

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

CIT BANK NA VS HARRY WYNINGS
NO. 77-2017 ED NO. 953-2016 JD
DATE/TIME OF SALE: Nov, 1, 2017 @ 9:00 AM
BID PRICE (INCLUDES COST) \$ 2737.02
POUNDAGE - 2% OF BID \$ 54.74
TRANSFER TAX - 2% OF FAIR MKT \$ -
MISC. COSTS \$ -
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2791.76

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 2791.76
LESS DEPOSIT: \$ 1350.00
DOWN PAYMENT: \$ _____
TOTAL DUE IN 8 DAYS \$ 1441.76

John Murphy
for the case
345 Wyoming
Scranton PA 18502.

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 218948	Invoice Date: 01/25/2018 12:58:52 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$76.75	201800626	BRIARCREEK
	Grantor - WYNINGS, HARRY R		01/25/18 12:58:57 PM	TOWNSHIP
	Grantee - FEDERAL NATIONAL MORTGAGE ASSO			
	Consideration - \$2,791.00			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$15.50		
	RECORDING FEES - RECORDER	\$15.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$76.75		
	PAYMENTS			
	CHECK: 8071 - SHERIFF	\$71.75		
	CHECK: 8073 - SHERIFF	\$5.00		
	TOTAL PAYMENTS	\$76.75		
	AMOUNT DUE	\$76.75		
	PAYMENT ON INVOICE	(\$76.75)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
CIT BANK N.A.

Defendant
vs. HARRY R WYNINGS SURVIVING HEIRS
HARRY R WYNINGS, JR
CINDY L SHEMESH
RANDY WYNINGS
TAMMY WYNINGS
BRYAN WYNINGS
TERRY WYNINGS

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, November 1, 2017
Writ of Execution No. : 2016CV953
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 131 A MUNICIPAL ROAD, 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		\$114.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,444.02
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		\$315.00
Service Mileage		\$24.00
Distribution Form		\$25.00
Copies		\$10.50
Notary Fee		\$15.00
Surcharge		\$220.00
Other	LUZERNE COUNTY	\$80.00
Continued or Cancelled Sale	Postponed to: 11/1/2017	\$10.00
Tax Claim Search		\$5.00
Total Sheriff Costs		\$2,670.02

Distribution Costs

Recording Fees	\$67.00
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Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Location of the real estate: 131 A MUNICIPAL ROAD, BERWICK, PA 18603

Total Distribution Costs	\$67.00
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Grand Total:	\$2,737.02
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Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.



pennsylvania
DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO Box 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name McCabe, Weisberg and Conway, LLC		Telephone Number 215-790-1010
Mailing Address 123 S. Broad Street, Suite 1400	City Philadelphia	State ZIP Code PA 19109

B. TRANSFER DATA

Date of Acceptance of Document 11/01/2017			
Grantor(s)/Lessor(s) Sheriff of Columbia	Telephone Number: 570-389-5622	Grantee(s)/Lessee(s) Federal National Mortgage Association	Telephone Number: 215-790-1010
Mailing Address Columbia County Courthouse, 35 West Main Street	Mailing Address 14221 Dallas Parkway, Suite 1000		
City Bloomsburg	State ZIP Code PA 17815	City Dallas	State ZIP Code TX 75254

C. REAL ESTATE LOCATION

Street Address 131 A Municipal Road	City, Township, Borough Township of Briar Creek	
County Columbia	School District BERWICK AREA SCHOOL DISTRICT	Tax Parcel Number 07 10A02103000

D. VALUATION DATA

Was transaction part of an assignment or relocation? Y N

1. Actual Cash Consideration \$2,791.76	2. Other consideration + 0.00	3. Total Consideration = \$2,791.76
4. County Assessed Value \$30,693.00	5. Common Level Ratio Factor x 3.91	6. Fair Market Value = \$120,009.63

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$120,009.63 /100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original amended trust.
- 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 a 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 article.)
- Other (Please explain exemption claimed.) Transfer to government instrumentality under a mortgage foreclosure action. 61 Pa. Code § 91.193(b)(1)(v); 12 U.S.C. § 1723a(c)(2).

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 11/3/17
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

November 14, 2017

Timothy T. Chamberlain
Sheriff of Columbia
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: CIT Bank, N.A. vs. Cindy L. Shemesh, Known Surviving Heir of Harry R. Wynings, Unknown Surviving Heirs of Harry R. Wynings, Randy Wynings, Known Surviving Heir of Harry R. Wynings, Tammy Wynings, Known Surviving Heir of Harry R. Wynings, Bryan Wynings, Known Surviving Heir of Harry R. Wynings, Harry R. Wynings, Jr., Known Surviving Heir of Harry R. Wynings and Terry Wynings, Known Surviving Heir of Harry R. Wynings
Columbia County, Court of Common Pleas, No. 2016 CV 953
Action in Mortgage Foreclosure
Premises: 131 A Municipal Road, Berwick, Pennsylvania 18603
Date of Sheriff's Sale: November 1, 2017

Dear Sheriff:

Enclosed please find a check in the amount of \$1,441.76 which represents the amount necessary to complete settlement, an Assignment of Bid, and two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **Federal National Mortgage Association, 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,

Naquiesha Harris
Legal Assistant

/nh
Enclosures

Timothy Chamberlain

From: Deb Miller
Sent: Monday, October 30, 2017 10:16 AM
To: Timothy Chamberlain
Subject: RE: Sale Wednesday

No back taxes are due for 2016 & prior.

