

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRU  
vs.  
MELODY A DONNELLY

Case Number  
2017CV1362

PROPERTY ADDRESS  
226 MARTZ STREET, BERWICK, PA 18603

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
01/30/2018	Advance Fee	Advance Fee	58482	\$0.00	\$1,350.00
01/30/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/30/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/30/2018	Crying Sale			\$10.00	\$0.00
01/30/2018	Docketing			\$15.00	\$0.00
01/30/2018	Levy			\$15.00	\$0.00
01/30/2018	Mailing Costs			\$36.00	\$0.00
01/30/2018	Posting Handbill			\$15.00	\$0.00
01/30/2018	Sheriff Automation Fund			\$50.00	\$0.00
01/30/2018	Web Posting			\$100.00	\$0.00
02/08/2018	Service			\$180.00	\$0.00
02/08/2018	Service Mileage			\$24.00	\$0.00
02/08/2018	Copies			\$6.00	\$0.00
02/08/2018	Notary Fec			\$10.00	\$0.00
02/08/2018	Surcharge			\$130.00	\$0.00
02/08/2018	Tax Claim Search			\$5.00	\$0.00
02/08/2018	Refund	(PAID 02/08/2018)	8085	\$721.50	\$0.00
				<b>\$1,350.00</b>	<b>\$1,350.00</b>
<b>TOTAL BALANCE:</b>				<b>\$0.00</b>	



Stern & Eisenberg, PC  
1581 Main Street, Suite 200  
Warrington, Pennsylvania 18976  
(215) 572-8111  
Facsimile: (215) 572-5025

February 8, 2018

VIA FACSIMILE 570.389.5625

Sheriff's Office-Real Estate  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

RE: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but  
as trustee for Pretium Mortgage Acquisition Trust  
v.  
Melody A. Donnelly

C.C.P. COLUMBIA COUNTY No. 2017- CV- 1362

**Premises: 226 Martz Street, Berwick, PA 18603**

Dear Sir or Madam,

Kindly **STAY** the Sheriff's Sale scheduled for May 22, 2018 for the above referenced property. No consideration has been received in this matter.

Thank you

Very truly yours,  
*Natalie Daniel*  
STERN & EISENBERG, PC  
*Legal Assistant*

S&E/nd  
VIA FAX

**Tax Notice** 2018 County & Municipality  
 BERWICK BORO

**MAKE CHECKS PAYABLE TO:**

BERWICK BOROUGH  
 TAX COLLECTOR  
 1615 LINCOLN AVENUE  
 BERWICK PA 18603

**HOURS:** MON, TUE, THUR : 9:30 AM - 4 PM  
 CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS  
 NO PERSONAL CHECKS AFTER DEC.1, 2018

**PHONE:** 570-752-7442

FOR: COLUMBIA County

DATE  
 03/01/2018

BILL NO.  
 3463

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	20,737	11.385	231.37	236.09	259.70
SINKING		1	20.33	20.74	22.81
FIRE		1.25	25.40	25.92	27.22
LIGHT		1.25	25.40	25.92	27.22
BORO RE		14.1	286.54	292.39	307.01
The discount & penalty have been calculated for your convenience			589.04	601.06	643.96
PAY THIS AMOUNT			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**

DONNELLY MELODY A  
 226 MARTZ STREET  
 BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04A-02 -256-00,000		
226 MARTZ ST		
.2663 Acres	Land	4,640
	Buildings	16,097
Total Assessment		20,737

This tax returned  
 to courthouse on:  
 January 1, 2019

FILE COPY

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRU  
vs.  
MELODY A DONNELLY

Case Number  
2017CV1362

SHERIFF'S RETURN OF SERVICE

01/31/2018 11:45 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: MELODY A DONNELLY AT 120 RACE STREET, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 31, 2018

Barbara N. Dineen 188  
Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2020

