

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

WELLS FARGO BANK NA VS DAVID WEBER

NO. 146-2015 ED NO. 635-2015 JD

DATE/TIME OF SALE: JANUARY 27, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2711.39

POUNDAGE – 2% OF BID \$ 54.23

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

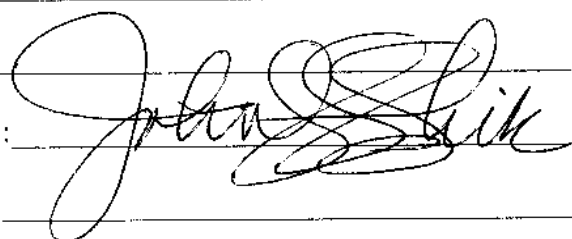
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2765.62

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 2765.62

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1415.62

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO BANK N.A.

vs.

Defendant
DAVID WEBER

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS, OH 43216-5028

Sheriff's Sale Date: Wednesday, January 27, 2016

Writ of Execution No. : 2015CV635

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1023 ORANGE STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$78.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$977.04
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$270.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$9.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$190.00
Other	\$66.00

LUZERNE CO

Total Sheriff Costs **\$2,061.54**

Municipal Costs

Sewer \$582.85

Total Municipal Costs **\$582.85**

Distribution Costs

Recording Fees \$67.00

Total Distribution Costs **\$67.00**

Grand Total: **\$2,711.39**

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



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Richard W. Hamble	Telephone Number: 614-917-1781		
Mailing Address P. O. Box 165028	City Columbus	State OH	ZIP Code 43216-5028

B. TRANSFER DATA

Date of Acceptance of Document 01/27/2016			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: 570-389-5622	Grantee(s)/Lessee(s) Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns	Telephone Number: (800) 827-1000
Mailing Address 35 West Main Street, P.O. Box 380		Mailing Address 116 N. Jefferson Street	
City Bloomsburg	State PA	ZIP Code 17815	City Roanoke
			State VA
			ZIP Code 24016

C. REAL ESTATE LOCATION

Street Address 1023 Orange Street		City, Township, Borough Borough of Berwick
County Columbia	School District Berwick Area	Tax Parcel Number 04C-02-096-00-000

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 2,765.52	2. Other Consideration +0.00	3. Total Consideration = 2,765.52
4. County Assessed Value 28,238.00	5. Common Level Ratio Factor x3.60	6. Computed Value = 101,656.80

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

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

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
(If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

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 Richard W. Hamble	Date 02/05/2016
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

March 10, 2016

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

Re: Wells Fargo Bank, N.A. v.
David Weber, AKA David C Weber, et al.
Property Address: 1023 Orange Street, Berwick, PA 18603
Docket No. 2015-CV-635
Our File Number: 15-021670

Dear Sir or Madam:

Our office is the attorney on the Writ for the above-referenced sale. Please be advised that we are assigning the bid to **Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns, 116 N. Jefferson Street, Roanoke, VA 24016**. Please issue the Deed to the specified assignee.

Also enclosed are the following:

- a check in the amount of \$1,415.62, representing the amount due per the cost sheet. If any additional amount is due, please contact me and I will forward it immediately;
- two (2) original Realty Transfer Tax Affidavits of Value;
- a copy of the Mortgage and Assignment of Mortgage (if applicable)
- a self-addressed, stamped envelope for return of the deed.

Please bill us for any unpaid costs or refund any excess from our advance.

Should you have any questions, please feel free to contact me at 614-917-1781 or email rwh@mdk-llc.com.

Very truly yours,
MANLEY DEAS KOCHALSKI LLC

By: Richard W. Hamble
Richard W. Hamble, Legal Assistant

Enclosures

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
WEBER, DAVID

Case Number
2015CV635

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 146

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Kelly Macci's

Relation: Secretary

Date: 11-6-15

Time: 11:42

Deputy: 3

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2015CV635

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

Manley Deas Kochalski LLC

COMMERCE NATIONAL BANK

000375

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

Columbus, OH 43214
25-280/440

Pay **One Thousand Four hundred Fifteen dollars and 62 cents*******

DATE

3/11/2016

AMOUNT

\$1415.62

to the Order of :

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

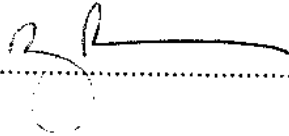
15-021670, 2015-CV-635, Weber

Manley Deas

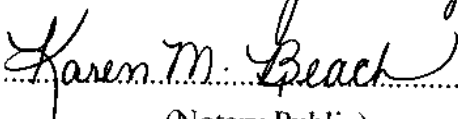
⑈000375⑈ ⑆074900657⑆ 9001045366⑈

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 6, 13, 20, 2016 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....