From: Timothy Chamberlain
Sent: Monday, October 30, 2017 9:19 AM
To: Deb Miller
Subject: Sale Wednesday

Deb,
Could you check this one? It was postponed from last month.
Thanks
Tim

HARRY WYNINGS—131A MUNICIPAL ROAD BERWICK—07-10A-02-103

Timothy T. Chamberlain

Sheriff of Columbia County
PO Box 380
Bloomsburg, PA 17815
570-389-5622



McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID 320589

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

CIT Bank, N.A.,
Plaintiff,

v.
Cindy L. Shemesh, Known Surviving Heir of
Harry R. Wynings,
and
Randy Wynings, Known Surviving Heir of Harry
R. Wynings,
and
Tammy Wynings, Known Surviving Heir of Harry
R. Wynings,
and
Bryan Wynings, Known Surviving Heir of Harry
R. Wynings,
and
Harry R. Wynings, Jr., Known Surviving Heir of
Harry R. Wynings,
and
Terry Wynings, Known Surviving Heir of Harry
R. Wynings,
and
Unknown Surviving Heirs of Harry R. Wynings
Defendants.

Columbia County
Court of Common Pleas

Number: 2016 CV 953

2017 - ED - 77

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 131 A Municipal Road, Berwick, Pennsylvania 18603, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name	Address
Harry R. Wynings, Jr., Known Surviving Heir of Harry R. Wynings	18 Bayberry Drive Silver Spring Township Mechanicsburg, PA 17050
Terry Wynings, Known Surviving Heir of Harry R. Wynings	209 Hughes Street Berwick, PA 18603
Cindy L. Shemesh, Known Surviving Heir of Harry R. Wynings	815 Market Street, Apt 2 Bloomsburg, PA 17815
Randy Wynings, Known Surviving Heir of Harry R. Wynings	412 Allen Street West Hazleton, PA 18202
Tammy Wynings, Known Surviving Heir of Harry R. Wynings	401 Millville Road Bloomsburg, PA 17814
Bryan Wynings, Known Surviving Heir of Harry R. Wynings	17175 Fair Meadow Way Farmington, MN 55024
	131 A Municipal Road Berwick, PA 18603
Unknown Surviving Heirs of Harry R. Wynings	131 A Municipal Road Berwick, PA 18603

2. Name and address of Defendants in the judgment:

Name	Address
Harry R. Wynings, Jr., Known Surviving Heir of Harry R. Wynings	18 Bayberry Drive Silver Spring Township Mechanicsburg, PA 17050

Terry Wynings, Known Surviving Heir of Harry R. Wynings	209 Hughes Street Berwick, PA 18603
Cindy L. Shemesh, Known Surviving Heir of Harry R. Wynings	815 Market Street, Apt 2 Bloomsburg, PA 17815
Randy Wynings, Known Surviving Heir of Harry R. Wynings	412 Allen Street West Hazleton, PA 18202
Tammy Wynings, Known Surviving Heir of Harry R. Wynings	401 Millville Road Bloomsburg, PA 17814
Bryan Wynings, Known Surviving Heir of Harry R. Wynings	17175 Fair Meadow Way Farmington, MN 55024
	131 A Municipal Road Berwick, PA 18603
Unknown Surviving Heirs of Harry R. Wynings	131 A Municipal Road Berwick, PA 18603

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
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Plaintiff herein

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

Name	Address
-------------	----------------

Plaintiff herein

Secretary of Housing and Urban Development	451 Seventh Street, S.W. Washington, D.C. 20410
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5. Name and address of every other person who has any record lien on the property:

Name	Address
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None

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

Name	Address
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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
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Tenants/Occupants

131 A Municipal Road
Berwick, Pennsylvania 18603

Commonwealth of
Pennsylvania

Department of Public Welfare
Bureau of Child Support Enforcement
P.O. Box 2675
Harrisburg, PA 17105
ATTN: Dan Richard

Commonwealth of
Pennsylvania
Inheritance Tax Office

110 North 8th Street
Suite #204
Philadelphia, PA 19107

Commonwealth of
Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division

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

Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

Willow Oak Building
P.O. Box 8486
Harrisburg, PA 17105-8486

PA Department of Revenue

Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

PA Department of Revenue
Bureau of Compliance
Lien Section

PO BOX 280948
Harrisburg PA 17128-0948

— CWN

Commonwealth of
Pennsylvania Department of
Revenue Bureau of Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

— CWN

United States of America

Internal Revenue Service
Technical Support Group
William Green Federal Building
Room 3259
600 Arch Street
Philadelphia, PA 19106

— CWN

Domestic Relations of
Columbia County

11 West Main Street
Bloomsburg, PA 17815

+

Tax Claim Bureau

Columbia County Courthouse
35 West Main Street
Basement Level
Bloomsburg, PA 17815

+

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

TCWN

United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

— CWN

— CWN

United States of America c/o
Atty General of the United
States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

— CWN

United States of America
c/o Atty General of the United
States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW ✓
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

None

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. Section 4904 relating to unsworn falsification to authorities.

