

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A. : CIVIL DIVISION  
 :  
Plaintiff, :  
vs. : NO.: 2011-CV-373  
 : 2013-ED-35  
 :  
JOSEPH J. TRIVELPIECE; KRISTEN J. :  
TRIVELPIECE; :  
 :  
Defendants. :

**NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST**  
**PURSUANT TO Pa.R.C.P. 3129(b)**

TO:

UNKNOWN TENANT OR TENANTS  
420 Hidlay Church Road  
Bloomsburg, PA 17815

UNKNOWN SPOUSE  
420 Hidlay Church Road  
Bloomsburg, PA 17815

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

PA DEPT. OF REVENUE- INHERITANCE  
TAX DIVISION  
Dept. 280601  
Harrisburg, PA 17128-0601

COLUMBIA COUNTY TAX CLAIM BUREAU  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

COLUMBIA COUNTY DOMESTIC  
RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

MERS AS NOMINEE FOR FNB BANK, N.A.  
P.O. Box 2026,  
Flint, MI 48501-2026

SERVICE 1ST FEDERAL CREDIT UNION  
1207 Bloom Street,  
Danville, PA 17821

MERS AS NOMINEE FOR FNB BANK, N.A.  
354 Mill Street,  
Danville, PA 17821

PORTFOLIO RECOVERY ASSOCIATES  
LLC  
120 Corporate Blvd.,  
Norfolk, VA 23502

MERS AS NOMINEE FOR FNB BANK, N.A.  
1401 E. Voorhees Street, Suite C  
Danville, IL 61834

MIDLAND FUNDING INC  
c/o MICHAEL B. VOLK, ESQ.,  
FULTON, FRIEDMAN, GULLACE LLP,  
130-B Gettysburg Pike,  
Mechanicsburg, PA 17055

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in:

35 West Main Street  
Bloomsburg, PA 17815

Zucker, Goldberg & Ackerman, LLC  
XFP-149875  
149875D1004C04302013P1

On 6/5/2013 at 9:00am, the following described real estate which JOSEPH J. TRIVELPIECE and KRISTEN J. TRIVELPIECE, husband and wife, as tenants by the entireties are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

420 Hilday Church Road,  
Bloomsburg, PA 17815  
Columbia County

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

The said Writ of Execution has been issued on a judgment in the action of

Wells Fargo Bank, N.A.

Plaintiff

vs.

JOSEPH J. TRIVELPIECE, et al

Defendant(s)

at EX. NO. 2011-CV-373

2013-ED-35 in the amount of \$193024.07 plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

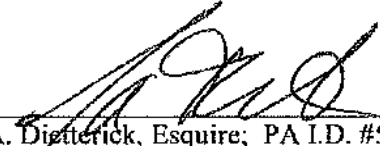
If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated:

4/30/13

BY:

  
Scott A. Dieterick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; PA I.D. #89705  
Joel A. Ackerman, Esquire; PA I.D. #202729  
Ashleigh Levy Marin, Esquire; Pa I.D. #306799  
Ralph M. Salvia; PA I.D. #202946  
Jaime R. Ackerman, Esquire; PA I.D. #311032  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
File No.: XFP-149875  
(908) 233-8500; (908) 233-1390 FAX  
E-mail: Office@zuckergoldberg.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A., : CIVIL DIVISION  
 :  
 Plaintiff, : NO.: 2011-CV-373  
 vs. :  
 : Execution No.:  
 JOSEPH J. TRIVELPIECE; KRISTEN J. :  
 TRIVELPIECE; :  
 :  
 Defendant(s). :  
 :  
 :  
 :

LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL AND TRACT OF LAND LOCATED IN SOUTH CENTER TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN 34 FEET FROM THE CENTER LINE OF A TOWNSHIP ROAD LEADING FROM LIGHTSTREET TO LIME RIDGE AND IN LINE OF LANDS NOW OR FORMERLY OF WILLIAM SCHULTZ;

THENCE ALONG THE SOUTHERLY SIDE OF SAID TOWNSHIP ROAD, NORTH 78 DEGREES 16 MINUTES EAST 150 FEET TO AN IRON PIN 31 FEET FROM THE CENTER LINE OF THE AFORESAID ROAD;

