

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo NA vs Joseph & Kristan Trivelpiece

NO. 35-13 ED NO. 373-11 JD

DATE/TIME OF SALE: June 5 0900

BID PRICE (INCLUDES COST) \$ 2203.04

POUNDAGE - 2% OF BID \$ 44.06

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2247.10

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Joseph Trivelpiece

TOTAL DUE: \$ 2247.10

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 747.10

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO BANK, N.A.

vs.

Defendant
JOSEPH TRIVELPIECE
KRISTEN TRIVELPIECE

Attorney for the Plaintiff:

ZUCKER, GOLDBERG & ACKERMAN, LLC
200 SHEFFIELD STREET
SUITE 301
MOUNTAINSIDE, NJ 07092

Sheriff's Sale Date: Wednesday, June 5, 2013

Writ of Execution No. : 2011CV373

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 420 HIDLAY CHURCH ROAD, BLOOMSBURG, PA 17815

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	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,293.54
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$210.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$150.00

Total Sheriff Costs **\$2,148.04**

Distribution Costs

Recording Fees \$55.00

Total Distribution Costs **\$55.00**

Grand Total: **\$2,203.04**

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

Columbia County Sheriff's Office - Bloomsburg, PA

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

FRANCES GAMBARDIELLA
BRIAN C. NICHOLAS
SCOTT A. DIETTERICK *
KIMBERLY A. BONNER *
STEVEN D. KROL
CHRISTOPHER G. FORD
DENISE CARLON
CHRISTINE E. POTTER
RYAN S. MALC
STEPHANIE WOJCZOK
ASHLEIGH LEVY MARIN
DOUGLAS J. McDONOUGH
TIMOTHY J. ZIEGLER
RALPH M. SALVIA *
ROBERT D. BAILEY
JAIME R. ACKERMAN *
RACHEL G. PACKER
KACIE W. BROWN
MONIKA S. FUNDALIK
TODD MARKS A

ZUCKER, GOLDBERG & ACKERMAN, LLC
ATTORNEYS AT LAW

200 SHEFFIELD STREET- SUITE 101
P.O. BOX 1024
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500
FACSIMILE: 908-233-1390
E-MAIL: office@zuckergoldberg.com

*For payoff/reinstatement figures
Please send your request to: zuckergoldberg.com/pr*

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1918-1979)
LOUIS D. GOLDBERG (1923-1967)
LEONARD H. GOLDBERG (1929-1979)
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:
P.O. Box 650
Hershey, PA 17033

* ALSO MEMBER OF NY, PA AND CA BAR
* ALSO MEMBER OF NY, PA AND ME BAR
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* ALSO MEMBER OF NY BAR
* ALSO MEMBER OF PA BAR
* ALSO MEMBER OF NY AND DC BAR
* MEMBER OF PA BAR ONLY

XFP-149875

July 16, 2013

Office of the Sheriff of Columbia County
P.O. Box 380
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A.
vs. JOSEPH J. TRIVELPIECE
Premises: 420 Hidlay Church Road
Bloomsburg, PA 17815
Docket No.: 2011-CV-373
2013-ED-35
Sale Date: June 5, 2013
Sheriff Sale No: 2013-ED-35

Dear Sir or Madam:

I am the attorney on the Writ for the above-referenced sale. Please be advised that I am assigning my bid to **Wells Fargo Bank, NA, 3476 Stateview Blvd, , Fort Mill, SC 29715**

Please issue the Deed to the specified assignee above. Attached are two (2) original Realty Transfer Tax Affidavits of Value and a self-addressed, stamped envelope for return of the deed. Enclosed is a check in the amount of **\$747.10** for additional costs due

Should you have any questions, please feel free to call me. Thank you.

Very Truly Yours,
ZUCKER, GOLDBERG & ACKERMAN, LLC

BY: _____

Scott A. Dietterick, 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, Esquire- PA I.D. #202946
Jaime R. Ackerman, Esquire- PA I.D. #311032
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
E-mail: Office@zuckergoldberg.com
(908) 233-8500; (908) 233-1390 FAX

Enclosures



pennsylvania
DEPARTMENT OF REVENUE

BUREAU OF INDIVIDUAL TAXES
P.O. BOX 280693
HARRISBURG, PA 17129-0693

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/is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheet(s).

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

Name **Zucker, Goldberg & Ackerman, LLC** Telephone Number **908-233-8500 ext 370**

Street Address **200 Sheffield Street** City **Mountainside** State **NJ** Zip Code **07092**

B. TRANSFER DATA

Grantor(s)/Lessor(s)
Sheriff of COLUMBIA County

Street Address
P.O. Box 380

City **Bloomsburg** State **PA** Zip **17815**

C. DATE OF ACCEPTANCE OF DOCUMENT

Grantee(s)/Lessee(s)
Wells Fargo Bank, NA

Street Address
3476 Stateview Blvd,

City **Fort Mill** State **SC** Zip **29715**

D. REAL ESTATE LOCATION

Street Address **420 Hidlay Church Road** City, Township, Borough **SOUTH CENTRE TWP**

County **COLUMBIA** School District **CENTRAL COLUMBIA S D** Tax Parcel Number **12-04-009-02**

E. VALUATION DATA- WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration \$2,247.10	2. Other Consideration 0	3. Total Consideration = \$2,247.10
4. County Assessed Value \$49,373.00	5. Common Level Ratio Factor X 3.60	6. Fair Market Value \$177,742.80

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's interest conveyed 100%
--	--	--

Check Appropriate Box for Exemption Claimed

- ☐ Will or intestate succession _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy agency/straw party agreement)
- ☐ Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. **INSTRUMENT # 201102023**
- ☐ Corrective or confirmatory deed (Attach complete copy of prior deed being corrected or confirmed)
- ☐ Statutory corporate consolidation, merger or division (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.): **100% exemption for transfer to a holder of a mortgage in default through Judicial Sale, pursuant to 72 P.S.-1102-C.3 (1)**

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
Jaime R. Ackerman, Esquire

Date **7/16/13**

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED

DO NOT ACCEPT THIS CHECK UNLESS THE PINK LOCK & KEY ICONS FADE WHEN WARNED AND YOU CAN SEE HEXAGONS IN A DUAL-TONE TRUE WATERMARK WHEN HELD TO THE LIGHT