Date: 6/20/17

McCABE, WEISBERG & CONWAY, P.C.

BY: 

[] Joseph I. Foley, Esq.

Attorney for Plaintiff

CIT Bank, N.A. v. Cindy L. Shemesh, Known Surviving Heir of Harry R. Wynings, Randy Wynings, Known Surviving Heir of Harry R. Wynings, Tammy Wynings, Known Surviving Heir of Harry R. Wynings, Bryan Wynings, Known Surviving Heir of Harry R. Wynings, Harry R. Wynings, Jr., Known Surviving Heir of Harry R. Wynings, Unknown Surviving Heirs of Harry R. Wynings and Terry Wynings, Known Surviving Heir of Harry R. Wynings
Columbia County; Number: 2016 CV 953

LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN PIECES AND PARCELS OF LAND situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the center of Township Route No. 529 which point is 914.5 feet westerly from the center of State Legislative Route No. 19044,

Thence North 8° West 200 feet to a stake;

Thence South 82° West 200 feet to a stake;

Thence South 8° East 200 feet to a point in the center of Township Route No. 529,

Thence North 82° East 200 feet to a point, the place of beginning.

Beginning at an iron pin at the northeast corner of other land of J. Douglas Thompson and Mary Thompson, his wife, said pin also being distant 200 feet, on a course of North 0° 45' East from the center line of Township Road No. 529 and in the westerly line of land of Curtis Reider, and wife,

Thence along the northerly line of said other land of J. Douglas Thompson and wife South 82° West 200 feet to an iron pin in line of other land of Stanley C. Belles and Mildred M. Belles, his wife, also being the northwest corner of other land of J. Douglas Thompson and wife,

Thence along the easterly line of said other land of Stanley C. Belles and wife, North 0° 45' East 100 feet to an iron pin in line of other land of Stanley C. Belles and Mildred M. Belles, his wife;

Thence continuing along line of land of Stanley C. Belles and wife, North 82° East 200 feet to an iron pin corner, the northwest corner of land of Curtis Reider and wife aforesaid,

Thence along the westerly line of land of Curtis Reider and wife, South 0° 45' West 100 feet to an iron pin corner, the place of beginning.

In accordance with a survey of Lawrence Lebo, Professional Engineer, dated January 2, 1973

BEING THE SAME PREMISES WHICH J. Douglas Thompson and Mary L. Thompson by deed dated June 4, 1975 and recorded June 12, 1975 in Deed Book 272, Page 62, granted and conveyed unto Harry R. Wynings and Mary Wynings, His Wife..

Thereafter, on March 28, 2006 the said Mary G. Wynings departed this life. Leaving title vested unto Harry R. Wynings, by Operation of Law.

The said Harry Wynings departed this life on March 22, 2016 without a will or appointment of an Administrator. No estate has been raised. Leaving title vested unto Cindy L. Shemesh, Known Surviving Heir of Harry R. Wynings, Randy Wynings, Known Surviving Heir of Harry R. Wynings, Tammy Wynings, Known Surviving Heir of Harry R. Wynings, Bryan Wynings, Known Surviving Heir of Harry R. Wynings, Harry R. Wynings, Jr., Known Surviving Heir of Harry R. Wynings, Terry Wynings, Known Surviving

BEING KNOWN AS: 131 A MUNICIPAL ROAD, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 07 10A02103000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

REAL DEBT: \$111,297.76

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CINDY L. SHEMESH, KNOWN SURVIVING HEIR OF HARRY R. WYNINGS, RANDY WYNINGS, KNOWN SURVIVING HEIR OF HARRY R. WYNINGS, TAMMY WYNINGS, KNOWN SURVIVING HEIR OF HARRY R. WYNINGS, BRYAN WYNINGS, KNOWN SURVIVING HEIR OF HARRY R. WYNINGS, HARRY R. WYNINGS, JR., KNOWN SURVIVING HEIR OF HARRY R. WYNINGS, TERRY WYNINGS, KNOWN SURVIVING

LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

October 9, 2017

Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

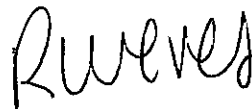
RE: CIT Bank, N.A. v. Cindy L. Shemesh, Known Surviving Heir of Harry R. Wynings, Randy Wynings, Known Surviving Heir of Harry R. Wynings, Tammy Wynings, Known Surviving Heir of Harry R. Wynings, Bryan Wynings, Known Surviving Heir of Harry R. Wynings, Harry R. Wynings, Jr., Known Surviving Heir of Harry R. Wynings, Terry Wynings, Known Surviving Heir of Harry R. Wynings and Unknown Surviving Heirs of Harry R. Wynings
Columbia County; County CCP Number; Number 2016 CV 953

Dear Sir / Madam:

Enclosed please find a copy of the Affidavit of Service of the Notice of Sheriff's Sale upon Defendant regarding the above-referenced case. Sheriff's Sale is currently scheduled for November 1, 2017.