Sworn and subscribed to before me this 20th day of January 2016

.....

.....
(Notary Public)



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

.....

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>270.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>78.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>563.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>977.04</u>
SOLICITOR'S SERVICES	\$75.00 <u>100.00</u>
TOTAL ***** \$ <u>1227.04</u>	

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>582.85</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>582.85</u>	

SURCHARGE FEE (DSTE)	\$ <u>190.00</u>
MISC. <u>642.64</u>	\$ <u>66.00</u>
TOTAL ***** \$ <u>66.00</u>	

TOTAL COSTS (OPENING BID) \$ 2711.39

1350

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

REAL ESTATE TAX CERTIFICATION

Date: 01/20/2016

Fee: \$5.00

Cert. NO: 23177

WEBER DAVID C
389 SOUTH MOUNTAIN BLVD
MOUNTAIN TOP PA 18707

District: BERWICK BORO
Deed: 20120 -4430
Location: 1023 ORANGE ST
Parcel Id:04C-02 -096-00,000

Assessment: 28,238
Balances as of 01/20/2016

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

By: Sheriff

Per: _____

*CERTIFICATION DOES NOT INCLUDE ANY 2015 REAL ESTATE TAX AMOUNTS.

*IF A CERTIFICATION OF 2015 TAX BILLS FROM THE TAX COLLECTOR REFLECTS NON-PAYMENT,
PLEASE OBTAIN A LIEN CERTIFICATION FROM OUR OFFICE IN FEBRUARY 2016 TO OBTAIN
PROPER PAYOFF AMOUNTS.



MANLEYDEAS.COM

P.O. BOX 165028
CO: UMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

January 9, 2016

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

Re: Wells Fargo Bank, N.A. v.
David Weber, AKA David C Weber, et al.
Property Address: 1023 Orange Street, Berwick, PA 18603
Docket No. 2015-CV-635
Our File Number: 15-021670

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

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

Very truly yours,

Manley Deas Kochalski LLC
Enclosure

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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

David Weber, AKA David C Weber

Defendant.

CIVIL DIVISION

Docket No.: 2015-CV-635

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

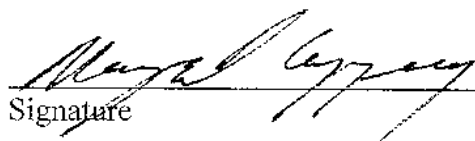
I, Margaret Agyepong, a Legal Assistant with the firm of Manley Deas Kochalski LLC, attorneys for Plaintiff, Wells Fargo Bank, N.A., being duly sworn according to law depose and make the following Affidavit regarding the service of Plaintiff's Notice of Sheriff's Sale of Real Property in this matter on Defendant/Owner and Other Parties of Interest as follows:

1. Defendant(s), David Weber, AKA David C Weber is the record owners of the real property.
2. On or about November 30, 2015, Defendant David Weber, AKA David C Weber was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, personally by the sheriff , at the address of 389 South Mountain BLVD, Mountain Top, PA

18707. A true and correct copy of said Return of Service are marked Exhibit "A", attached hereto and made a part hereof

3. On or about December 21, 2015, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriffs Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, postage pre-paid, with a Certificate of Mailing. True and correct copies of said Certificates of Mailing are marked Exhibit "B", attached hereto and made a part hereof.

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.

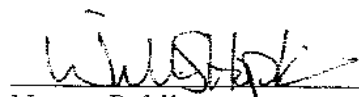

Signature

Margaret Agyepong
Printed Name
Legal Assistant
Manley Deas Kochalski LLC

1/12/16
Date

Sworn to/affirmed and subscribed before me, a notary public, by Margaret Agyepong on this 12th day of January 2016.

