMENT OF LABOR & INDUSTRY TO THE USE
OF THE UNEMPLOYMENT COMPENSATION FUND

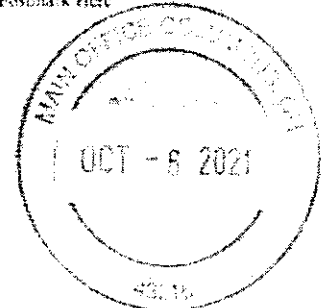
651 Boas Street

Harrisburg, PA 17102

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

Postmark Here



This Certificate of Mailing provides evidence that mail has been presented to USPS
may be used for domestic and international mail.

From: Kimberly J. Hong, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Certificate Of
Mailing

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meter postage here.

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10/05/2021

US POSTAGE \$001.65⁰



ZIP 43204
041L12204682

To: PA DEPARTMENT OF REVENUE

c/o Office of Attorney General

11 North 3rd Street

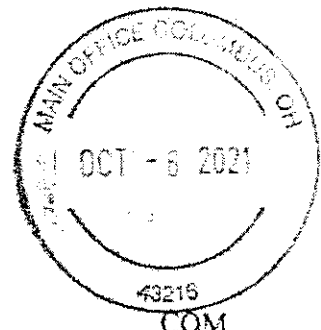
16th Floor, Strawberry Square

Harrisburg, PA 17101

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

Postmark Here



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



This Certificate of Mailing provides evidence that mail has been presented to USPS® and may be used for domestic and international mail.

From: Kimberly J. Hong, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

Certificate Of

neopost®
10/05/2021
US POSTAGE \$001.65⁰

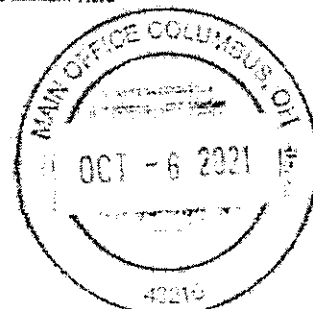


ZIP 43204
041L12204682

To: PA DEPARTMENT OF REVENUE

Bureau of Compliance
Dept. 280948
Harrisburg, PA 17128-0948
County of P.Q.: Columbia

Postmark Here



PS Form 3817, April 2007 PSN 7530-02-000-9065



This Certificate of Mailing provides evidence that mail has been presented to USPS®, for it may be used for domestic and international mail.

From: Kimberly J. Hong, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

Certificate Of
Mailing

To pay fee, affix stamps or
meter postage here

neopost®
10/05/2021
US POSTAGE \$001.65⁰



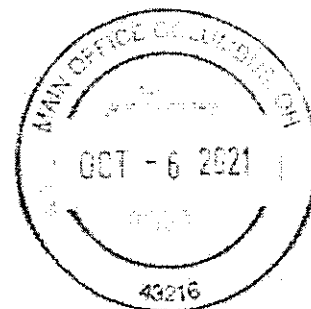
ZIP 43204
041L12204682

To: UNKNOWN HEIRS AND/OR ADMINISTRATORS OF
THE ESTATE OF JUDITH A. GANLY

515 North Mercer Street
Berwick, PA 18603
County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

Postmark Here



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



This Certificate of Mailing provides evidence that mail has been presented to USPS® and may be used for domestic and international mail.