ZUCKER, GOLDBERG & ACKERMAN, LLC

ATTORNEYS AT LAW
PA ATTORNEY BUSINESS ACCOUNT
200 SHEFFIELD ST., SUITE 301
MOUNTAINSIDE, NJ 07092
PH. 908-233-8500

050343

50343

JPMORGAN CHASE BANK
MONTCLAIR, NJ 07042
55-233/212

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE

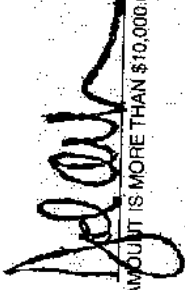
PAY TO THE ORDER OF	DATE	AMOUNT
Seven Hundred Forty-Seven and 10/100	7/9/2013	\$*****747.10
		US Dollars

PAY TO THE ORDER OF

COLUMBIA COUNTY SHERIFF
P.O. BOX 380
BLOOMSBURG, PA 17815
United States

149875_2011CV373

TWO SIGNATURES REQUIRED IF THE AMOUNT IS MORE THAN \$10,000.00



⑈050343⑈ ⑆021202337⑆ ⑆6108811828⑈

RUB OR BREATHE ON THE PINK LOCK & KEY ICONS—COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK—IF COLOR DOES NOT FADE DO NOT ACCEPT

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

FRANCES GAMBARDIELLA
BRIAN C. NICHOLAS
SCOTT A. DIETTERICK
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LLC
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XFP-149875

April 30, 2013

Prothonotary of Columbia County
Columbia County Courthouse
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A.
vs. JOSEPH J. TRIVELPIECE
Property Address: 420 Hidlay Church Road
Bloomsburg, PA 17815
Docket No.: 2011-CV-373
2013-ED-35
Sale Ref No.: 2013-ED-35

Dear Sir/Madam:

Enclosed for filing please find an original and one (1) copy of an Amended Affidavit Pursuant to Rule 3129.1, to be filed in the above-referenced case. Please file the Affidavit upon receipt and return the time-stamped copy to me in the enclosed, self-addressed, stamped envelope.

If you should have any questions, please do not hesitate to contact Shereza Deonarine of our office at 908-233-8500 Ext. 299.

Very Truly Yours,
ZUCKER, GOLDBERG & ACKERMAN, LLC
BY: **Shereza Deonarine**
Shereza Deonarine, Legal Assistant
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
E-mail: Office@zuckergoldberg.com
(908) 233-8500; (908) 233-1390 FAX

cc: Sheriff of Columbia County

**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).	:	
	:	
	:	

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 420 Hidlay Church Road, Bloomsburg, PA 17815.

1. Name and Address of Owner(s) or Reputed Owner(s):

JOSEPH J. TRIVELPIECE AND KRISTEN J. TRIVELPIECE, HUSBAND AND
WIFE, AS TENANTS BY THE ENTIRETIES
420 Hidlay Church Road
Bloomsburg, PA 17815

2. Name and Address of Defendant(s) in the Judgment:

JOSEPH J. TRIVELPIECE
420 Hidlay Church Road
Bloomsburg, PA 17815

KRISTEN J. TRIVELPIECE
420 Hidlay Church Road
Bloomsburg, PA 17815

3. Name and Address of every judgment creditor whose judgment is a record lien on the real property to be sold:

WELLS FARGO BANK, N.A.
Plaintiff

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

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

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

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

WELLS FARGO BANK, N.A.
Plaintiff

MERS AS NOMINEE FOR FNB BANK, N.A.
P.O. Box 2026,
Flint, MI 48501-2026
AND
354 Mill Street,
Danville, PA 17821
AND
1401 E. Voorhees Street, Suite C
Danville, IL 61834

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

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

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

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

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

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

UNKNOWN TENANT OR TENANTS

420 Hidlay Church Road
Bloomsburg, PA 17815

UNKNOWN SPOUSE

420 Hidlay Church Road
Bloomsburg, PA 17815

PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION

Dept. 280601

Harrisburg, PA 17128-0601

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

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated:

9/30/13

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 L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032

200 Sheffield Street, Suite 101

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"

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

FRANCES GAMBARDILLA
BRIAN C. NICHOLAS
SCOTT A. DIETTERICK
KIMBERLY A. BONNER
STEVEN D. KROL
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a ALSO MEMBER OF NY BAR
e ALSO MEMBER OF PA BAR
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y MEMBER OF PA BAR ONLY

XFP-149875

May 6, 2013

Prothonotary of Columbia County
Columbia County Courthouse
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A.
vs. Joseph J. Trivelpiece and Kristen J. Trivelpiece
Premises: 420 Hidlay Church Road, Bloomsburg PA 17815.
Docket No.: 2011-CV-373
Sheriff No.: 2013-ED-35

Dear Sir or Madam:

Enclosed for filing please find an original of an Affidavit of Service of Defendant/Owner and Other Parties of Interest regarding the above referenced matter. Please file the original and return a time-stamped copy of the extra face page which is enclosed in the self-addressed stamped envelope.

If you have any questions or concerns, please do not hesitate to contact Dan Schlesinger of our office at (908) 233-8500 ext. 326.

Very Truly Yours,
ZUCKER, GOLDBERG & ACKERMAN, LLC

BY:

Daniel Schlesinger

Daniel Schlesinger, Legal Assistant
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
Email: Office@zuckergoldberg.com
File No.: XFP-149875
(908) 233-8500; (908) 233-1390 FAX

dsc

enclosures

cc: Sheriff of Columbia County (w/encl.)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,

CIVIL DIVISION

Plaintiff,

NO.: 2011-CV-373

vs.

Sheriff Sale #: 2013-ED-35

Joseph J. Trivelpiece; Kristen J. Trivelpiece;

TYPE OF PLEADING

Defendants.

**Pa. R.C.P. RULE 3129.2(C) AFFIDAVIT OF SERVICE
OF DEFENDANT/OWNER AND
OTHER PARTIES OF INTEREST**

FILED ON BEHALF OF:

Wells Fargo Bank, N.A.