If you have any questions, please feel free to contact me.

Very truly yours,



Rachel Weres, Paralegal for:
McCabe, Weisberg & Conway, LLC

/rws
Enclosure

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
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JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
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JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID # 320589

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

CIT Bank, N.A.,
Plaintiff,
v.

Cindy L. Shemesh, Known Surviving Heir of Harry R. Wynings,
and
Randy Wynings, Known Surviving Heir of Harry R. Wynings,
and
Tammy Wynings, Known Surviving Heir of Harry R. Wynings,
and
Bryan Wynings, Known Surviving Heir of Harry R. Wynings,
and
Harry R. Wynings, Jr., Known Surviving Heir of Harry R. Wynings,
and
Terry Wynings, Known Surviving Heir of Harry R. Wynings,
and
Unknown Surviving Heirs of Harry R. Wynings,
Defendants.

Columbia County
Court of Common Pleas

Number: 2016 CV 953

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA :
:SS.

COUNTY OF PHILADELPHIA :

The undersigned attorney, being duly sworn according to law, deposes and says that the following is true and correct to the best of his / her knowledge and belief:

1. That he / she is counsel for the above-named Plaintiff;
2. That on July 21, 2017, in accordance with the attached Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendant, Bryan Wynings, Known Surviving Heir of Harry R. Wynings, by regular mail and certified mail, addressed to his last-known address of 17175 FairMeadow Way, Farmington, MN 55024 and upon the Defendant, Unknown Surviving Heirs of Harry R. Wynings, by regular mail and certified mail, addressed to his / her last-known address of 131 A Municipal Road, Berwick, PA 18603. True and correct copies of the certificate of mailing and certified receipts, are attached hereto, made a part hereof, and marked as Exhibit "A".

3. That on July 18, 2017, in accordance with the attached Court Order, per Plaintiff's conversation with the Sheriff's Office, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendants, Bryan Wynings, Known Surviving Heir of Harry R. Wynings and Unknown Surviving Heirs of Harry R. Wynings, by posting the same at the mortgaged premises of 131 A Municipal Road, Berwick, PA 18603.

SWORN AND SUBSCRIBED

BEFORE ME THIS 11 DAY
OF October, 2017

NOTARIAL SEAL
FRANCINE IZZARD, Notary Public
City of Philadelphia, Phila. County
My Commission Expires March 2, 2021

DATE: 10/11/17

McCABE, WEISBERG & CONWAY, P.C.

BY: [Signature]
 Margaret Gairo, Esq. Andrew L. Markowitz, Esq.
 Heidi R. Spiyak, Esq. Christine L. Graham, Esq.
 Brian T. DeManna, Esq. Ann E. Swartz, Esq.
 Joseph F. Riga, Esq. Joseph I. Foley, Esq.
 Celine P. DerKrikorian, Esq. Jacob M. Ottley, Esq.
 Lauren M. Moyer, Esq.
Attorneys for Plaintiff

McCabe, Weisberg & Conway

123 South Broad Street
Suite 1400
Philadelphia PA 19109

USPS CERTIFIED MAIL™



9214 8901 6271 2000 3768 86

Unknown Surviving Heirs of Harry R. Wynings
131 A Municipal Road

Berwick PA 18603

Exhibit A

LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

October 9, 2017

Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

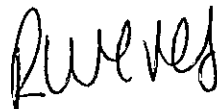
RE: CIT Bank, N.A. v. Cindy L. Shemesh, Known Surviving Heir of Harry R. Wynings, Randy Wynings, Known Surviving Heir of Harry R. Wynings, Tammy Wynings, Known Surviving Heir of Harry R. Wynings, Bryan Wynings, Known Surviving Heir of Harry R. Wynings, Harry R. Wynings, Jr., Known Surviving Heir of Harry R. Wynings, Terry Wynings, Known Surviving Heir of Harry R. Wynings and Unknown Surviving Heirs of Harry R. Wynings
Columbia County; County CCP Number; Number 2016 CV 953

Dear Sir / Madam:

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If you have any questions, please feel free to contact me.

Very truly yours,



Rachel Weres, Paralegal for:
McCabe, Weisberg & Conway, LLC

/rws
Enclosure

77 EP 2017

COURT OF COMMON PLEAS OF PENNSYLVANIA, COLUMBIA COUNTY

CIT BANK, N.A.,

Plaintiff(s),

vs.