FILED  
PROTHONOTARY  
2018 FEB -5 A 9:02  
CLERK OF COURTS  
COUNTY OF COLUMBIA

NOTARY

Affirmed and subscribed to before me this

31ST day of JANUARY, 2018

Plaintiff Attorney: STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

COLUMBIA County

DATE  
03/01/2017

BILL NO.  
3471

BERWICK BORO  
**MAKE CHECKS PAYABLE TO:**

Connie C Gingher  
1615 Lincoln Avenue  
Berwick PA 18603

**HOURS:** MON, TUE, THUR : 9:30 AM - 4 PM  
CLOSED WEDNESDAY & FRIDAYS  
CLOSED HOLIDAYS

**PHONE:** 570-752-7442

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	20,737	11.285	229.34	234.02	257.42
SINKING		.35	7.11	7.26	7.99
FIRE		1.25	25.40	25.92	27.22
LIGHT		1.25	25.40	25.92	27.22
BORO RE		14.1	286.54	292.39	307.01
The discount & penalty have been calculated for your convenience			573.79	585.51	626.86
<b>PAY THIS AMOUNT</b>			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**

DONNELLY MELODY A  
226 MARTZ STREET  
BERWICK PA 18603

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

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04A-02 -256-00,000		
226 MARTZ ST		
.2663 Acres	Land	4,640
	Buildings	16,097
<b>Total Assessment</b>		<b>20,737</b>

This tax returned to courthouse on:  
**January 1, 2018**  
1615-12th St #60076304  
SLS  
FILE COPY

Connie C. Gingher 4/30/17

**2017 SCHOOL REAL ESTATE TAX NOTICE**  
Berwick Area School District  
Berwick Borough

Make Check Payable To:

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

Telephone: 570-752-7442

Taxes are due and payment is requested from:

010510  
C04  
DONNELLY MELODY A  
226 MARTZ ST  
BERWICK, PA 18603-1327

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

Bill Date: 7/1/2017

Bill #: 1084

**RETURN THIS TOP PART IF PAYING IN FULL**

Parcel #: 04A02 25600000

Prop. Type

Property Location and Description:

226 MARTZ ST  
.266

Assessment:

L= 4,640  
B= 16,097  
T= 20,737

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2300	896.46
HOMESTEAD EXCLUSION	(4,348.00)	(188.00)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2017	2% Discounted Amount	694.29
If Paid By 10/31/2017	FACE Amount	708.46
If Paid After 10/31/2017	10% Penalty Amount	779.31

Connie C. Gingher 694.29  
# 32059004

Last Day to Pay: 12/31/2017

For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

Office Hours:

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

8-31-17

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRU  
vs.  
DONNELLY, MELODY A

Case Number  
2017CV1362

## SERVICE COVER SHEET

**Service Details:**

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

**Notes:** SALE DATE & TIME: 04/04/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

"Post"

**Serve To:**

**Name:** OCCUPANT  
**Primary Address:** 226 MARTZ STREET  
BERWICK, PA 18603  
**Phone:**      **DOB:**  
**Alternate Address:**  
**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other  
**Adult In Charge:** Brandy Wright  
**Relation:** DEF  
**Date:** 1-31-18      **Time:** 5:53p  
**Deputy:** 5      **Mileage:**

**Attorney / Originator:**

**Name:** STERN & EISENBERG, PC      **Phone:**

**Service Attempts:**

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

**Service Attempt Notes:**

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

OCCUPANT

2017CV1362

226 MARTZ STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRU  
vs.  
DONNELLY, MELODY A

Case Number  
2017CV1362

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	MELODY A DONNELLY
<b>Primary Address:</b>	120 RACE STREET BERWICK, PA 18603
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>	1-31-18	<b>Time:</b>	11:45
<b>Deputy:</b>	3	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> STERN & EISENBERG, PC	<b>Phone:</b>
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**Service Attempts:**