My Commission Expires: 3/30/2020


Notary Public

NOTARY SEAL:



William Samuel Hopkins
Notary Public, State of Ohio
My commission expires 3-30-20

15-021670_MFA

EXHIBIT A

SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski
Sheriff



Robert C. Lawton
County Manager

Joan Hoggarth
Director of Judicial Services & Records

C. David Pedri
Chief Solicitor

WELLS FARGO BANK

vs.

DAVID WEBER A/K/A DAVID C WEBER

Case Number

2015-CV-635

SHERIFF'S RETURN OF SERVICE

11/30/2015 10:28 AM - MAURICE LAMOREUX, DEPUTY SHERIFF, FOR SHERIFF OF SAID COUNTY, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT ON NOVEMBER 30, 2015 AT 10:28 AM, PREVAILING TIME, HE SERVED THE WITHIN NOTICE OF SHERIFF SALE & WRIT OF EXECUTION UPON DAVID WEBER A/K/A DAVID C WEBER, THE WITHIN NAMED, BY HANDING TO DAVID WEBER A/K/A DAVID C WEBER PERSONALLY, AT 389 S MOUNTAIN BLVD, MOUNTAIN TOP, PA 18707 IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, A TRUE AND ATTESTED COPY AND MAKING KNOWN THE CONTENTS THEREOF.

Maurice Lamoreux

MAURICE LAMOREUX, DEPUTY

SO ANSWERS,

Brian M. Szumski

BRIAN M. SZUMSKI, SHERIFF

December 01, 2015

Mitchell

614-220-5613

Fax

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

PATRICIA E. SENZI, Notary Public
Kingston, Berks, Luzerne County

My Commission Expires December 24, 2017

NOTARY

Affirmed and subscribed to before me this

1ST

day of

DECEMBER

2015

Patricia E. Senzi

EXHIBIT B



Certificate Of
Mailing

PS Form 3817, April 1, 1997
PSN 7530-01-000-5005

The United States Postal Service certifies that this document was mailed to the addressee on the date shown below.

From: Jana Erdlins-dottm, Esquire
c/o Marley Deis Koehnlski LLC
P.O. Box 165028
Columbus, OH 43216-5028

To: COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 17678
Harrisburg, PA 17119
County of P.O. Columbia

PS Form 3817

PS Form 3817, April 1, 1997 PSN 7530-01-000-5005



Certificate Of
Mailing

PS Form 3817, April 1, 1997
PSN 7530-01-000-5005

The United States Postal Service certifies that this document was mailed to the addressee on the date shown below.

From: Jana Erdlins-dottm, Esquire
c/o Marley Deis Koehnlski LLC
P.O. Box 165028
Columbus, OH 43216-5028

To: COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
15 West Main Street, 2nd Floor
Harrisburg, PA 17105
County of P.O. Columbia

PS Form 3817

PS Form 3817, April 1, 1997 PSN 7530-01-000-5005



Certificate Of
Mailing

PS Form 3817, April 2007
PSN 7530-02-000-9005

This Certificate of Mailing is valid only when the following conditions are met:
1. This form is used only for the mailing of a single document.

From: Jana Erdmansdotter, Esquire
c/o Morley Dean Kocholski LLC
P.O. Box 165028
Columbus, OH 43216-5028

To: PA DEPT. OF REVENUE - INHERITANCE TAX
DIVISION
610 East State Street, Suite 2800
Dept. 2800
Harrisburg, PA 17128-0901
County of PA: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9005



Certificate Of
Mailing

PS Form 3817, April 2007
PSN 7530-02-000-9005

This Certificate of Mailing is valid only when the following conditions are met:
1. This form is used only for the mailing of a single document.

From: Jana Erdmansdotter, Esquire
c/o Morley Dean Kocholski LLC
P.O. Box 165028
Columbus, OH 43216-5028

To: UNKNOWN TENANT OR TENANTS
1023 Orange Street
Berwick, PA 17607
County of PA: York

PS Form 3817, April 2007 PSN 7530-02-000-9005

PS Form 3817, April 2007 PSN 7530-02-000-9005



**Certificate Of
Mailing**

*Signatures and stamps
are required for this
mailing.*

Postage and Fees: This certificate is valid for the first mailing only. For subsequent mailings, the postage and fees must be paid by the sender.