Index No.: 2016-CV-953

Date Issued: 11/01/2017

CINDY L. SHEMESH, KNOWN SURVIVING HEIR OF HARRY R. WYNINGS, et al.,

AFFIDAVIT OF SERVICE

Defendant(s).



583784

STATE OF Pennsylvania
County of Dauphin

ss:

Nathan Morgan, the undersigned being duly sworn, deposes and says that I was at the time of service over the age of eighteen and not a party to this action.

On 09/18/17 at 12:32 AM (PM) I served the within ORDER; NOTICE OF SHERIFF'S SALE OF REAL PROPERTY on HARRY R. WYNINGS, JR., KNOWN SURVIVING HEIR OF HARRY R. WYNINGS at 131 A MUNICIPAL ROAD, BERWICK, PA 18603, in the manner indicated below:

PERSONAL SERVICE: By delivering thereat a true copy of the aforementioned documents to said recipient personally; deponent knew the person so served to be the person described herein by deponent asking if he or she is the named Recipient and the person responding that he or she is in fact the person named in this action as the Recipient.

SUITABLE AGE SERVICE: By delivering thereat a true copy of the aforementioned documents to a person of suitable age and discretion at the above address which is HARRY R. WYNINGS, JR., KNOWN SURVIVING HEIR OF HARRY R. WYNINGS's usual place of residence/place of abode/place of business, with:

Recipient's Name: _____
Relationship: _____, a family member or other person at said address.

POSTED IN ACCORDANCE WITH COURT ORDER: I affixed thereat a true copy of the aforementioned documents in a conspicuous manner at the above address in accordance with the court order.

PREVIOUS ATTEMPTS: I previously attempted to serve the above named defendant on _____, at _____ AM / PM, on _____, at _____ AM / PM, and on _____, at _____ AM / PM.

Additional Comments: _____

Description of person process was left with:

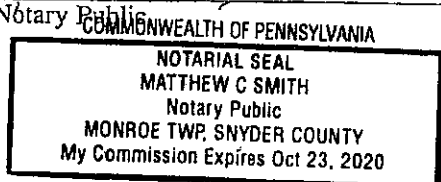
Sex: _____ Skin/Race: _____ Approx. Age: _____ Hair Color: _____ Height: _____
Weight: _____ Other: _____

Is defendant in the military? YES NO

Signed and sworn to before me on this 25 day of Sept, 2017.

X Nathan Morgan
Nathan Morgan
(Print Name)

Matthew C. Smith
Notary Public



ClientRef#: 16-102374PA
LawFirmRef#: 16-102374PA
CID #28PA McCabe, Weisberg & Conway, P.C.
123 S. Broad Street, Suite 1400
Philadelphia, PA 19109

Sheriff's Copy of Affidavit(s)

Attention Sheriff of the County of Columbia

From: Anthony Gonzalez

Date: 9 / 29 / 2017

Re: Copy of Affidavit(s)

Dear Sir or Madam:

Please find attached copy of affidavits of service for your court records.

Should you have any questions feel free to contact me at: 631-981-7915 ext 220 or agonzalez@nationwidecourtservices.com

Thank you in advance for your cooperation.

Truly yours,

Anthony Gonzalez

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 2S06
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

SUITE 102
1407 FOULK ROAD
FOULKSTONE PLAZA
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

September 1, 2017

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: CIT Bank, N.A. vs. Cindy L. Shemesh, Known Surviving Heir of Harry R. Wynings, Unknown Surviving Heirs of Harry R. Wynings, Randy Wynings, Known Surviving Heir of Harry R. Wynings, Tammy Wynings, Known Surviving Heir of Harry R. Wynings, Bryan Wynings, Known Surviving Heir of Harry R. Wynings, Harry R. Wynings, Jr., Known Surviving Heir of Harry R. Wynings, and Terry Wynings, Known Surviving Heir of Harry R. Wynings
Columbia County; C.C.P; No. 2016 CV 953
Premises: 131 A Municipal Road, Berwick, PA 18603

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **September 6, 2017** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **November 1, 2017** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Naquiesha Harris, Legal Assistant

/NH

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID # 320589

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

<p>CIT Bank, N.A., Plaintiff, v. Cindy L. Shemesh, Known Surviving Heir of Harry R. Wynings, et. al. Defendants.</p>	<p>Columbia County Court of Common Pleas Number: 2016 CV 953</p>
---	---

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for **September 6, 2017** at 9:00 A.M. in the above-captioned matter has been continued until **November 1, 2017** at 9:00 A.M.