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

**Service Attempt Notes:**

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

DONNELLY, MELODY A

2017CV1362

120 RACE STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRU  
vs.  
DONNELLY, MELODY A

Case Number  
2017CV1362

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

**Serve To:**

<b>Name:</b>	Connie C. Gingher		
<b>Primary Address:</b>	1615 Lincoln Avenue Berwick, PA 18603		
<b>Phone:</b>	570-752-7442	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

**Final Service:**

<b>Served:</b>	Personally (circled) · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>	1-31-18	<b>Time:</b>	14:10
<b>Deputy:</b>	3	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b>	STERN & EISENBERG, PC		
<b>Phone:</b>			

**Service Attempts:**

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

**Service Attempt Notes:**

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

GINGHER, CONNIE C. 2017CV1362 1615 LINCOLN AVENUE, BERWICK, PA 18603 NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRU  
vs.  
DONNELLY, MELODY A

Case Number  
2017CV1362

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	BERWICK SEWER AUTHORITY
<b>Primary Address:</b>	1108 FREAS AVE BERWICK, PA 18603
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	Kelly Morris		
<b>Relation:</b>	Cherk		
<b>Date:</b>	1-31-18	<b>Time:</b>	10:52
<b>Deputy:</b>	3	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b>	STERN & EISENBERG, PC	<b>Phone:</b>	
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**Service Attempts:**

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

**Service Attempt Notes:**

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

BERWICK SEWER AUTHORITY

2017CV1362

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRU  
vs.  
DONNELLY, MELODY A

Case Number  
2017CV1362

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:**   
**Manner:** < Not Specified > **Expires:**  **Warrant:**   
**Notes:** SALE DATE & TIME: 04/04/2018 AT 9:00 AM  
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** Domestic Relations Office of Columbia Cou  
**Primary Address:** 11 WEST MAIN STREET  
 2ND FLOOR  
 Bloomsburg, PA 17815  
**Phone:**  **DOB:**   
**Alternate Address:**   
**Phone:**

**Final Service:**

**Served:** Personally  Adult In Charge  Posted  Other   
**Adult In Charge:** Eileen Hess  
**Relation:** Secretary  
**Date:** 1-31-18 **Time:** 1035  
**Deputy:** J **Mileage:**

**Attorney / Originator:**

**Name:** STERN & EISENBERG, PC **Phone:**

**Service Attempts:**

<b>Date:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Time:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Mileage:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Deputy:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**Service Attempt Notes:**

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

DOMESTIC RELATIONS OF 2017CV1362 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRU  
vs.  
DONNELLY, MELODY A

Case Number  
2017CV1362

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	Columbia County Tax Office		
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815		
<b>Phone:</b>	570-389-5649	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

**Final Service:**

<b>Served:</b>	Personally <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	Liz - WHITENIGHT		
<b>Relation:</b>	TAX CLERK		
<b>Date:</b>	1-31-18	<b>Time:</b>	1020
<b>Deputy:</b>	8	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b>	STERN & EISENBERG, PC	<b>Phone:</b>	
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**Service Attempts:**

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

**Service Attempt Notes:**

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

COLUMBIA COUNTY TAX C

2017CV1362

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

Classifieds: (570) 784-6151  
Toll Free: 888-231-9767 ext 1299  
Fax: (570) 784-6152

Proof of Ad 01/30/18

Account:

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

Ad ID: 1128570  
Description: DONNELLY SHERIFF  
Run Dates: 03/14/18 to 03/28/18  
Class: 2  
Agate Lines: 204  
Blind Box:

Total Ad Cost \$1,236.00  
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	03/14/18	03/28/18	3	\$1,236.00

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV1362

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, APRIL 04, 2018  
AT 9:00 O'CLOCK A.M.