From: Jana Erdtman-Down, Esquire
c/o Marley Deas Kochalski LLC
P.O. Box 168028
Columbus, OH 43216-8028

To: UNKNOWN SPOUSE
102 S Orange Street
Berwick, PA 18603
County of P.Q.: Columbia

Postage paid

PS Form 3817, April 2007 PSN 7530-01-000-9065



**Certificate Of
Mailing**

*Signatures and stamps
are required for this
mailing.*

Postage and Fees: This certificate is valid for the first mailing only. For subsequent mailings, the postage and fees must be paid by the sender.

From: Jana Erdtman-Down, Esquire
c/o Marley Deas Kochalski LLC
P.O. Box 168028
Columbus, OH 43216-8028

To: MERS, INC. AS NOMINEE FOR GUARANTEED RATE,
INCLUDES SUCCESSORS AND ASSIGNS
10130 E 12th
Suite 1000
Overland Park, KS 66204
County of P.Q.: Columbia

Postage paid

PS Form 3817, April 2007 PSN 7530-01-000-9065



**Certificate Of
Mailing**

PS Form 3817, April 2007 PSN 7530-02-000-6005
 (Do not write on this space)

PS Form 3817, April 2007 PSN 7530-02-000-6005
 (Do not write on this space)

From: Jami Erdine-Sutton, Esquire
 c/o Marley Oaks Kschalsky LLC
 P.O. Box 108028
 Columbus, OH 43216-028

To: MERS, INC. ASSUMED FOR GUARANTEED RATE,
 INC. ITS SUCCESSORS AND ASSIGNS
 1901 E. Avenue Street, Suite C
 Danville, IL 61834
 County of PAQ - Columbia

10/10/07

PS Form 3817, April 2007 PSN 7530-02-000-6005



**Certificate Of
Mailing**

PS Form 3817, April 2007 PSN 7530-02-000-6005
 (Do not write on this space)

PS Form 3817, April 2007 PSN 7530-02-000-6005
 (Do not write on this space)

From: Jami Erdine-Sutton, Esquire
 c/o Marley Oaks Kschalsky LLC
 P.O. Box 108028
 Columbus, OH 43216-028

To: MERS, INC. ASSUMED FOR GUARANTEED RATE,
 INC. ITS SUCCESSORS AND ASSIGNS
 1901 E. Avenue Street, Suite C
 Danville, IL 61834
 County of PAQ - Columbia

10/10/07

PS Form 3817, April 2007 PSN 7530-02-000-6005



Certificate Of
Mailing

U.S. MAIL PERMIT NO. 1000
COLUMBIA, PA 17501

This certificate of mailing is a true and correct copy of the original as submitted to the United States Postal Service.

From: Jana Erdmansdotter, Esquire
c/o Monley Deas Kochalski LLC
P.O. Box 268028
Columbia, OH 43226-8028

To: MERS, INC. AS NOMINEE FOR CLARANCHED RATE,
INC., ITS SUCCESSORS AND ASSIGNS
5940 North Ravenswood
Chicago, IL 60630
County of P.O. Columbia

04/20/07

PS Form 3817, April 2007 PSN 7550-01-000-9000



Certificate Of
Mailing

U.S. MAIL PERMIT NO. 1000
COLUMBIA, PA 17501

This certificate of mailing is a true and correct copy of the original as submitted to the United States Postal Service.

From: Jana Erdmansdotter, Esquire
c/o Monley Deas Kochalski LLC
P.O. Box 268028
Columbia, OH 43226-8028

To: COLUMBIA COUNTY TAX CLAIMS UNIT
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815
County of P.O. Columbia

04/20/07

PS Form 3817, April 2007 PSN 7550-01-000-9000



Certificate Of
Mailing

PS Form 3817, April 2007 PSN 7530-02-000-6065
Use only for certified mail.

This certificate of mailing is valid only if the sender has paid the postage for the mailing.