Certificate of Filing

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

Certification of Service

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

Cindy L. Shemesh, Known Surviving Heir of
Harry R. Wynings
815 Market Street, Apt 2
Bloomsburg, PA 17815

Tammy Wynings, Known Surviving Heir of
Harry R. Wynings
401 Millville Road
Bloomsburg, PA 17814

Unknown Surviving Heirs of Harry R. Wynings
131 A Municipal Road
Berwick, PA 18603

Randy Wynings, Known Surviving Heir of Harry
R. Wynings
412 Allen Street
West Hazleton, PA 18202

Bryan Wynings, Known Surviving Heir of Harry
R. Wynings
17175 Fair Meadow Way
Farmington, MN 55024

Harry R. Wynings, Jr., Known Surviving Heir of
Harry R. Wynings
18 Bayberry Drive, Apartment 31
Mechanicsburg, PA 17050

Terry Wynings, Known Surviving Heir of Harry
R. Wynings
209 Hughes Street
Berwick, PA 18603

Date: 9/5/17

McCABE, WEISBERG & CONWAY, P.C.

BY: Margaret Gairo
 Margaret Gairo, Esq. Andrew L. Markowitz, Esq.
 Heidi R. Spivak, Esq. Christine L. Graham, Esq.
 Brian T. LaManna, Esq. Ann E. Swartz, Esq.
 Joseph F. Riga, Esq. Joseph I. Foley, Esq.
 Celine P. DerKrikorian, Esq. Jacob M. Ottley, Esq.
 Lauren M. Moyer, Esq.
Attorneys for Plaintiff

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

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WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 2506
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

SUITE 102
1407 FOULK ROAD
FOULKSTONE PLAZA
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

September 1, 2017

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: CIT Bank, N.A. vs. Cindy L. Shemesh, Known Surviving Heir of Harry R. Wynings, Unknown Surviving Heirs of Harry R. Wynings, Randy Wynings, Known Surviving Heir of Harry R. Wynings, Tammy Wynings, Known Surviving Heir of Harry R. Wynings, Bryan Wynings, Known Surviving Heir of Harry R. Wynings, Harry R. Wynings, Jr., Known Surviving Heir of Harry R. Wynings, and Terry Wynings, Known Surviving Heir of Harry R. Wynings
Columbia County; C.C.P; No. 2016 CV 953
Premises: 131 A Municipal Road, Berwick, PA 18603

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **September 6, 2017** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **November 1, 2017** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Naquiesha Harris, Legal Assistant

/NH

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

SHERIFF'S SALE COST SHEET

953-16

VS.

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>315.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>114.00</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>10.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>651.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1444.02</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1694.02</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>2294.66</u>	
TOTAL *****		\$ <u>2294.66</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	80	\$ <u>220.00</u>
MISC. <u>Luz,</u>	\$ <u>76.00</u>	
TOTAL *****		\$ <u>80.00</u>

TOTAL COSTS (OPENING BID) \$ 5016.68

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
 HEIDI R. SPIVAK, ESQUIRE - ID # 74770
 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
 BRIAN T. LAMANNA, ESQUIRE - ID # 310321
 ANN E. SWARTZ, ESQUIRE - ID # 201926
 JOSEPH F. RIGA, ESQUIRE - ID # 57716
 JOSEPH J. FOLEY, ESQUIRE - ID # 314675
 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
 JACOB M. OTTLEY, ESQUIRE - ID # 319404
 LAUREN M. MOYER, ESQUIRE - ID 320589

123 South Broad Street, Suite 1400
 Philadelphia, PA 19109
 (215) 790-1010

CIT Bank, N.A.,
 Plaintiff,
 v.
 Cindy L. Shemesh, Known Surviving Heir of
 Harry R. Wynings,
 and
 Randy Wynings, Known Surviving Heir of Harry

Columbia County
 Court of Common Pleas
 Number: 2016 CV 953

Tax Notice 2017 County & Municipality
 BRIARCREEK TWP
MAKE CHECKS PAYABLE TO:
 Joan M. Rothery
 122 TWIN CHURCH ROAD
 Berwick PA 18603
 HOURS: MAR & APR - TUE & THUR: 6PM - 8PM
 WED: 1-4 PM & 6 - 8 PM
 OTHER MONTHS WEDNESDAY ONLY
 PHONE: 570-759-2118

FOR: COLUMBIA County			DATE	BILL NO.	
			03/01/2017	12075	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	30,693	11.285	339.44	346.37	381.01
SINKING		.35	10.53	10.74	11.81
FIRE		1	30.08	30.69	33.76
TWP RE		6	180.48	184.16	202.58
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	560.53	629.16
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

WYNINGS HARRY
 C/O 815 MARKET ST #2
 BLOOMSBURG PA 17815

CNTY TWP
 Discount 2% 2%
 Penalty 10% 10%
 PARCEL: 07-10A-021-03,000
 131 A MUNICIPAL RD
 1.38 Acres
 Land 5,825
 Buildings 24,868
 Total Assessment 30,693

This bill returned to courthouse on: **January 1, 2018**

824-17

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

2017 SCHOOL REAL ESTATE TAX NOTICE
 Berwick Area School District
 Briar Creek Township

Make Check Payable To:
 The Berwick Area School District
 Joan Rothery, Tax Collector
 122 Twin Church Road
 Berwick, PA 18603