COUNSEL OF RECORD FOR THIS PARTY:

ZUCKER, GOLDBERG & ACKERMAN, LLC

Scott A. Dietterick, Esquire PA I.D. #55650
Kimberly A. Bonner, Esquire- PA I.D. #89705
Joel A. Ackerman, Esquire- PA I.D. #202729
Ashleigh L. Marin, Esquire- PA I.D. #306799
Ralph M. Salvia, Esquire- PA I.D. #202946
Jaime R. Ackerman, Esquire- PA I.D. #311032

200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
(908) 233-1390 FAX
office@zuckergoldberg.com
File No.: XFP- 149875/dsc

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.	:	
	:	
	:	

**Pa.R.C.P. RULE 3129(c) AFFIDAVIT OF SERVICE OF
DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST**

I, Daniel Schlesinger, a paralegal with the firm of Zucker, Goldberg & Ackerman, LLC, attorneys for Plaintiff, Wells Fargo Bank, N.A., being duly sworn according to law depose and make the following Affidavit regarding the service of Plaintiff's Notice of Sheriff's Sale of Real Property in this matter on Defendant/Owner and Other Parties of Interest as follows:

1. Defendants, Joseph J. Trivelpiece and Kristen J. Trivelpiece, husband and wife, as tenants by the entireties, are the record owners of the real property.

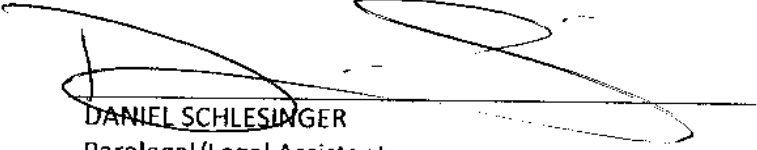
2. On or about March 5, 2013, Defendants Joseph J. Trivelpiece and Kristen J. Trivelpiece were served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, personally by the Sheriff of Columbia County, at 420 Hidlay Church Road, Bloomsburg, PA 17815. A true and correct copy of said Proofs of Service are marked Exhibit "A", attached hereto and made a part hereof.

3. On or about May 1, 2013, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, Postage Pre-Paid, with a Certificate of Mailing. True and correct copies of said Notices and Certificates of Mailing are marked Exhibit "B", attached hereto and made a part hereof.

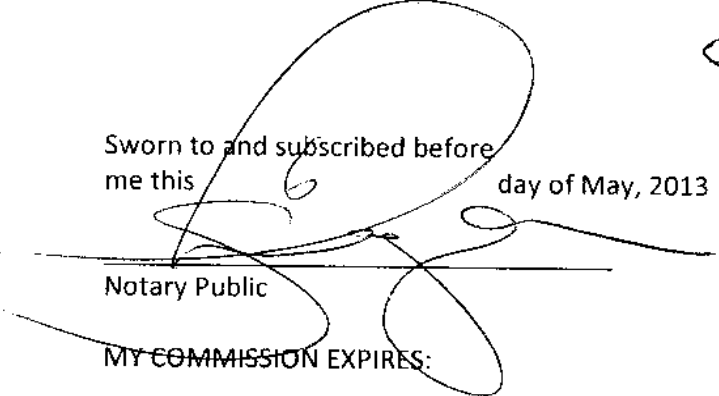
Finally, the undersigned deposes and says that the Defendants/Owners and all other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.C.P. 3129.2.

Dated: May 6, 2013

ZUCKER, GOLDBERG & ACKERMAN, LLC
Attorneys for Plaintiff



DANIEL SCHLESINGER
Paralegal/Legal Assistant



Sworn to and subscribed before
me this 6 day of May, 2013

Notary Public

MY COMMISSION EXPIRES:

EXHIBIT A

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
JOSEPH TRIVELPIECE (et al.)

Case Number
2011CV373

SHERIFF'S RETURN OF SERVICE

03/05/2013 01:30 PM - DEPUTY PAUL D'ANGELO, 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 KRISTEN TRIVELPIECE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JOSEPH TRIVELPIECE AT 560 SUMMERHILL ROAD BERWICK, PA 18603.

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

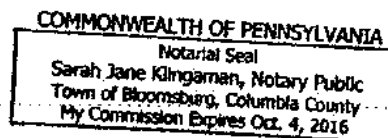
March 06, 2013

NOTARY

Affirmed and subscribed to before me this

6TH day of MARCH

2013



in/Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAIN SIDE, NJ 07093

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
JOSEPH TRIVELPIECE (et al.)

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SHERIFF'S RETURN OF SERVICE

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PAUL D'ANGELO, DEPUTY

SO ANSWERS,

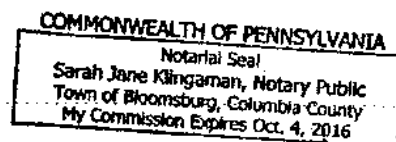

TIMOTHY T. CHAMBERLAIN, SHERIFF

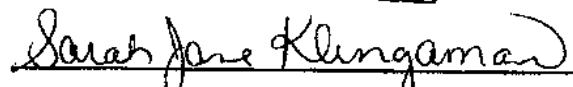
March 06, 2013

NOTARY

Affirmed and subscribed to before me this

6TH day of MARCH, 2013





Plaintiff Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAIN SIDE, NJ 07093

(c) CountySuite Sheriff, TeleSoft, Inc.

EXHIBIT B

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-373
vs.	:	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:

9/30/13

BY:


Scott A. Dienerick, 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

Zucker, Goldberg & Ackerman, LLC

XFP-149875

149875D1004C04302013P3

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



**Certificate Of
Mailing**

To pay fee, affix stamps or meter postage
here.