From: Jana Lindforsdotter, Esquire
c/o Marney Dars Kochinski LLC
P.O. Box 165028
Columbus, OH 43216-5028

To: BERWICK BORO
344 Market Street
Berwick, PA 18602
County of P.Q.: Columbia

Postage paid

PS Form 3817, April 2007 PSN 7530-02-000-6065



Certificate Of
Mailing

PS Form 3817, April 2007 PSN 7530-02-000-6065
Use only for certified mail.

This certificate of mailing is valid only if the sender has paid the postage for the mailing.

From: Jana Lindforsdotter, Esquire
c/o Marney Dars Kochinski LLC
P.O. Box 165028
Columbus, OH 43216-5028

To: BERWICK BORO
c/o Connie Gougher
1015 Franklin Avenue
Berwick, PA 18602
County of P.Q.: Columbia

Postage paid

PS Form 3817, April 2007 PSN 7530-02-000-6065



Certificate Of
Mailing

PS Form 3817, April 2007
PSN 7530-02-000-9045

Postmaster: If you are mailing this notice to a business, you must use the business name and address.

From: Jana Erdmansdotter, Esquire
c/o Manley Deak Koehnson PLLC
P.O. Box 105028
Columbus, OH 43110-5028

To: BERWICK AREA SCHOOL DISTRICT
c/o Connie Coughlin
1615 Lincoln Avenue
Berwick, PA 18601
County of P.O. Columbia

City/Town/Village

State

Zip

County

City

PS Form 3817, April 2007 PSN 7530-02-000-9045



Certificate Of
Mailing

PS Form 3817, April 2007
PSN 7530-02-000-9045

Postmaster: If you are mailing this notice to a business, you must use the business name and address.

From: Jana Erdmansdotter, Esquire
c/o Manley Deak Koehnson PLLC
P.O. Box 105028
Columbus, OH 43110-5028

To: PENNSYLVANIA AMERICAN WATER
800 West Hersheypark Drive
Hershey, PA 17033
County of P.O. Columbia

City/Town/Village

State

Zip

County

PS Form 3817, April 2007 PSN 7530-02-000-9045



Certificate Of
Mailing

PS Form 3817, April 2007 PSN 7530-02-000-9045

This certificate is for use by the United States Postal Service to certify the mailing of a document by first-class mail with return receipt requested.

From: Jana Erdmansdottir, Esquire
c/o Marley Deas Kochalski LLC
P.O. Box 765028
Columbus, OH 43276-5028

To: BERWICK AREA JUNCTION WATER AUTHORITY
1108 Lewis Avenue
Berwick, PA 18806
County of POT, Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9045



Certificate Of
Mailing

PS Form 3817, April 2007 PSN 7530-02-000-9045

This certificate is for use by the United States Postal Service to certify the mailing of a document by first-class mail with return receipt requested.

From: Jana Erdmansdottir, Esquire
c/o Marley Deas Kochalski LLC
P.O. Box 765028
Columbus, OH 43276-5028

To: UNKNOWN SPOUSE
389 South Mountain Blvd
Mountain Top, PA 18707-1915
County of POT, Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9045

SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski
Sheriff



Robert C. Lawton
County Manager

Joan Hoggarth
Director of Judicial Services & Records

C. David Pedri
Chief Solicitor

WELLS FARGO BANK
vs.
DAVID WEBER A/K/A DAVID C WEBER

Case Number
2015-CV-635

SHERIFF'S RETURN OF SERVICE

11/30/2015 10:28 AM - MAURICE LAMOREUX, DEPUTY SHERIFF, FOR SHERIFF OF SAID COUNTY, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT ON NOVEMBER 30, 2015 AT 10:28 AM, PREVAILING TIME, HE SERVED THE WITHIN NOTICE OF SHERIFF SALE & WRIT OF EXECUTION UPON DAVID WEBER A/K/A DAVID C WEBER, THE WITHIN NAMED, BY HANDING TO DAVID WEBER A/K/A DAVID C WEBER PERSONALLY, AT 389 S MOUNTAIN BLVD, MOUNTAIN TOP, PA 18707 IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, A TRUE AND ATTESTED COPY AND MAKING KNOWN THE CONTENTS THEREOF.