Telephone: 570-759-2118 Fax:
 Email:

Taxes are due and payment is requested from:

WYNINGS HARRY
 815 MARKET ST #2
 BLOOMSBURG, PA 17815-2637

Bill Date: 7/1/2017

Bill#: 1813

TAX COLLECTOR COPY

Parcel #: 07 10A02103000

Prop. Type

Property Location and Description:
 131A MUNICIPAL RD
 1.380

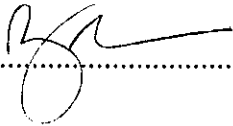
Assessment:
 L= 5,825
 B= 24,868
 T= 30,693

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2300	1,326.86
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2017	2% Discounted Amount	1,300.32
If Paid By 10/31/2017	FACE Amount	1,326.86
If Paid After 10/31/2017	10% Penalty Amount	1,459.55

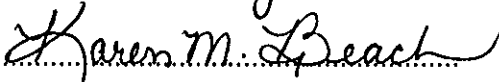
Last Day to Pay: 12/31/2017
 For a receipt, return the entire bill with payment
 and a self-addressed stamped envelope.

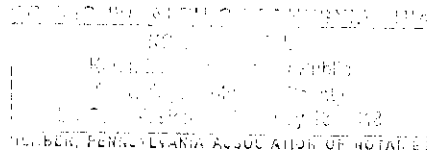
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 16, 23, 30, 2017 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....


Sworn and subscribed to before me this 30th day of August 2017.....

.....

(Notary Public)



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

.....

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914) 636-8901

SUITE 303
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SUITE 2S06
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

SUITE 102
1407 FOULK ROAD
FOULKSTONE PLAZA
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

July 24, 2017

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: CIT Bank, N.A. vs. Bryan Wynings, Known Surviving Heir of Harry R. Wynings, Cindy L. Shemesh, Known Surviving Heir of Harry R. Wynings, Harry R. Wynings, Jr., Known Surviving Heir of Harry R. Wynings, Randy Wynings, Known Surviving Heir of Harry R. Wynings, Tammy Wynings, Known Surviving Heir of Harry R. Wynings, Terry Wynings, Known Surviving Heir of Harry R. Wynings and Unknown Surviving Heirs of Harry R. Wynings
Columbia County, No. 2016 CV 953
Premises: 131 A Municipal Road, Berwick, PA 18603

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129.1 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on September 6, 2017.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

Sam Tippie, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/ST

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID 320589

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

<p>CIT Bank, N.A.,</p> <p style="text-align: right;">Plaintiff,</p> <p style="text-align: center;">v.</p> <p>Bryan Wynings, Known Surviving Heir of Harry R. Wynings, et al.</p> <p style="text-align: right;">Defendants.</p>	<p>Columbia County Court of Common Pleas</p> <p>Number: 2016 CV 953</p>
--	--

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 24th day of July, 2017, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129.1 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

DATE: 8/7/17

BEFORE ME THIS 17th DAY

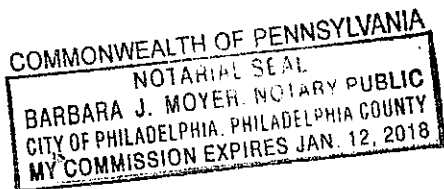
McCABE, WEISBERG & CONWAY, P.C.

OF August, 2017

BY: [Signature]

[Signature]
NOTARY PUBLIC

- Margaret Gairo, Esq.
 - Heidi R. Spivak, Esq.
 - Brian T. LaManna, Esq.
 - Joseph F. Riga, Esq.
 - Celine P. DerKrikorian, Esq.
 - Lauren M. Moyer, Esq.
 - Andrew L. Markowitz, Esq.
 - Christine L. Graham, Esq.
 - Ann E. Swartz, Esq.
 - Joseph I. Foley, Esq.
 - Jacob M. Ottley, Esq.
- Attorneys for Plaintiff



McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
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JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID 320589

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

CIT Bank, N.A.,

Plaintiff,

v.

Bryan Wynings, Known Surviving Heir of
Harry R. Wynings,
and
Cindy L. Shemesh, Known Surviving Heir of
Harry R. Wynings,
and
Harry R. Wynings, Jr., Known Surviving Heir
of Harry R. Wynings,
and
Randy Wynings, Known Surviving Heir of
Harry R. Wynings,
and
Tammy Wynings, Known Surviving Heir of
Harry R. Wynings,
and
Terry Wynings, Known Surviving Heir of
Harry R. Wynings,
and
Unknown Surviving Heirs of Harry R.
Wynings,

Defendants.