From: Kimberly J. Hong, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

Certificate Of

neopost
10/05/2021

US POSTAGE \$001.65⁰



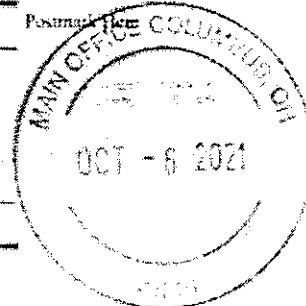
ZIP 43204
041112334660

To: COLUMBIA COUNTY TAX CLAIM BUREAU

11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

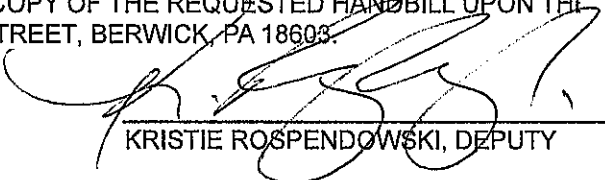


NATIONSTAR MORTGAGE LLC (et al.)
vs.
EDWARD WELSH

Case Number
2018CV538

SHERIFF'S RETURN OF SERVICE

10/06/2021 09:48 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 515 NORTH MERCER STREET, BERWICK, PA 18603.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

October 07, 2021

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC (et al.)
vs.
WELSH, EDWARD

Case Number
2018CV538

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/10/2021 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 515 NORTH MERCER STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

10/6/21

Time:

0948

Deputy:

4

Mileage:

Attorney / Originator:

Name: FIREFLY LEGAL INC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2018CV538

515 NORTH MERCER STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC (et al.)
vs.
EDWARD WELSH

Case Number
2018CV538

SHERIFF'S RETURN OF SERVICE

09/14/2021 12:22 PM - DEPUTY MICHAEL TKACH, 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, TC WIT: EDWARD WELSH AT 515 NORTH MERCER STREET, BERWICK, PA 18603.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

September 14, 2021

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC (et al.)
vs.
WELSH, EDWARD

Case Number
2018CV538

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

56

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/10/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: EDWARD WELSH

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 515 NORTH MERCER STREET
BERWICK, PA 18603

Adult In Charge:

Phone: **DOB:**

Relation:

Def

Alternate Address: 32 LARK DRIVE
BERWICK, PA 18603

Date:

9/14/21

Time:

12:22

Phone:

Deputy:

6

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

WELSH, EDWARD

2018CV538

515 NORTH MERCER STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC (et al.)
vs.
WELSH, EDWARD

Case Number
2018CV538

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 56

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/10/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JANE DOE

Primary Address: 515 NORTH MERCER STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Edward Welsh

Relation: lives there

Date: 9/14/21 Time: 12:22

Deputy: 6 Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOE, JANE

2018CV538

515 NORTH MERCER STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC (et al.)
vs.
WELSH, EDWARD

Case Number
2018CV538

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

56

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/10/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 515 NORTH MERCER STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Edward Welsh

Relation:

Occupant

Date:

9/14/21

Time:

12:22

Deputy:

6

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone:

1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2018CV538

515 NORTH MERCER STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC (et al.)
vs.
WELSH, EDWARD

Case Number
2018CV538

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 56

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/10/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingher
Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Connie Gingher

Date: 9/14/21

Time: 12:12

Deputy: 6

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GINGHER, CONNIE C.

2018CV538

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

Tax Notice 2021 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
TAX COLLECTOR
1615 LINCOLN AVENUE
BERWICK PA 18603

HOURS: MON. TUE. THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
NO PERSONAL CHECKS AFTER DEC.1, 2021

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2021BILL NO.
6612

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	23,146	12.135	275.26	280.88	308.97
SINKING		1	22.69	23.15	25.47
FIRE		1.25	28.35	28.93	30.38
LIGHT		1.25	28.35	28.93	30.38
BORO RE		18.1	410.56	418.94	439.89
The discount & penalty have been calculated for your convenience			765.21 April 30 If paid on or before	780.83 June 30 If paid on or before	835.09 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

WELSH EDWARD J
515 NORTH MERCER STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-08 -200-00,000
515 N MERCER ST
.1742 Acres

Land 3,036
Buildings 20,110
Total Assessment 23,146

This tax returned
to courthouse on:
January 1, 2022

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**2021-2022 SCHOOL REAL ESTATE TAX NOTICE**

Berwick Area School District
Berwick Borough

Make Check Payable To: The Berwick Area School District

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

Telephone: 570-752-7442

Taxes are due and payment is requested from:

10-15-2020-001 - 4224-001
WELSH EDWARD J
515 N MERCER ST
BERWICK, PA 18603-1634

Bill Date: 7/1/2021

Bill #: 4224

RETURN THIS COUPON IF PAYING IN FULL

Parcel #: 04D08 20000000

Property Location and Description:

515 N MERCER ST
174

Assessment:

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

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	46.190	1,069.11
HOMESTEAD EXCLUSION	(4,306.00)	(198.89)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2021 2% Discounted Amount		852.82
If Paid By 10/31/2021 FACE Amount		870.22
If Paid After 10/31/2021 10% Penalty Amount		957.24

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

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

8.31.21 8

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 09/15/21

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**

BLOOMSBURG, PA 17815

Telephone: **(570) 389-5622**

Ad ID: 1229034
Description: Edward Welsh Sale
Run Dates: 10/20/21 to 11/03/21
Class: 2
Agate Lines: 216
Blind Box:

Total Ad Cost \$1,407.20
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	10/20/21	11/03/21	3	\$1,407.20

SHERIFF'S SALE

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

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

WEDNESDAY, NOVEMBER 10, 2021 AT 9:00 O'CLOCK A.M.

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

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

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

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

Parcel No.: 04D-08-200-00,000

BEING the same property conveyed to Edward J. Welsh who acquired title by virtue of a deed from Garrett Franciewicz, dated April 3, 2017, recorded April 7, 2017, at Instrument Number 201702699, Columbia County, Pennsylvania records.

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

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

UPI / TAX PARCEL NUMBER: 04D-08-200-00,000

Seized and taken into execution to be sold as the property of EDWARD WELSH in suit of NATIONSTAR MORTGAGE LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 1-614-220-5611

TIMOTHY T. CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC (et al.)
vs.
WELSH, EDWARD

Case Number
2018CV538

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 56

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/10/2021 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: STEPHANIE YUTKO

Relation: CLERK

Date: 9/13/21

Time: 1205

Deputy: W

Mileage:

Attorney / Originator: J. DEAS 9/13/21

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV538

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC (et al.)
vs.
WELSH, EDWARD

Case Number
2018CV538

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 56

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/10/2021 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: Taylor Schutz

Relation: Cheryl

Date: 9/13/21 Time: 1207

Deputy: 4 Mileage:

Attorney / Originator: 303 9/13/21

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF

2018CV538

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC (et al.)
vs.
WELSH, EDWARD

Case Number
2018CV538

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/10/2021 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 515 NORTH MERCER STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2018CV538

515 NORTH MERCER STREET, BERWICK, PA 18603

NO EXPIRATION

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE

(570) 389-5622

COURT HOUSE:

P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

24 HOUR PHONE

(570) 784-6300

Date: September 13, 2021

PRESS ENTERPRISE

Lackawanna Avenue

Bloomsburg, PA 17815

Re: Sheriffs Sale Advertising Dates

Nationstar Mortgage LLC VS. Edward Welsh

No. 56 of 2021 E.D. and No. 538 of 2018 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week October 20th 2021

2nd Week October 27th 2021

3rd Week November 3rd 2021

SALE DATE: **November 10th 2021**

Feel free to contact me if you have any questions.

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

FILED
PROTHONOTARY

2018 JUN 15 A 11:36

CLERK OF COURTS OF
COUNTY OF COLUMBIA, PA

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

Plaza Home Mortgage, Inc.

Plaintiff,

vs.