Maurice Lamoreux

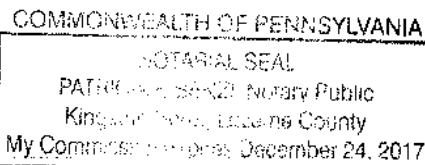
MAURICE LAMOREUX, DEPUTY

SO ANSWERS,

Brian M. Szumski

BRIAN M. SZUMSKI, SHERIFF

December 01, 2015



NOTARY

Affirmed and subscribed to before me this

1ST

day of

DECEMBER

, 2015

Patricia A. Senzi

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
WEBER, DAVID

Case Number
2015CV635

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 146

Warrant:

Notes:

SALE DATE & TIME: 01/27/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

11/17/15 added \$20.00 for given wrong amount on 11/5/15

11/5/15 Per Sharon \$46.00 \$5.00 # 825-1451 #3

Serve To:

Name: DAVID WEBER

Primary Address: 389 SOUTH MOUNTAIN BOULEVARD
MOUNTAIN TOP, PA 18707

Phone: DOB:

Alternate Address: 1023 ORANGE STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

Now, November 04, 2015 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

WEBER, DAVID

2015CV635

389 SOUTH MOUNTAIN BOULEVARD, MOUNTAIN TOP, PA NO EXPIRATION

LUZERNE COUNTY SHERIFF'S DEPARTMENT
200 NORTH RIVER STREET
WILKES-BARRE, PA 18711
570-825-1651
CIVIL DIVISION

RETURNED BY THE SHERIFF OF LUZERNE COUNTY FOR THE FOLLOWING:

A MINIMUM OF 15 BUSINESS DAYS IS REQUIRED FOR SERVICE.

REQUIRED FEE \$ 5.00 to Notary AMOUNT SENT \$ 26.00 & 5.00

WHEN CALLING FOR FEES, PLEASE INDICATE:

- ☐ SPECIFY WHAT TYPE OF PAPERS TO BE SERVED
- ☐ IF SAME DEFENDANT IS BEING SERVED AT MULTIPLE ADDRESSES
- ☐ MULTIPLE DOCUMENTS BEING SERVED

ACCEPTABLE FORMS OF PAYMENT INCLUDE ATTORNEY'S CHECKS, CASHIERS CHECK, CERTIFIED CHECK OR MONEY ORDERS ONLY! CASH, CREDIT CARDS, PERSONAL CHECKS AND BUSINESS CHECKS ARE NOT ACCEPTED!

☐ WRONG COUNTY

☐ COMPLETE STREET ADDRESS NEEDED. (NO POST OFFICE BOX OR RR ADDRESSES ACCEPTED)

☐ A COPY IS REQUIRED FOR EACH DEFENDANT AT EACH ADDRESS BEING SERVED (HUSBAND/WIFE - 2 DEFENDANTS)

☐ A CURRENT LUZERNE COUNTY SHERIFF'S FORM IS REQUIRED FOR EACH DEFENDANT AT EACH ADDRESS BEING SERVED

☒ A SELF ADDRESSED STAMPED ENVELOPE IS REQUIRED

☒ DOCUMENT(S) MUST BE REINSTATED/REISSUED
A MINIMUM OF 15 DAYS IS REQUIRED TO PROCESS AND SERVE

☐ OTHER sorry she gave you wrong fee - notice of sale is different paperwork than any other

RETURN THIS FORM WITH CORRECTIONS ALLOWING SUFFICIENT TIME TO PROCESS AND SERVE! (REINSTATE/REISSUE IF NEEDED)

DATE RETURNED: 11/9/15 PER SLM

COLUMBIA COUNTY SHERIFF OFFICE
ESCROW ACCOUNT
TIMOTHY T. CHAMBERLAIN, SHERIFF

FIRST COLUMBIA BANK
& TRUST CO.
BLOOMSBURG, PA
60-593/313

7139

05 Nov 2015

PAY TO THE
ORDER OF

LUZERNE COUNTY SHERIFF

\$46.00

FORTY-SIX AND XX / 100 ***

DOLLARS

LUZERNE COUNTY SHERIFF
200 NORTH RIVER STREET
WILKES-BARRE, PA 18711

Timothy T. Chamberlain
AUTHORIZED SIGNATURE



⑈007139⑈ ⑆031305936⑆ 062⑈939⑈1⑈

THIS CHECK IS PROTECTED BY A VOID PANTOGRAPH, MICROPRINT SIGNATURE LINE AND A HEAT SENSITIVE PADLOCK ICON. ADDITIONAL SECURITY FEATURES ARE LISTED ON BACK.