THENCE ALONG SAID LANDS SOUTH 15 DEGREES EAST 295.30 FEET TO AN IRON PIN ON THE NORTHERLY SIDE OF THE RIGHT-OF-WAY OF U. S. INTERSTATE HIGHWAY NO. 80;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID HIGHWAY, SOUTH 79 DEGREES 12 MINUTES WEST 150.5 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF WILLIAM SCHULTZ;

THENCE ALONG SAID LANDS, NORTH 15 DEGREES WEST 292.8 FEET TO AN IRON PIN THE PLACE OF BEGINNING.

CONTAINING 1.01 ACRES OF LAND, MORE OR LESS.

PARCEL No. 12-04-009-02

BEING the same premises which CATHY N. CLEMENTS JOINED BY HER HUSBAND, SCOTT CLEMENTS AND ROBERT L. NEYHARD, II JOINED BY HIS WIFE, SUE K. NEYHARD, by Deed dated August 11, 2006 and recorded August 17, 2006 in and for Columbia County, Pennsylvania, in Deed Book Volume Instrument #200608436, Page , granted and conveyed unto JOSEPH J. TRIVELPIECE and KRISTEN J. TRIVELPIECE, husband and wife, as tenants by the entireties.

Property known as 420 Hidlay Church Road, Bloomsburg, PA, 17815

Exhibit "A"

Zucker, Goldberg & Ackerman, LLC  
«Field2»-«Field1»  
«Field1»D1004C02/12/2008P4



58 52 - 21 LN Legal  
**Notice of Judgment/Transcript Civil  
Case**

Mag. Dist. No:	MDJ-26-3-02
MDJ Name:	Honorable Richard W. Knecht
Address:	339 West Front Street Berwick, PA 18603
Telephone:	570-759-0359

Service 1st Federal Credit Union  
v.  
Joseph J Trivelpiece

Service 1st Federal Credit Union  
1419 Montour Blvd  
P.O. Box 159  
Danville, PA 17821

Docket No: MJ-26302-CV-0000047-2011  
Case Filed: 1/14/2011

**Disposition Summary**

Docket No	Plaintiff	Defendant	Disposition	Disposition Date
MJ-26302-CV-0000047-2011	Service 1st Federal Credit Union	Joseph J Trivelpiece	Default Judgment for Plaintiff	03/15/2011

**Judgment Summary**

Participant	Joint/Several Liability	Individual Liability	Amount
Joseph J Trivelpiece	\$0.00	\$6,596.90	\$6,596.90

**Judgment Detail (\*Post Judgment)**

In the matter of Service 1st Federal Credit Union vs. Joseph J Trivelpiece on 3/15/2011 the disposition is Default Judgment for Plaintiff and judgment was awarded as follows:

Judgment Component	Joint/Several Liability	Individual Liability	Deposit Applied	Amount
Civil Judgment	\$0.00	\$6,412.90		\$6,412.90
Filing Fees	\$0.00	\$184.00		\$184.00

Grand Total: \$6,596.90

ANY PARTY HAS THE RIGHT TO APPEAL WITHIN 30 DAYS AFTER THE ENTRY OF JUDGMENT BY FILING A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF COURT OF COMMON PLEAS, CIVIL DIVISION. YOU MUST INCLUDE A COPY OF THIS NOTICE OF JUDGMENT/TRANSCRIPT FORM WITH YOUR NOTICE OF APPEAL.

EXCEPT AS OTHERWISE PROVIDED IN THE RULES OF CIVIL PROCEDURE FOR MAGISTERIAL DISTRICT JUDGES, IF THE JUDGMENT HOLDER ELECTS TO ENTER THE JUDGMENT IN THE COURT OF COMMON PLEAS, ALL FURTHER PROCESS MUST COME FROM THE COURT OF COMMON PLEAS AND NO FURTHER PROCESS MAY BE ISSUED BY THE MAGISTERIAL DISTRICT JUDGE.