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

From: **Scott A. Dietterick, Esquire**

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XFP-149875/sde TEAM C

To: **UNKNOWN TENANT OR TENANTS**
420 Hilday Church Road
Bloomsburg, PA 17815

Postmark Here

County of P.Q.: COLUMBIA

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



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c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XFP-149875/sde TEAM C

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

Postmark Here

County of P.Q.: COLUMBIA

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



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Mountainside, NJ 07092

XFP-149875/sde TEAM C

To: UNKNOWN TENANT OR TENANTS

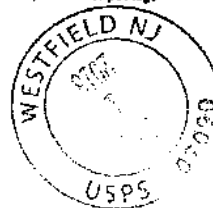
420 Hiday Church Road

Bloomsburg, PA 17815

County of P.Q.: COLUMBIA

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

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UNITED STATES POSTAGE
EAGLE
FITNEY BOWES
02 1M \$ 01.20⁰
0004282036 MAY 01 2013
MAILED FROM ZIP CODE 07092



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From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XFP-149875/sde TEAM C

To: COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF WELFARE

P.O. Box 2675

Harrisburg, PA 17105

County of P.Q.: COLUMBIA

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

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From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XFP-149875/sde TEAM C

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

County of P.Q.: COLUMBIA

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

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From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XFP-149875/sde TEAM C

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

County of P.Q.: COLUMBIA

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

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From: **Scott A. Dietterick, Esquire**

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XFP-149875/sde TEAM C

To: **MERS AS NOMINEE FOR FNB BANK, N.A.**

354 Mill Street,

Danville, PA 17821

County of P.Q.: COLUMBIA

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



UNITED STATES POSTAGE
Eagle logo
FITNEY BOWES
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c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XFP-149875/sde TEAM C

To: **MERS AS NOMINEE FOR FNB BANK, N.A.**

1401 E. Voorhees Street, Suite C

Danville, IL 61834

County of P.Q.: COLUMBIA

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



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c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XFP-149875/sde TEAM C

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

County of P.Q.: COLUMBIA

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c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XFP-149875/sde TEAM C

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

County of P.Q.: COLUMBIA

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c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XFP-149875/sde TEAM C

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

County of P.Q.: COLUMBIA

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

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Mountainside, NJ 07092

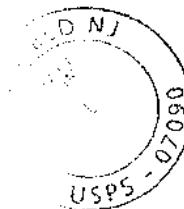
XFP-149875/sde TEAM C

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

County of P.Q.: COLUMBIA

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200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XFP-149875/sde TEAM C

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

County of P.Q.: COLUMBIA

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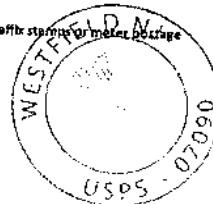
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To: UNKNOWN SPOUSE
420 Hidlay Church Road
Bloomsburg, PA 17815

County of P.Q.: COLUMBIA

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02 1M
0004282036 MAY 01 2013
MAILED FROM ZIP CODE 07092

SHERIFF'S SALE COST SHEET

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

- DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>216.00</u>	
- LEVY (PER PARCEL	\$15.00	
- MAILING COSTS	\$ <u>481.00</u>	
- ADVERTISING SALE BILLS & COPIES	\$17.50	
- ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</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>7.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>464.50</u>

- WEB POSTING	\$150.00	
- PRESS ENTERPRISE INC.	\$ <u>1293.54</u>	
- SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1518.54</u>

- PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	

TOTAL COSTS (OPENING BID) \$ 2203.04

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

FRANCES GAMBARDELLA
BRIAN C. NICHOLAS †
STEVEN D. KROL
CHRISTOPHER G. FORD
DENISE CARLON ‡
CHRISTINE E. POTTER
RYAN S. MALC
ASHLEIGH LEVY MARIN ‡
DOUGLAS J. McDONOUGH
TIMOTHY J. ZIEGLER
STEPHANIE WOLCHOK
ELIZABETH P. RIZZO
ROBERT D. BAILEY
JAIME R. ACKERMAN ‡
RACHEL G. PACKER ‡
KACIE W. BROWN
MONIKA S. PUNDALIK

* ALSO MEMBER OF NY, PA AND CA BAR
† ALSO MEMBER OF NY, PA AND ME BAR
‡ ALSO MEMBER OF NY AND ME BAR
§ ALSO MEMBER OF NY BAR
¶ ALSO MEMBER OF PA BAR
‡ ALSO MEMBER OF NY AND DC BAR

ZUCKER, GOLDBERG & ACKERMAN, LLC **ATTORNEYS AT LAW**

200 SHEFFIELD STREET, SUITE 101
P.O. BOX 1024
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500
FACSIMILE: 908-233-1390
E-MAIL: office@zuckergoldberg.com

*For payoff/reinstatement figures
Please send your request to: zuckergoldberg.com/pr*

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1918-1979)
LOUIS D. GOLDBERG (1923-1967)
LEONARD H. GOLDBERG (1929-1979)
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:
P.O. Box 650
Hershey, PA 17033

OF COUNSEL:

SCOTT A. DIETTERICK, ESQ. ‡
KIMBERLY A. BONNER, ESQ. ‡
RALPH M. SALVIA, ESQ. ‡

‡ MEMBER OF PA BAR ONLY

XFP-149875

April 16, 2013

Fax no.: 570-389-5625

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A.
vs. JOSEPH J. TRIVELPIECE
Premises: 420 Hidlay Church Road
Bloomsburg, PA 17815
Docket No.: 2011-CV-373
2013-ED-35
Sheriff Sale #: 2013-ED-35

Dear Sir/Madam:

Please continue the sheriff sale set for **May 8, 2013 to June 5, 2013**. Please announce this continuance at the May 8, 2013 Sheriff Sale.

Should you have any questions, please do not hesitate to contact me.

Sincerely,
ZUCKER GOLDBERG & ACKERMAN, LLC

By: **Marina Alvarado**
Foreclosure Sales Specialist
(908) 233-8500 x 370

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
JOSEPH TRIVELPIECE (et al.)

Case Number
2011CV373

SHERIFF'S RETURN OF SERVICE

04/03/2013 10:30 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 420 HIDLAY CHURCH ROAD, BLOOMSBURG, PA 17815.


PAUL D'ANGELO, DEPUTY

SO ANSWERS.


TIMOTHY T. CHAMBERLAIN, SHERIFF

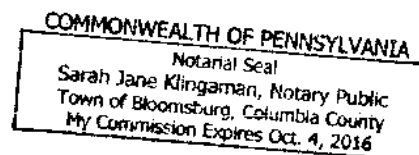
April 03, 2013

Affirmed and subscribed to before me this

NOTARY

3RD day of APRIL

2013





Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAINVIEW, NJ 07096

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
JOSEPH TRIVELPIECE (et al.)

Case Number
2011CV373

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 03/28/2013

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 420 HIDLAY CHURCH ROAD
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2011CV373

420 HIDLAY CHURCH ROAD, BLOOMSBURG, PA 17815 EXP: 03/28/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

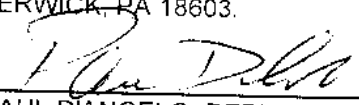


WELLS FARGO BANK, N.A.
vs.
JOSEPH TRIVELPIECE (et al.)