Columbia County
Court of Common Pleas

Number: 2016 CV 953

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 131 A Municipal Road, Berwick, Pennsylvania 18603, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name	Address
Bryan Wynings, Known Surviving Heir of Harry R. Wynings	17175 Fair Meadow Way Farmington, Minnesota 55024
Cindy L. Shemesh, Known Surviving Heir of Harry R. Wynings	815 Market Street, Apt 2 Bloomsburg, Pennsylvania 17815
Harry R. Wynings, Jr., Known Surviving Heir of Harry R. Wynings	18 Bayberry Drive Mechanicsburg, Pennsylvania 17050
Randy Wynings, Known Surviving Heir of Harry R. Wynings	412 Allen Street West Hazleton, Pennsylvania 18202
Tammy Wynings, Known Surviving Heir of Harry R. Wynings	401 Millville Road Bloomsburg, Pennsylvania 17814
Terry Wynings, Known Surviving Heir of Harry R. Wynings	209 Hughes Street Berwick, Pennsylvania 18603
Unknown Surviving Heirs of Harry R. Wynings	131 A Municipal Road Berwick, Pennsylvania 18603

2. Name and address of Defendants in the judgment:

Name	Address
Bryan Wynings, Known Surviving Heir of Harry R. Wynings	17175 Fair Meadow Way Farmington, Minnesota 55024
Cindy L. Shemesh, Known Surviving Heir of Harry R. Wynings	815 Market Street, Apt 2 Bloomsburg, Pennsylvania 17815
Harry R. Wynings, Jr., Known Surviving Heir of Harry R. Wynings	18 Bayberry Drive Mechanicsburg, Pennsylvania 17050
Randy Wynings, Known Surviving Heir of Harry R. Wynings	412 Allen Street West Hazleton, Pennsylvania 18202

Tammy Wynings, Known Surviving Heir of Harry R. Wynings	401 Millville Road Bloomsburg, Pennsylvania 17814
---	--

Terry Wynings, Known Surviving Heir of Harry R. Wynings	209 Hughes Street Berwick, Pennsylvania 18603
---	--

Unknown Surviving Heirs of Harry R. Wynings	131 A Municipal Road Berwick, Pennsylvania 18603
--	---

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
-------------	----------------

Plaintiff herein

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

Name	Address
-------------	----------------

Plaintiff herein

Secretary of Housing and Urban Development	451 Seventh Street, S.W. Washington, DC 20410
---	--

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

Name	Address
-------------	----------------

None

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

Name	Address
-------------	----------------

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
-------------	----------------

Tenants/Occupants	131 A Municipal Road Berwick, Pennsylvania 18603
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United States of America c/o United States Attorney for the Middle District of PA	Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg , PA 17108-1754
Domestic Relations of Columbia County	11 West Main Street Bloomsburg , PA 17815
Tax Claim Bureau Columbia County Courthouse	35 West Main Street Basement Level Bloomsburg , PA 17815
United States of America c/o United States Attorney for the Middle District of PA	William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton , PA 18503
United States of America Internal Revenue Service Technical Support Group	William Green Federal Building 600 Arch Street, Room 3259 Philadelphia , PA 19106
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue Bureau of Compliance Lien Section	P.O. Box 280948 Harrisburg PA 17128-0948

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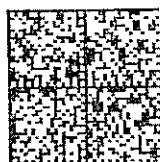
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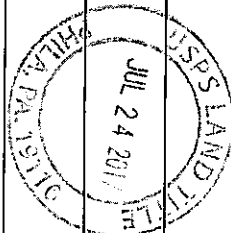
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CIT Bank, N.A. v. Bryan Wynings, Known Surviving Heir of Harry R. Wynings, Cindy L. Shemesh, Known Surviving Heir of Harry R. Wynings, Harry R. Wynings, Jr., Known Surviving Heir of Harry R. Wynings, Randy Wynings, Known Surviving Heir of Harry R. Wynings, Tammy Wynings, Known Surviving Heir of Harry R. Wynings, Terry Wynings, Known Surviving Heir of Harry R. Wynings and Unknown Surviving Heirs of Harry R. Wynings	Bryan Wynings, Known Surviving Heir of Harry R. Wynings 17175 Fair Meadow Way Farmington, Minnesota 55024	Cindy L. Shemesh, Known Surviving Heir of Harry R. Wynings 815 Market Street, Apt 2 Bloomsburg, Pennsylvania 17815	Harry R. Wynings, Jr., Known Surviving Heir of Harry R. Wynings 18 Bayberry Drive Mechanicsburg, Pennsylvania 17050	Randy Wynings, Known Surviving Heir of Harry R. Wynings 412 Allen Street West Hazleton, Pennsylvania 18202	Tammy Wynings, Known Surviving Heir of Harry R. Wynings 401 Millville Road Bloomsburg, Pennsylvania 17814	Terry Wynings, Known Surviving Heir of Harry R. Wynings 209 Hughes Street Berwick, Pennsylvania 18603	Unknown Surviving Heirs of Harry R. Wynings 131 A Municipal Road Berwick, Pennsylvania 18603	Secretary of Housing and Urban Development 451 Seventh Street, S.W. Washington, DC 20410	Tenants 131 A Municipal Road Berwick, PA 18603



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