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

ALL THOSE CERTAIN LOTS, pieces or parcels of land situate in Briar Creek Township, now Borough of Berwick, Columbia County and State of Pennsylvania, designated as Lots Nos. 33 and 34 on the plan of Fairview Terrace, said plan having been recorded in Plan Book kept for such purpose at Bloomsburg, Pennsylvania. Said lots being bounded and described as follows, to wit:

BEGINNING on the Southerly line of Martz Street at the Easterly corner of Lot No. 32; thence South 19 degrees 145 feet to an alley, thence North 71 degrees East by said alley 80 feet; thence North 19 degrees West by the Westerly line of Lot No. 35 a distance of 145 feet to the Southerly line of Martz Street; thence South 71 degrees West 80 feet to the place of BEGINNING.

Upon which is erected a two-story frame dwelling known as 226 Martz Street, Berwick, PA 18603.

BEING THE SAME PREMISES AS Deutsche Bank National Trust Company as Indenture Trustee the Indenture relating to IMH Assets Corporation, Collateralized Asset Backed Bonds Series 20043 By Countrywide Home Loans, Inc., as Servicer, by Deed dated April 4, 2007, and recorded on April 10, 2007, by the Columbia County Recorder of Deeds in Deed Instrument No. 200703512, granted and conveyed unto Melody A. Donnelly, an Individual.

PARCEL NO.: 04A-02-256.

PROPERTY ADDRESS: 226 MARTZ STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-02-256

Seized and taken into execution to be sold as the property of MELODY A DONNELLY in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRU.

**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:  
STERN & EISENBERG, PC  
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

M. TROY FREEDMAN, ESQUIRE (85165)  
ANDREW J. MARLEY, ESQUIRE (312314)  
EDWARD J. MCKEE, ESQUIRE (316721)  
WILLIAM E. MILLER, ESQUIRE (308951)  
STEVEN P. KELLY, ESQUIRE (308573)  
JESSICA N. MANIS, ESQUIRE (318705)  
BRANDON P. ACCARDI, ESQUIRE (320169)  
CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)  
DANIEL JONES, ESQUIRE (321876)  
STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

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

Wilmington Savings Fund Society, FSB, d/b/a  
Christiana Trust, not individually but as trustee for  
Pretium Mortgage Acquisition Trust  
Plaintiff

v.

Melody A. Donnelly  
Defendant

Civil Action No. : 2017- CV- 1362

MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Melody A. Donnelly  
120 Race Street  
Berwick, PA 18603

Your real estate at 226 Martz Street, Berwick, PA 18603 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on April 4, 2018 at 9:00 AM to enforce the court judgment of \$74,831.78 obtained by Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Stern & Eisenberg, PC, at telephone number (215) 572-8111.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling **570-389-5622** to determine the actual date of filing of said schedule.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

North Penn Legal Services  
168 East Fifth Street  
Bloomsburg, PA 17815  
(570) 784-8760

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRU  
vs.  
DONNELLY, MELODY A

Case Number  
2017CV1362

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 04/04/2018 AT 9:00 AM SHERIFF'S SALE BILL		

**Serve To:**

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	226 MARTZ STREET BERWICK, PA 18603
<b>Phone:</b>	
<b>DOB:</b>	
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>		<b>Time:</b>	
<b>Deputy:</b>		<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b>	STERN & EISENBERG, PC
--------------	-----------------------

<b>Phone:</b>	
---------------	--

**Service Attempts:**

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

**Service Attempt Notes:**

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

2017CV1362

2017CV1362

226 MARTZ STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV1362

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, APRIL 04, 2018**  
**AT 9:00 O'CLOCK A.M.**