Case Number
2011CV373

SHERIFF'S RETURN OF SERVICE

03/05/2013 01:30 PM - DEPUTY PAUL D'ANGELO, 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: KRISTEN TRIVELPIECE AT 560 SUMMERHILL ROAD, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,

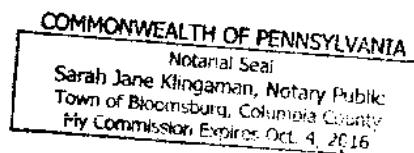

TIMOTHY T. CHAMBERLAIN, SHERIFF

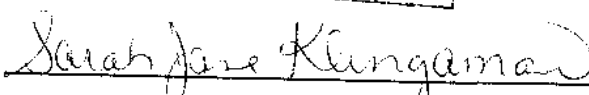
March 06, 2013

Affirmed and subscribed to before me this

NOTARY

6TH day of MARCH, 2013





Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAINVIEW, NJ 07046

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
JOSEPH TRIVELPIECE (et al.)

Case Number
2011CV373

SHERIFF'S RETURN OF SERVICE

03/05/2013 01:30 PM - DEPUTY PAUL D'ANGELO, 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 KRISTEN TRIVELPIECE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JOSEPH TRIVELPIECE AT 560 SUMMERHILL ROAD BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,

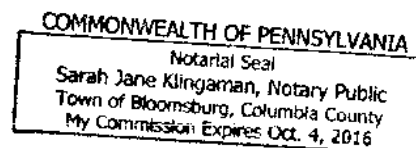

TIMOTHY T. CHAMBERLAIN, SHERIFF

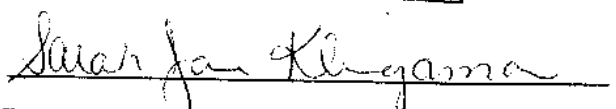
March 06, 2013

Affirmed and subscribed to before me this

NOTARY

6TH day of MARCH 2013





Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAINVIEW, NJ 07046

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
JOSEPH TRIVELPIECE (et al.)

Case Number
2011CV373

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 03/28/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: KRISTEN TRIVELPIECE

Primary Address: 420 HIDLAY CHURCH ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 560 SOMMERHILL RD -
BERWICK, PA

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KRISTEN TRIVELPIECE

Relation:

Date: 03/05/13 Time: 1330

Deputy: DANGELO Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

TRIVELPIECE, KRISTEN

2011CV373

420 HIDLAY CHURCH ROAD, BLOOMSBURG, PA 17815 EXP: 03/28/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
JOSEPH TRIVELPIECE (et al.)

Case Number
2011CV373

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 03/28/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JOSEPH TRIVELPIECE

Primary Address: 420 HIDLAY CHURCH ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 560 SUMMERHILL RD
BERWICK, PA.

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KRISTEN TRIVELPIECE

Relation: WIFE

Date: 03/05/13 Time: 1330

Deputy: DANGELO Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:	03-04-13					
Time:	2000					
Mileage:						
Deputy:	8					

Service Attempt Notes:

1. No One living At House

2.

3.

4.

5.

6.

TRIVELPIECE, JOSEPH

2011CV373

420 HIDLAY CHURCH ROAD, BLOOMSBURG, PA 17815 EXP: 03/28/2013

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

REAL ESTATE TAX CERTIFICATION

Date: 03/05/2013

Fee: \$5.00

Cert. NO: 13756

TRIVELPIECE JOSEPH J & KRISTEN J
420 HIDLAY CHURCH ROAD
BLOOMSBURG PA 17815

District: CENTRE SOUTH TWP
Deed: 20060 -8436
Location: 420 HIDLAY CHURCH RD
Parcel Id: 12 -04 -009 02,000

Assessment: 49,373
Balances as of 03/05/2013

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By:

Columbia County Sheriff

Per:

dm.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
JOSEPH TRIVELPIECE (et al.)

Case Number
2011CV373

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 03/28/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co

Primary Address: 11 WEST MAIN STREET

2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Dot Frank

Relation: Receptionist

Date: 3-5-13

Time: 1510

Deputy: 5-14

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2011CV373

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 03/28/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
JOSEPH TRIVELPIECE (et al.)

Case Number
2011CV373

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/28/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted <u>Other</u>		
Adult In Charge:	DEB MILLER		
Relation:	CLERK		
Date:	3/5/13	Time:	1510
Deputy:	SP	Mileage:	

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone: 908-233-8500
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2011CV373

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 03/28/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
JOSEPH TRIVELPIECE (et al.)

Case Number
2011CV373

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 03/28/2013

Zone:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Linda J. Fedder

Primary Address: 6390 Third Street
Bloomsburg, PA 17815

Phone: 570-784-0219

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: LINDA FEDDER

Relation:

Date: 03/04/13

Time: 0940

Deputy: DANGELO

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

FEDDER, LINDA J.

2011CV373

6390 THIRD STREET, BLOOMSBURG, PA 17815

EXP: 03/28/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
JOSEPH TRIVELPIECE (et al.)

Case Number
2011CV373

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice
Manner: < Not Specified > Expires: 03/28/2013 Zone: Warrant:
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Central Columbia SD
Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815
Phone: 570-784-2850 DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: GLENYSE CUDCINSKY
Relation: SHERIFF
Date: 03/04/13 Time: 0930
Deputy: DANIELO Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC Phone: 908-233-8500

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2011CV373

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 03/28/2013

Document Receipt

Trans # 16030 Carrier / service: POST 2PM 2/28/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000020868

Doc Ref #: 35ED2013

Document Receipt

Trans # 16029 Carrier / service: POST 2PM 2/28/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE
DEPARTMENT 281230

Tracking #: 9171924291001000020851

Doc Ref #: 35ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 16028 Carrier / service: POST 2PM 2/28/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000020844

Doc Ref #: 35ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 16027 Carrier / service: POST 2PM 2/28/2013

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000020837

Doc Ref #: 35ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 16026 Carrier / service: POST 2PM 2/28/2013

Ship to: 16026

PA DEPT OF REVENUE INHERITANCE
TAX

DEPT 280601

Tracking #: 9171924291001000020820

Doc Ref #: 35ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 16025 Carrier / service: POST 2PM 2/28/2013