Edward Welsh, AKA Edward J. Welsh

Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-538

AFFIDAVIT REGARDING MILITARY STATUS

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

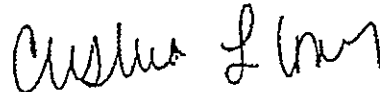
1. Manley Deas Kochalski, LLC ("MDK") is counsel for Plaintiff in these proceedings.
2. I am employed by MDK as an attorney. I am over the age of eighteen (18) years and am competent to testify to the matters stated in this affidavit.
3. The information in this affidavit is taken from MDK's business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

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

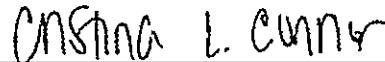
4. Edward Welsh, AKA Edward J. Welsh is not in the military service based upon the DMDC search results that indicate Edward Welsh, AKA Edward J. Welsh was not on active duty and had not been on active duty for the past 367 days on the date indicated on the attached DMDC search result.

VERIFICATION

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



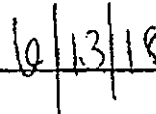
Signature



Printed Name

Attorney

Manley Deas Kochalski LLC



Date

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

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

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

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

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

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

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

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

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

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

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

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

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

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

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
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Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

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

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Edward Welsh, AKA Edward J. Welsh

Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-538

2021-ED-56

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

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

SEE EXHIBIT "A" ATTACHED

Amount due \$ 97,147.90

Interest from May 2, 2018 to August 20, 2021 \$ 19,172.70

Interest from August 21, 2021 to date of sale
at the per diem of \$16.05 \$ _____

Total
(Costs to be added) \$ _____

Dated: 9/9/2021

Barbara N. Silvestri
Prothonotary & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2024

(SEAL)

By: Melissa Traugh
Clerk

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Edward Welsh, AKA Edward J. Welsh

Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-538

2021-EP-56

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

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

Parcel No.: 04D-08 -200-00,000

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

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

Exhibit "A"

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Edward Welsh, AKA Edward J. Welsh

Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-538

2021-EL-56

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

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

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on November 10th at 9:00 AM prevailing local time.

2021

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

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

The LOCATION of your property to be sold is:

515 North Mercer Street, Berwick, PA 18603

04D-08-200-00,000 Boro of Berwick

REAL ESTATE OUTLINE

ED # 2021 ED 56

DATE RECEIVED 9-9-2021
DOCKET AND INDEX 2018 CV 538

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	<i>emailed 9-13-21</i>
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>147591</u>

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

SALE DATE Nov. 10th, 21 TIME 9:00 Am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Oct 20</u>
2 ND WEEK	<u>Oct 27</u>
3 RD WEEK	<u>Nov 3rd</u>

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

PA DEPARTMENT OF REVENUE
c/o Office of Attorney General
11 North 3rd Street
16th Floor, Strawberry Square
Harrisburg, PA 17101
and
Bureau of Compliance
Dept. 280948
Harrisburg, PA 17128-0948

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

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Plaintiff

PLAZA HOME MORTGAGE, INC.
4820 Eastgate Mall, Suite 100
San Diego, CA 92121

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

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

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

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

7. Name and Address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

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

✓ JANE DOE, NAME UNKNOWN, THE UNKNOWN SPOUSE OF EDWARD WELSH,
AKA EDWARD J. WELSH (IF ANY)

515 North Mercer Street
Berwick, PA 18603

UNKNOWN TENANT OR TENANTS

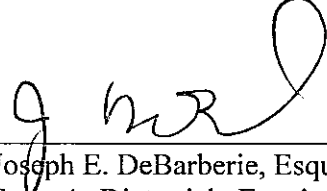
✓ 515 North Mercer Street
Berwick, PA 18603

PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION

✓ 6th Floor, Strawberry Square
Department 280601
Harrisburg, PA 17128

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Dated: 9/1/21



Joseph E. DeBarberie, Esquire (315421)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Matthew P. Curry, Esquire (322229)
Holly N. Wolf, Esquire (322153)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: JEDeBarberie@manleydeas.com
Attorney for Plaintiff

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

No. 2018-CV-538

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

Edward Welsh, AKA Edward J. Welsh

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

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

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

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

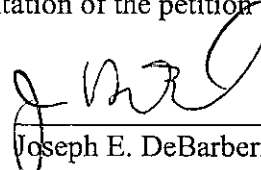
**Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108**