COLUMBIA COUNTY SHERIFF OFFICE
ESCROW ACCOUNT
TIMOTHY T. CHAMBERLAIN, SHERIFF

FIRST COLUMBIA BANK
& TRUST CO.
BLOOMSBURG, PA
60-593/313

7138

05 Nov 2015

PAY TO THE
ORDER OF

NOTARY

\$5.00

FIVE AND XX / 100 ***

DOLLARS

NOTARY

Timothy T. Chamberlain
AUTHORIZED SIGNATURE



⑈007138⑈ ⑆031305936⑆ 062⑈939⑈1⑈

THIS CHECK IS PROTECTED BY A VOID PANTOGRAPH, MICROPRINT SIGNATURE LINE AND A HEAT SENSITIVE PADLOCK ICON. ADDITIONAL SECURITY FEATURES ARE LISTED ON BACK.

COLUMBIA COUNTY SHERIFF OFFICE
ESCROW ACCOUNT
TIMOTHY T. CHAMBERLAIN, SHERIFF

FIRST COLUMBIA BANK
& TRUST CO.
BLOOMSBURG, PA
60-593/313

7148

17 Nov 2015

PAY TO THE
ORDER OF

LUZERNE COUNTY SHERIFF

\$20.00

TWENTY AND XX / 100 ***

DOLLARS

LUZERNE COUNTY SHERIFF
200 NORTH RIVER STREET
WILKES-BARRE, PA 18711

Timothy T. Chamberlain
AUTHORIZED SIGNATURE



⑈007148⑈ ⑆031305936⑆ 062⑈939⑈1⑈

SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski
Sheriff



Robert C. Lawton
County Manager

Joan Hoggarth
Director of Judicial Services & Records

C. David Pedri
Chief Solicitor

WELLS FARGO BANK
vs.
DAVID WEBER A/K/A DAVID C WEBER

Case Number
2015-CV-635

DEPOSIT RECEIPTS

Printed: 11/20/2015 10:10:20AM

Receipt No: (see below)

Date: 11/20/2015

Type: Civil Action

<u>Rcpt. No:</u>	<u>Check No:</u>	<u>Check Date:</u>	<u>Paid By / Description:</u>	<u>Dep. Amount:</u>
3364	7139	11/05/2015	COLUMBIA COUNTY SHERIFF OFFICE Advance Fee	\$46.00
3365	7148	11/17/2015	COLUMBIA COUNTY SHERIFF OFFICE Advance Fee	\$20.00
Total:				\$66.00

Mail To: COLUMBIA COUNTY SHERIFF OFFICE

Origin: Foreign County Columbia

Received by: SW

Luzerne County Sheriff, Wilkes-Barre, Pennsylvania, 18711, (570) 825-1651, (570) 825-1849 (fax)

(c) CountyState Sheriff's Association, Inc.



MANLEY DEAS & KEE

P.O. BOX 165028
COLUMBUS, OH 43216-5028
P 614-220-5611 | F 614-220-5613

December 18, 2015

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

Re: Wells Fargo Bank, N.A. v.
David Weber, AKA David C. Weber, et al.
Property Address: 1023 Orange Street, Berwick, PA 18603
Docket No. 2015-CV-635
Our File Number: 15-021670

Dear Sir/Madam:

Enclosed please find a copy of an Amended Affidavit Pursuant to Rule 3129.1 regarding the above referenced matter.

If you should have any questions, please do not hesitate to contact me at 614.917.1816.

BY:

Amanda Keeton, Legal Assistant
P. O. Box 165028
Columbus, OH 43216-5028
Email: ankeeton@manleydeas.com
File No.: 15-021670
614-220-5611; FAX 614-220-5613

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

Wells Fargo Bank, N.A.