Ship to: 16025

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000020813

Doc Ref #: 35ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 16024 Carrier / service: POST 2PM 2/28/2013

Ship to: 16024

MERS AS NOMINEE FOR FNB BANK, NA

354 MILL STREET

Tracking #: 9171924291001000020806

Doc Ref #: 35ED2013

DANVILLE PA 17821

Document Receipt

Trans # 16021 Carrier / service: POST 2PM 2/28/2013

Ship to: 16021

MERS AS NOMINEE FOR FNB BANK NA

PO BOX 2026

Tracking #: 9171924291001000020783

Doc Ref #: 35ED2013

FLINT MI 48501

REAL ESTATE OUTLINE

ED # 35-13

DATE RECEIVED 2-28-13

DOCKET AND INDEX 2-28-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

✓

WHEREABOUTS OF LKA

✓

NON-MILITARY AFFIDAVIT

✓

NOTICES OF SHERIFF SALE

✓

WAIVER OF WATCHMAN

✓

AFFIDAVIT OF LIENS LIST

✓

CHECK FOR \$~~1,350.00~~ OR 1500.00

✓

CK# 3462

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

SALE DATE

May 8, 13 TIME 0900

POSTING DATE

Apr 4, 13

ADV. DATES FOR NEWSPAPER

1ST WEEK Apr 17

2ND WEEK 24

3RD WEEK May 1, 13

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV373

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

WEDNESDAY, MAY 08, 2013
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN 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

PROPERTY ADDRESS: 420 HIDLAY CHURCH ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 12-04-009-02

Seized and taken into execution to be sold as the property of JOSEPH TRIVELPIECE, KRISTEN TRIVELPIECE in suit of WELLS FARGO BANK, N.A..

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:
ZUCKER, GOLDBERG & ACKERMAN, LLC
MOUNTAINSIDE, NJ 908-233-8500

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-373
vs.	:	
	:	Execution No.: 2013-ED-35
JOSEPH J. TRIVELPIECE; KRISTEN J.	:	
TRIVELPIECE;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	

To the Sheriff of Columbia County:

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

See Exhibit "A" attached.

Amount Due		\$193,024.07
Interest from 10/2/2012 to date of sale		\$8,656.53
	Total	\$201,680.60
		plus costs to be added

Prothonotary:

By Barbara N. Silvette
Clerk Acting

Date: 02-28-13

RECEIVED BY THE CLERK OF THE COURT
Mr. [Name] [Signature] [Date]

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.: 2013-ED-35
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"

Wells Fargo Bank, N.A.,
Plaintiff,
vs.
JOSEPH J. TRIVELPIECE; KRISTEN J.
TRIVELPIECE;
Defendant(s).

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

Amount Due	\$193,024.07
Interest from 10/2/2012 to date of sale	\$8,656.53
Total	\$201,680.60
	plus costs to be added

By: Baileana N. Sweth
Clerk Acting

Date: 02-28-13

Produced Purs. 21 Rev. Courts
My Comm. Expires 12/31/2014

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.: 2013-ED-35
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"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-373
vs.	:	
	:	Execution No.: 2013-ED-35
JOSEPH J. TRIVELPIECE; KRISTEN J.	:	
TRIVELPIECE;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	

To the Sheriff of Columbia County:

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

See Exhibit "A" attached.

Amount Due		\$193,024.07
Interest from 10/2/2012 to date of sale		\$8,656.53
Total		\$201,680.60
		plus costs to be added

Prothonotary:

By: Barbara N. Selveti
Clerk Acting

Date: 02-28-13

FILED IN CIVIL DIVISION
2/28/2013

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.: 2013-EP-35
JOSEPH J. TRIVELPIECE; KRISTEN J.	:	
TRIVELPIECE;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	

LEGAL DESCRIPTION

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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;

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CONTAINING 1.01 ACRES OF LAND, MORE OR LESS.

PARCEL No. 12-04-009-02

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

Exhibit "A"

**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.: 2013-ED-35
	:	
JOSEPH J. TRIVELPIECE; KRISTEN J.	:	
TRIVELPIECE;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 420 Hidlay Church Road, Bloomsburg, PA 17815.

1. Name and Address of Owner(s) or Reputed Owner(s):

JOSEPH J. TRIVELPIECE AND KRISTEN J. TRIVELPIECE, HUSBAND AND
WIFE, AS TENANTS BY THE ENTIRETIES
420 Hidlay Church Road
Bloomsburg, PA 17815

2. Name and Address of Defendant(s) in the Judgment:

JOSEPH J. TRIVELPIECE
420 Hidlay Church Road
Bloomsburg, PA 17815

KRISTEN J. TRIVELPIECE
420 Hidlay Church Road
Bloomsburg, PA 17815

3. Name and Address of every judgment creditor whose judgment is a record lien on the real property to be sold:

WELLS FARGO BANK, N.A.
Plaintiff

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

WELLS FARGO BANK, N.A.
Plaintiff

MERS AS NOMINEE FOR FNB BANK, N.A.
P.O. Box 2026,
Flint, MI 48501-2026
AND
354 Mill Street,
Danville, PA 17821

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

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

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

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

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

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

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

UNKNOWN SPOUSE
420 Hidlay Church Road
Bloomsburg, PA 17815

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

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

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated:

2/25/13

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓
200 Sheffield Street, Suite 101
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.: 2013-ED-35
JOSEPH J. TRIVELPIECE; KRISTEN J.	:	
TRIVELPIECE;	:	
	:	
Defendant(s).	:	
	:	
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LEGAL DESCRIPTION

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PARCEL No. 12-04-009-02

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

Exhibit "A"

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

Wells Fargo Bank, N.A., : CIVIL DIVISION

Plaintiff, : NO.: 2011-CV-373

vs. :

JOSEPH J. TRIVELPIECE; KRISTEN J.
TRIVELPIECE;

Execution No.: 2013-ED-~~18~~ 35

Defendant(s).

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 420 Hidlay Church Road, Bloomsburg, PA 17815.