(800) 692-7375

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

Dated: 9/7/21



Joseph E. DeBarberie, Esquire (315421)
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Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: JEDeBarberie@manleydeas.com
Attorney for Plaintiff

VIA Private Process Service and Certified Mail

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Edward Welsh, AKA Edward J. Welsh

Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-538

2021-ED-56

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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

Dated: 9/7/21



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Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

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CIVIL DIVISION

Docket No.: 2018-CV-538

2021-ED-56

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

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

Parcel No.: 04D-08 -200-00,000

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

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

Exhibit "A"

SHERIFF'S SALE

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

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

WEDNESDAY, NOVEMBER 10, 2021
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.

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

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

UPI / TAX PARCEL NUMBER: 04D-08-200-00,000

Seized and taken into execution to be sold as the property of EDWARD WELSH in suit of NATIONSTAR MORTGAGE LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 1-614-220-5611

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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



71901140006000179062

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
1150 FIRST AVENUE
SUITE 1001
KING OF PRUSSIA PA 19406

Document Receipt

Trans #	18504	Carrier / service:	USPS Server	First-Class Mail®	9/13/2021 12:00:00 AM
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Ship to:

PLAZA HOME MORTGAGE INC
4820 EASTGATE MALL SUITE 100

Tracking #:	71901140006000179093
Doc Ref #:	2021ED56
Postage	5.8600

SAN DIEGO CA 92121

Document Receipt

Trans #	18503	Carrier / service:	USPS Server	First-Class Mail®	9/13/2021 12:00:00 AM
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Ship to:

COP DEPT OF LABOR & INDUSTRY	UNEMPLOYMENT COMP FUND
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651 BOAS STREET

Tracking #: 71901140006000179086

Doc Ref #: 2021ED56

Postage 5.8600

HARRISBURG PA 17102

Document Receipt

Trans #	18501	Carrier / service:	USPS Server	First-Class Mail®	9/13/2021 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000179062

Doc Ref #: 2021ED56

Postage 5.8600

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	18502	Carrier / service:	USPS Server	First-Class Mail®	9/13/2021 12:00:00 AM
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Ship to:

UNITED STATES ATTY FOR MIDDLE
DIST OF PA

UNITED STATES OF AMERICA

HARRISBURG FEDERAL BUILDING &
COURTHOUSE

Tracking #: 71901140006000179079

228 WALNUT STREET

Doc Ref #: 2021ED56

SUITE 220

Postage 5.8600

HARRISBURG PA 17108

Document Receipt

Trans #	18500	Carrier / service:	USPS Server	First-Class Mail®	9/13/2021 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000179055

Doc Ref #: 2021ED56

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans #	18499	Carrier / service:	USPS Server	First-Class Mail®	9/13/2021 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000179048

Doc Ref #: 2021ED56

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

Trans #	18498	Carrier / service:	USPS Server	First-Class Mail®	9/13/2021 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000179031

Doc Ref #: 2021ED56

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans #	18504	Carrier / service:	USPS Server	First-Class Mail®	9/13/2021 12:00:00 AM
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Ship to:

PLAZA HOME MORTGAGE INC
4820 EASTGATE MALL SUITE 100

Tracking #:	71901140006000179093
Doc Ref #:	2021ED56
Postage	5.8600

SAN DIEGO CA 92121

Document Receipt

Trans #	18499	Carrier / service:	USPS Server	First-Class Mail®	9/13/2021 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000179048

Doc Ref #: 2021ED56

Postage 5.8600

HARRISBURG PA 17128

Manley Deas Kochalski LLC

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

FIRST MERCHANTS BANK

Columbus, OH 43214
25-280/440

147591

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

to the Order of :

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

18-033342, 2018-CV-538, Welsh

DATE

9/7/2021

AMOUNT

\$1350.00

Manley Deas

⑈ 147591 ⑈ ⑆074900657⑆ 9001045366⑈