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

---

ALL THOSE CERTAIN LOTS, pieces or parcels of land situate in Briar Creek Township, now Borough of Berwick, Columbia County and State of Pennsylvania, designated as Lots Nos. 33 and 34 on the plan of Fairview Terrace, said plan having been recorded in Plan Book kept for such purpose at Bloomsburg, Pennsylvania. Said lots being bounded and described as follows, to wit: BEGINNING on the Southerly line of Martz Street at the Easterly corner of Lot No. 32; thence South 19 degrees 145 feet to an alley; thence North 71 degrees East by said alley 80 feet; thence North 19 degrees West by the Westerly line of Lot No. 35 a distance of 145 feet to the Southerly line of Martz Street; thence South 71 degrees West 80 feet to the place of BEGINNING. Upon which is erected a two-story frame dwelling known as 226 Martz Street, Berwick, PA 18603. BEING THE SAME PREMISES AS Deutsche Bank National Trust Company as Indenture Trustee the Indenture relating to IMH Assets Corporation, Collateralized Asset Backed Bonds Series 20043 By Countrywide Home Loans, Inc., as Servicer, by Deed dated April 4, 2007, and recorded on April 10, 2007, by the Columbia County Recorder of Deeds in Deed Instrument No. 200703512, granted and conveyed unto Melody A. Donnelly, an Individual.  
PARCEL NO.: 04A-02-256.

PROPERTY ADDRESS: 226 MARTZ STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-02-256

Seized and taken into execution to be sold as the property of MELODY A DONNELLY in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRU.

---

**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:  
STERN & EISENBERG, PC  
WARRINGTON, PA

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



CERTIFICATE OF COMPLIANCE

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.

Submitted by: Plaintiff

Signature: \_\_\_\_\_

Name: Edward J. McKee, Esquire

Attorney No. (if applicable): 316721

FILED  
PROTHONOTARY  
2018 JAN 26 P 12:31  
OFFICE OF COURTS  
COUNTY OF COLLEGE

M. TROY FREEDMAN, ESQUIRE (85165)  
ANDREW J. MARLEY, ESQUIRE (312314)  
EDWARD J. MCKEE, ESQUIRE (316721)  
WILLIAM E. MILLER, ESQUIRE (308951)  
STEVEN P. KELLY, ESQUIRE (308573)  
JESSICA N. MANIS, ESQUIRE (318705)  
BRANDON P. ACCARDI, ESQUIRE (320169)  
CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)  
DANIEL JONES, ESQUIRE (321876)  
STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

FILED  
PROTHONOTARY  
2018 JAN 26 P 12:31  
CLERK OF COURTS  
COUNTY OF COLUMBIA

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

Wilmington Savings Fund Society, FSB, d/b/a  
Christiana Trust, not individually but as trustee for  
Pretium Mortgage Acquisition Trust  
Plaintiff

v.  
Melody A. Donnelly  
Defendant

Civil Action No. : 2017- CV- 1362

MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

I, the undersigned attorney for Plaintiff in the above caption, set forth as of the date the Praecepte for the Writ of Execution was filed, the following information concerning the real property located at **226 Martz Street, Berwick, PA 18603**:

1. Name and address of Owner or Reputed Owner:

Melody A. Donnelly  
120 Race Street  
Berwick, PA 18603

2. Name and address of Defendant in the judgment:

Melody A. Donnelly  
120 Race Street  
Berwick, PA 18603

REAL ESTATE OUTLINE

ED # 10-18

DATE RECEIVED 1-27-18  
DOCKET AND INDEX 1-30-18

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>
NON-MILITARY AFFIDAVIT	<input type="checkbox"/>
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>

CK# 58482

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

SALE DATE Apr 4 TIME 0900  
 POSTING DATE \_\_\_\_\_  
 ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	_____
2 <sup>ND</sup> WEEK	_____
3 <sup>RD</sup> WEEK	_____



Stern Eisenberg PC

Stern & Eisenberg, PC  
1581 Main Street, Suite 200  
Warrington, Pennsylvania 18976  
(215) 572-8111  
Facsimile: (215) 572-5025

January 25, 2018

Columbia County Sheriff's Department  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815  
Phone: (570) 389-5622

RE: Wilmington Savings Fund Society, FSB v. Melody A. Donnelly  
Columbia County Court of Common Pleas Docket No. 2017-CV-1362

Dear Sir or Madam:

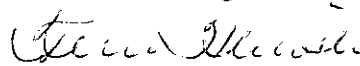
I represent the plaintiff in the above matter and I am enclosing herewith the following:

3129.1 Affidavit  
Writ of Execution  
Directions for Service of Notice of Sale and Handbill Posting  
Three (3) copies of Notice of Sale per Defendant  
Full name and address of Plaintiff  
Five (5) copies of the Long Legal Description  
Five (5) copies of the Short/Advertisement Legal Description  
Check to the Columbia County Sheriff for \$1,350.00

Kindly schedule the sale for the next available listing and thereafter, advise.

Thank you for your time and courtesies with respect to this matter.

Sincerely,  
Stern & Eisenberg, PC

  
Terri Hliwski, Paralegal

;tlh  
enclosures



Stern Eisenberg PC

Stern & Eisenberg, PC  
1581 Main Street, Suite 200  
Warrington, Pennsylvania 18976  
(215) 572-8111  
Facsimile: (215) 572-5025  
January 24, 2018

Columbia County Sheriff's Department  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815  
Phone: (570) 389-5622

RE: Wilmington Savings Fund Society, FSB v. Melody A. Donnelly  
Columbia County Court of Common Pleas Docket No. 2017-CV-1362

Dear Sir or Madam:


Kindly serve Notice of Columbia County Sheriff's Sale upon the Defendants as follows:

Melody A. Donnelly  
120 Race Street  
Berwick, PA 18603

Also, please post the Notice of Sale Handbill.

Kindly forward an Affidavit of Service in the enclosed self-addressed, postage-paid envelope when possible. Thank you for your time and courtesies with respect to this matter.

Sincerely,  
Stern & Eisenberg, PC

  
Terri Hliwski, Paralegal

;tlh  
enclosures

M. TROY FREEDMAN, ESQUIRE (85165)  
ANDREW J. MARLEY, ESQUIRE (312314)  
EDWARD J. MCKEE, ESQUIRE (316721)  
WILLIAM E. MILLER, ESQUIRE (308951)  
STEVEN P. KELLY, ESQUIRE (308573)  
JESSICA N. MANIS, ESQUIRE (318705)  
BRANDON P. ACCARDI, ESQUIRE (320169)  
CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)  
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WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

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

Wilmington Savings Fund Society, FSB, d/b/a  
Christiana Trust, not individually but as trustee for  
Pretium Mortgage Acquisition Trust  
Plaintiff

v.

Melody A. Donnelly  
Defendant

Civil Action No. : 2017- CV- 1362

MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Melody A. Donnelly  
120 Race Street  
Berwick, PA 18603

Your real estate at 226 Martz Street, Berwick, PA 18603 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on \_\_\_\_\_, 2018 at 10:00 AM to enforce the court judgment of \$74,831.78 obtained by Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.

### Legal Description

ALL THOSE CERTAIN LOTS, pieces or parcels of land situate in Briar Creek Township, now Borough of Berwick, Columbia County and State of Pennsylvania, designated as Lots Nos. 33 and 34 on the plan of Fairview Terrace, said plan having been recorded in Plan Book kept for such purpose at Bloomsburg, Pennsylvania. Said lots being bounded and described as follows, to wit:

BEGINNING on the Southerly line of Martz Street at the Easterly corner of Lot No. 32; thence South 19 degrees 145 feet to an alley; thence North 71 degrees East by said alley 80 feet; thence North 19 degrees West by the Westerly line of Lot No. 35 a distance of 145 feet to the Southerly line of Martz Street; thence South 71 degrees West 80 feet to the place of BEGINNING.

Upon which is erected a two-story frame dwelling known as 226 Martz Street, Berwick, PA 18603.