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WIFE, AS TENANTS BY THE ENTIRETIES
420 Hidlay Church Road
Bloomsburg, PA 17815

2. Name and Address of Defendant(s) in the Judgment:

JOSEPH J. TRIVELPIECE
420 Hidlay Church Road
Bloomsburg, PA 17815

2 KRISTEN J. TRIVELPIECE
420 Hidlay Church Road
Bloomsburg, PA 17815

3. Name and Address of every judgment creditor whose judgment is a record lien on the real property to be sold:

WELLS FARGO BANK, N.A.
Plaintiff

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

WELLS FARGO BANK, N.A.
Plaintiff

3 MERS AS NOMINEE FOR FNB BANK, N.A.
P.O. Box 2026,
Flint, MI 48501-2026
AND
354 Mill Street,
Danville, PA 17821

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

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

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

4 COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
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7. Name and Address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
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Bloomsburg, PA 17815

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

UNKNOWN SPOUSE
420 Hidlay Church Road
Bloomsburg, PA 17815

PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION

Dept. 280601

Harrisburg, PA 17128-0601

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

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: *2/29/13*

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓

200 Sheffield Street, Suite 101

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.: 2013-ED-35
JOSEPH J. TRIVELPIECE; KRISTEN J.	:	
TRIVELPIECE;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	

LEGAL DESCRIPTION

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

Exhibit "A"

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.: 2013-ED-35
JOSEPH J. TRIVELPIECE; KRISTEN J.	:	
TRIVELPIECE;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	

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

Exhibit "A"

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

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

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

JOSEPH J. TRIVELPIECE
420 Hidlay Church Road
Bloomsburg, PA 17815
AND
47 Mill Road,
Berwick, PA 18603

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street
Bloomsburg, PA 17815 on _____ at _____ prevailing local time.

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

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

The LOCATION of your property to be sold is:

420 Hidlay Church Road, Bloomsburg, PA, 17815

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

No. **2011-CV-373**

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

JOSEPH J. TRIVELPIECE; KRISTEN J. TRIVELPIECE

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

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

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

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

**Lawyer Referral Service of the Columbia
County Bar Association**

**Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
Phone (800) 692-7375**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation

to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: 2/25/13

BY: 

Scott A. DiStefano, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

File No.: XFP-149875

(908) 233-8500; (908) 233-1390 FAX

E-mail: Office@zuckergoldberg.com

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**

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.: 2013-ED-35
	:	
JOSEPH J. TRIVELPIECE; KRISTEN J.	:	
TRIVELPIECE;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	

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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"

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

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

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

KRISTEN J. TRIVELPIECE
420 Hidlay Church Road
Bloomsburg, PA 17815
AND
47 Mill Road,
Berwick, PA 18603

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street
Bloomsburg, PA 17815 on _____ at _____ prevailing local time.

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

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

The LOCATION of your property to be sold is:

420 Hidlay Church Road, Bloomsburg, PA, 17815

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

No. **2011-CV-373**

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

JOSEPH J. TRIVELPIECE; KRISTEN J. TRIVELPIECE

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

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

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

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

**Lawyer Referral Service of the Columbia
County Bar Association**

**Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
Phone (800) 692-7375**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation

to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated:

2/25/13

BY: 

Scott A. Diotterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
File No.: XFP-149875
(908) 233-8500; (908) 233-1390 FAX
E-mail: Office@zuckergoldberg.com

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**

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.: 2013-ED-35
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"

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.,

Plaintiff,

vs.

JOSEPH J. TRIVELPIECE; KRISTEN J.
TRIVELPIECE;

Defendants.

CIVIL DIVISION

NO.: 2011-CV-373

2013-ED-35

AFFIDAVIT OF LAST KNOWN ADDRESS

STATE OF NEW JERSEY :

: SS:

COUNTY OF UNION :

Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Scott A. Dietterick, Esquire, Kimberly A. Bonner, Esquire, Joel Ackerman, Esquire, attorney for Plaintiff, who being duly sworn according to law deposes and says that the owner of the property located at 420 Hidlay Church Road, Bloomsburg, PA 17815 is JOSEPH J. TRIVELPIECE and KRISTEN J. TRIVELPIECE, husband and wife, as tenants by the entireties, with a last known address of 420 Hidlay Church Road, Bloomsburg, PA 17815, to the best of his knowledge, information and belief.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated: 2/29/13

By: 

Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓
Atty File No.: XFP-149875
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
Email: Office@zuckergoldberg.com
(908) 233-8500; (908) 233-1390 FAX

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 25 DAY OF February, 2013.


NOTARY PUBLIC

PAUL C. NADRATOWSKI
Notary Public of New Jersey
ID # 2407850
My Commission Expires 4/27/2016

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,

Plaintiff,

vs.

JOSEPH J. TRIVELPIECE; KRISTEN J.
TRIVELPIECE;

Defendant(s).

CIVIL DIVISION

NO.: 2011-CV-373

Execution No.: 2013-ED-35

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF NEW JERSEY)

) SS

COUNTY OF UNION)

Before me, the undersigned authority, a notary public in and for said County and Commonwealth, personally appeared Scott A. Dietterick, Esquire, Kimberly A. Bonner, Esquire, Joel Ackerman, Esquire, Ashleigh L. Marin, Esquire, Ralph M. Salvia, Esquire, Jaime R. Ackerman, Esquire, attorney for Plaintiff, who being duly sworn according to law deposes and says that the Defendant(s) is(are) not in the military service of the ; UNITED STATES OF AMERICA to the best of his knowledge, information and belief.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: 2/29/13

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

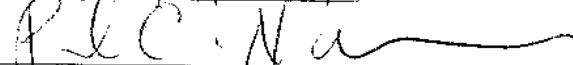
File No.: XFP-149875

(908) 233-8500; (908) 233-1390 FAX

E-mail: Office@zuckergoldberg.com

Sworn to and subscribed before me this

25 day of FEBRUARY, 2013.



Notary Public

PAUL C. NADRATOWSKI
Notary Public of New Jersey
ID# 2407650
My Commission Expires 4/27/2016

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,

Plaintiff,

vs.

JOSEPH J. TRIVELPIECE; KRISTEN J.
TRIVELPIECE;

Defendant(s).