UNLESS THE JUDGMENT IS ENTERED IN THE COURT OF COMMON PLEAS, ANYONE INTERESTED IN THE JUDGMENT MAY FILE A REQUEST FOR ENTRY OF SATISFACTION WITH THE MAGISTERIAL DISTRICT JUDGE IF THE JUDGMENT DEBTOR PAYS IN FULL, SETTLES, OR OTHERWISE COMPLIES WITH THE JUDGMENT.

3-15-11  
Date

Richard W. Knecht  
Richard W. Knecht



I certify that this is a true and correct copy of the record of the proceedings containing the judgment.

Date

Richard W. Knecht

LONNIE C. HILL, ESQUIRE  
ATTORNEY FOR PLAINTIFF  
47 NORTH THIRD STREET  
LEWISBURG, PA 17837  
570-524-4055

FILED  
PROTHONOTARY

2011 MAY 11 A @ 25

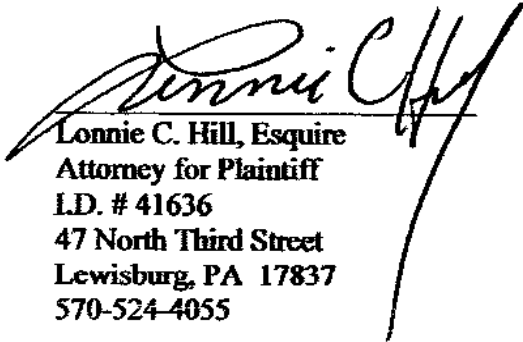
SERVICE 1<sup>ST</sup> FEDERAL CREDIT UNION  
Plaintiff  
v.  
JOSEPH J. TRIVELPIECE  
Defendant

CLERK OF COURT'S OFFICE  
COUNTY OF COLUMBIA  
IN THE COURT OF COMMON PLEAS  
OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY,  
: PENNSYLVANIA  
:  
: CIVIL DIVISION  
: CV No.  
:

**PRAECIPE**

TO THE PROTHONOTARY:

Enter judgment against the Defendant in the amount of \$6,596.90 plus interest at the rate of 6% per annum, in accordance with the attached Certified Judgment of Docket No. CV-0000047-2011 and index said judgment against the Defendant.

  
Lonnie C. Hill, Esquire  
Attorney for Plaintiff  
I.D. # 41636  
47 North Third Street  
Lewisburg, PA 17837  
570-524-4055

AND NOW, this the \_\_\_\_\_ day of \_\_\_\_\_, 2011 judgment is entered in favor of the Plaintiff in the amount of \$6,596.90 plus interest at the rate of 6% per annum.

\_\_\_\_\_  
Prothonotary

\_\_\_\_\_  
Deputy



Friends you can bank on.  
1419 Montour Blvd • PO Box 159  
Danville, PA 17821-9122  
2313

\*\*\* FIFTY DOLLARS AND 00 CENTS \*\*\*

PAY **EXACTLY** **50 Dollars 00 cents**

COLUMBIA COUNTY SHERIFF

TO THE  
ORDER  
OF

*Judith L. Bon*  
AUTHORIZED SIGNATURE

No. 0000110007

60-8760/2313



CU SERVICE CENTERS.  
The Member Friendly Financial Network

05/01/13

\$50.00

VOID AFTER 60 DAYS

⑈0000100007⑈ ⑆231387602⑆⑈900100000⑈78



Friends you can bank on.  
1419 Montour Blvd • PO Box 159  
Danville, PA 17821-9122  
2313

\*\*\* ONE THOUSAND THREE HUNDRED DOLLARS AND 00 CENTS \*\*\*

PAY **EXACTLY** **1,300 Dollars 00 cents**

COLUMBIA COUNTY SHERIFF

TO THE  
ORDER  
OF

*Judith L. Bon*  
AUTHORIZED SIGNATURE

No. 0000109666

60-8760/2313



CU SERVICE CENTERS.  
The Member Friendly Financial Network

04/16/13

\$1,300.00

VOID AFTER 60 DAYS

⑈0000109666⑈ ⑆231387602⑆⑈900100000⑈78