BEING THE SAME PREMISES AS Deutsche Bank National Trust Company as Indenture Trustee the Indenture relating to IMH Assets Corporation, Collatarized Asset Backed Bonds Series 2004-3 By Countrywide Home Loans, Inc., as Servicer, by Deed dated April 4, 2007, and recorded on April 10, 2007, by the Columbia County Recorder of Deeds in Deed Instrument No. 200703512, granted and conveyed unto Melody A. Donnelly, an Individual.

PARCEL NO.: 04A-02-256.

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

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY,  
PENNSYLVANIA  
NO: 2017-CV-1362

2018 - ED - 10

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust,  
not individually but as Trustee for Pretium Mortgage Acquisition Trust  
(Plaintiff)

v.

Melody A. Donnelly  
(Defendant)

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania :  
: S.S. :  
County of Columbia :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

226 Martz Street, Berwick, PA 18603 (see full legal description attached)

Amount due..... \$ 74,831.78  
Interest from January 25, 2018,  
at the per diem rate of \$9.81  
until judgment is paid in full..... \$ \_\_\_\_\_ plus Costs  
Total..... \$ \_\_\_\_\_

Dated: Jan. 26, 2018  
(SEAL)

Barbara W. Amadio 188  
Prothonotary, Common Pleas Court of  
Columbia County, Pennsylvania

By: Stephanie [Signature]  
Deputy



### Legal Description

ALL THOSE CERTAIN LOTS, pieces or parcels of land situate in Briar Creek Township, now Borough of Berwick, Columbia County and State of Pennsylvania, designated as Lots Nos. 33 and 34 on the plan of Fairview Terrace, said plan having been recorded in Plan Book kept for such purpose at Bloomsburg, Pennsylvania. Said lots being bounded and described as follows, to wit:

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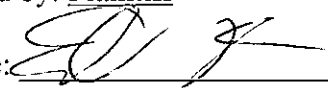
PARCEL NO.: 04A-02-256.

CERTIFICATE OF COMPLIANCE

2016-ED-10

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.

Submitted by: Plaintiff

Signature:  \_\_\_\_\_

Name: Edward J. McKee, Esquire

Attorney No. (if applicable): 316721

FILED  
CLERK OF COURTS OF  
PENNSYLVANIA  
2016 JAN 26 P 12:31  
HONORARY

PRAECIPE FOR WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY,  
PENNSYLVANIA  
2018 - ED - 10  
NO: 2017-CV-1362

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust,  
not individually but as Trustee for Pretium Mortgage Acquisition Trust  
(Plaintiff)

v.

Melody A. Donnelly  
(Defendant)

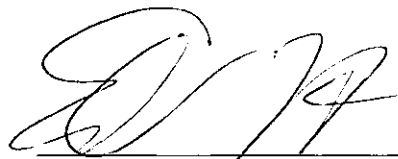
PRAECIPE FOR WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

To the Prothonotary:

Issue Writ of Execution in the above matter:

Amount due.....	\$ 74,831.78
Interest from January 25, 2018, at the per diem rate of <u>\$9.81</u> until judgment is paid in full.....	\$ _____ plus Costs
Total.....	\$ _____

FILED  
PROTHONOTARY  
2018 JAN 26 P 12:31  
CLERK OF COURTS OF  
COUNTY OF COLUMBIA



Edward J. McKee, Esquire  
PA Attorney ID No. 316721  
Attorney for Plaintiff

### Legal Description

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PARCEL NO.: 04A-02-256.

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

Wilmington Savings Fund Society, FSB, d/b/a  
Christiana Trust, not individually but as trustee  
for Pretium Mortgage Acquisition Trust  
Plaintiff

Civil Action No. : 2017- CV- 1362

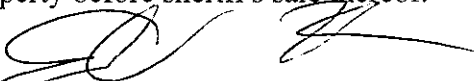
v.

MORTGAGE FORECLOSURE

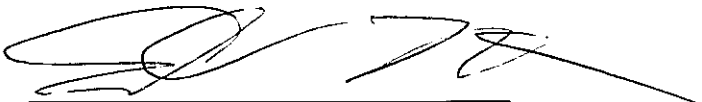
Melody A. Donnelly  
Defendant

**WAIVER OF WATCHMAN**

Any Deputy Sheriff leaving 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 leave 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.