CIVIL DIVISION

NO.: 2011-CV-373

Execution No.: 2013-ED-35

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated: 2/22/13

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 L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓

Atty File No.: XFP-149875

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

Email: Office@zuckergoldberg.com

(908) 233-8500; (908) 233-1390 FAX

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2011-CV-373 2013-ED-35
PLAINTIFF: Wells Fargo Bank, N.A.
DEFENDANT(S): JOSEPH J. TRIVELPIECE; KRISTEN J. TRIVELPIECE;
TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**
SERVE AT: 420 Hidlay Church Road, Bloomsburg, PA 17815

Sir: ☒ Please **POST** the Handbill and Notice of Sale at the above Mortgaged Premises.

Should you have any questions please contact Shereza Deonarine of our office at 908-233-8500.

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____

Date: _____

Name: _____
Title: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

**Zucker, Goldberg & Ackerman, LLC
ATTN: Scott A. Dietterick, Esq.
200 Sheffield Street, Suite 101
Mountainside, NJ 07092**

Dated:

Zucker, Goldberg & Ackerman, LLC

By: Jaime R. Ackerman
Jaime R. Ackerman, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XFP-149875

For office use only:

C_149875_SRE1_C

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2011-CV-373 2013-ED-35
PLAINTIFF: Wells Fargo Bank, N.A.
DEFENDANT(S): JOSEPH J. TRIVELPIECE; KRISTEN J. TRIVELPIECE;
TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**
SERVE AT: 420 Hidlay Church Road, Bloomsburg, PA 17815

Sir: ☒ **Please serve Defendant, JOSEPH J. TRIVELPIECE, OR an adult individual with whom the defendant resides with a true and correct copy of the Notice of Sale. If unable to complete service, please attempt service at least once after 6:00pm.**
Should you have any questions please contact Shereza Deonarine of our office at 908-233-8500.

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____

Date: _____ Name: _____
Title: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

Zucker, Goldberg & Ackerman, LLC
ATTN: Scott A. Dietterick, Esq.
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

Dated: _____

Zucker, Goldberg & Ackerman, LLC

By: JAIME R. ACKERMAN

Jaime R. Ackerman, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XFP-149875

For office use only:

C_149875_SRE1_C

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO.: 2011-CV-373 2013-ED-35
PLAINTIFF: Wells Fargo Bank, N.A.
DEFENDANT(S): JOSEPH J. TRIVELPIECE; KRISTEN J. TRIVELPIECE;
TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**
SERVE AT: 420 Hidlay Church Road, Bloomsburg, PA 17815

Sir: ☒ **Please serve Defendant, KRISTEN J. TRIVELPIECE, OR an adult individual with whom the defendant resides with a true and correct copy of the Notice of Sale. If unable to complete service, please attempt service at least once after 6:00pm.**

Should you have any questions please contact Shereza Deonarine of our office at 908-233-8500.

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above):

Columbia County Sheriff's Office: _____
Date: _____ Name: _____
Title: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

**Zucker, Goldberg & Ackerman, LLC
ATTN: Scott A. Dietterick, Esq.
200 Sheffield Street, Suite 101
Mountainside, NJ 07092**

Dated: _____

Zucker, Goldberg & Ackerman, LLC

By: Jaime R. Ackerman
Jaime R. Ackerman, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XFP-149875

For Office Use only:

C 149875 SRE2 C

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO.: 2011-CV-373 2013-ED-35
PLAINTIFF: Wells Fargo Bank, N.A.
DEFENDANT(S): JOSEPH J. TRIVELPIECE; KRISTEN J. TRIVELPIECE;
TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**
SERVE AT: 47 Mill Road, Berwick, PA 18603

Sir: ☒ Please serve Defendant, **KRISTEN J. TRIVELPIECE**, OR an adult individual with whom the defendant resides with a true and correct copy of the Notice of Sale. If unable to complete service, please attempt service at least once after 6:00pm.

Should you have any questions please contact Shereza Deonarine of our office at 908-233-8500.

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____

Date: _____ Name: _____
Title: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

Zucker, Goldberg & Ackerman, LLC
ATTN: Scott A. Dietterick, Esq.
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

Dated: _____

Zucker, Goldberg & Ackerman, LLC

By: Jaime R. Ackerman
Jaime R. Ackerman, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XFP-149875

For Office Use only:

C 149875 SRE2 C

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2011-CV-373 2013-ED-35
PLAINTIFF: Wells Fargo Bank, N.A.
DEFENDANT(S): JOSEPH J. TRIVELPIECE; KRISTEN J. TRIVELPIECE;
TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**
SERVE AT: 47 Mill Road, Berwick, PA 18603

Sir: ☒ Please serve Defendant, **JOSEPH J. TRIVELPIECE**, OR an adult individual with whom the defendant resides with a true and correct copy of the Notice of Sale. If unable to complete service, please attempt service at least once after 6:00pm.
Should you have any questions please contact Shereza Deonarine of our office at 908-233-8500.

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____

Date: _____

Name: _____
Title: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

Zucker, Goldberg & Ackerman, LLC
ATTN: Scott A. Dietterick, Esq.
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

Dated: _____

Zucker, Goldberg & Ackerman, LLC

By: JAIME R. ACKERMAN

Jaime R. Ackerman, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XFP-149875

For office use only:

C_149875_SRE1_C

DO NOT ACCEPT THIS CHECK UNLESS THE PINK LOCK & KEY ICONS FADE WHEN WARNED AND YOU CAN SEE HEXAGONS IN A DUAL-TONE TRUE WATERMARK WHEN HELD TO THE LIGHT

ZUCKER, GOLDBERG & ACKERMAN, LLC

ATTORNEYS AT LAW

ATTORNEY SHERIFF ADVANCE ACCOUNT

200 SHEFFIELD ST., SUITE 301
MOUNTAINSIDE, NJ 07092

PH. 908-233-8500

003462

03462

JPMORGAN CHASE BANK, N.A.

MONTCLAIR, NJ 07042

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE

DATE
9/26/2012

AMOUNT
\$1,500.00

One Thousand Five Hundred and 00/100

US Dollars

PAY
TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

P.O. BOX 380

BLOOMSBURG, PA 17815

United States

149875;149875_Sheriff Sale Ad

TWO SIGNATURES REQUIRED IF THE AMOUNT IS MORE THAN \$10,000.00

⑈003462⑈ ⑆021202337⑆

454955118⑈

RUB OR BREATHE ON THE PINK LOCK & KEY ICONS—COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK—IF COLOR DOES NOT FADE DO NOT ACCEPT