  
\_\_\_\_\_  
Attorney for Plaintiff

Now this 24th day of January, 2018, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
\_\_\_\_\_  
Attorney for Plaintiff

Short/Advertising Legal Description

By virtue of Writ of Execution No. 2017-CV-1362

Wilmington Savings Fund Society, FSB v. Melody A. Donnelly, 226 Martz Street, Briar Creek Township, Berwick, PA 18603, Tax Parcel No. 04A-02-256. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$74,831.78.

Attorneys for Plaintiff:

Edward J. McKee, Esquire

Stern & Eisenberg, PC

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

Phone: (215) 572-8111

### Legal Description

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BEGINNING on the Southerly line of Martz Street at the Easterly corner of Lot No. 32; thence South 19 degrees 145 feet to an alley; thence North 71 degrees East by said alley 80 feet; thence North 19 degrees West by the Westerly line of Lot No. 35 a distance of 145 feet to the Southerly line of Martz Street; thence South 71 degrees West 80 feet to the place of BEGINNING.

Upon which is erected a two-story frame dwelling known as 226 Martz Street, Berwick, PA 18603.

BEING THE SAME PREMISES AS Deutsche Bank National Trust Company as Indenture Trustee the Indenture relating to IMH Assets Corporation, Collatarized Asset Backed Bonds Series 2004-3 By Countrywide Home Loans, Inc., as Servicer, by Deed dated April 4, 2007, and recorded on April 10, 2007, by the Columbia County Recorder of Deeds in Deed Instrument No. 200703512, granted and conveyed unto Melody A. Donnelly, an Individual.

PARCEL NO.: 04A-02-256.

Document Receipt

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Trans # 12391 Carrier / service: USPS Server First-Class Mail® 1/30/2018 12:00:00 AM

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TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000122129

Doc Ref #: 10ED2018

Postage 5.4200

PHILADELPHIA PA 19106



Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000122112

Doc Ref #: 10ED2018

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PHILADELPHIA PA 19107-4214

Document Receipt

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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000122105

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Postage 5.4200

HARRISBURG PA 17105

Document Receipt

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DEPARTMENT 281230

Tracking #: 71901140006000122099

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HARRISBURG PA 17128

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Trans # 12387 Carrier / service: USPS Server First-Class Mail® 1/30/2018 12:00:00 AM

Ship to:

PA DEPT OF REVENUE

PO BOX 280948

HARRISBURG PA 17128

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Trans # 12386 Carrier / service: USPS Server First-Class Mail® 1/30/2018 12:00:00 AM

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PA DEPT OF REVENUE

PO BOX 280601

HARRISBURG PA 17128

Tracking #: 71901140006000122075

Doc Ref #: 10ED2018

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**STERN & EISENBERG PC**

ATTORNEYS AT LAW  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976

KEYBANK  
50-7044/2223

DATE	CHECK	AMOUNT
01/25/18		\$1,350.00

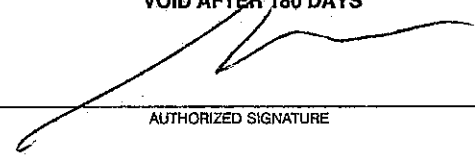
PAY  
TO THE  
ORDER  
OF

One Thousand Three Hundred Fifty and 00/100\*\*\*\*\*

**Columbia County Sheriff**  
35 West Main Street  
Bloomsburg, PA 17815

GENERAL ACCOUNT  
VOID AFTER 180 DAYS

Memo: XXXXXX5672, Donnelly, Melody A.

  
\_\_\_\_\_  
AUTHORIZED SIGNATURE

Security features. Details on back.

⑈058482⑈ ⑆222370440⑆007901126255⑈