CIVIL DIVISION

Plaintiff,

Docket No.: 2015-CV-635

vs.

David Weber, AKA David C Weber

Defendant.

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

STATE OF OHIO

)

) SS

COUNTY OF FRANKLIN

)

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 1023 Orange Street, Berwick, PA 18603:

1. Name and Address of Owner(s) or Reputed Owner(s):
DAVID WEBER, AKA DAVID C WEBER
1023 Orange Street
Berwick, PA 18603
2. Name and Address of Defendant(s) in the Judgment:
DAVID WEBER, AKA DAVID C WEBER
1023 Orange Street
Berwick, PA 18603
AND
389 South Mountain Boulevard
Mountain Top, PA 18707-1915
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, INC., AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS
AND ASSIGNS

PO Box 2026

Flint, MI 48501-2026

AND

1901 E. Voorhees Street, Suite C

Danville, IL 61834

AND

3300 SW 34th Ave, Ste 101

Ocala, FL 34474-4438

AND

3940 North Ravenswood

Chicago, IL 60316

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

COLUMBIA COUNTY TAX CLAIM BUREAU

11 West Main Street

Main Street County Annex

Bloomsburg, PA 17815

BERWICK BORO

344 Market Street

Berwick, PA 18603

AND

c/o Connie Gingher

1615 Lincoln Avenue

Berwick, PA 18603

BERWICK AREA SCHOOL DISTRICT

c/o Connie Gingher

1615 Lincoln Avenue

Berwick, PA 18603

PENNSYLVANIA AMERICAN WATER

800 West Hersheypark Drive

Hershey, PA 17033

BERWICK AREA JOINT SEWER AUTHORITY
1108 Freas Avenue
Berwick, PA 18603

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
11 West Main Street, 2nd Floor
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS
1023 Orange Street
Berwick, PA 18603

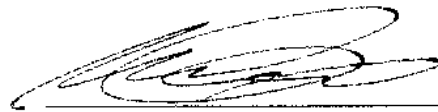
UNKNOWN SPOUSE
1023 Orange Street
Berwick, PA 18603
AND
389 South Mountain Boulevard
Mountain Top, PA 18707-1915

PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION
6th Floor, Strawberry Square
Department 280601
Harrisburg, PA 17128

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to

the penalties of 18 Pa.C.S.A. § 4904 relating to unsworn falsification to authorities.

Dated: 12/21/15



Jana Fridfinnsdottir, Esquire (315944)
Scott A. Dietterick, Esquire (55650)
Kimberly A. Bonner, Esquire (89705)
Kimberly J. Hong, Esquire (74950)
✓ Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: jfridfinnsdottir@manleydeas.com
Attorney for Plaintiff

MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS OH 43216-5028

Columbia County Court of Common Pleas
Office of the Prothonotary
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Court of Common Pleas
Office of the Prothonotary
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS OH 43216-5028

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

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK N.A.
vs.
DAVID WEBER

Case Number
2015CV635

SHERIFF'S RETURN OF SERVICE

12/14/2015 02:28 PM - DEPUTY RAYMOND TONKINSON, 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 1023 ORANGE STREET, BERWICK, PA 18603.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 14, 2015

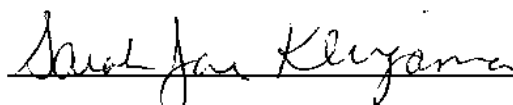
COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires **4**, 2016

NOTARY

Affirmed and subscribed to before me this

14TH day of DECEMBER, 2015



Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43216-5028

(c) County of Columbia Sheriff's Office

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
WEBER, DAVID

Case Number
2015CV635

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1023 ORANGE STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2015CV635

1023 ORANGE STREET, BERWICK, PA 18603

NO EXPIRATION

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



71901140006000067321

MERS
3300 SW 34TH AVE STE 101

OCALA FL 34474

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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

David Weber, AKA David C. Weber

Defendant.

CIVIL DIVISION

Docket No.: 2015-CV-635

2015-ED-146

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

David Weber, AKA David C. Weber

1023 Orange Street

Berwick, PA 18603

AND

389 South Mountain Boulevard

Mountain Top, PA 18707-1915

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on Jan. 27, 2016 at 9:00 am 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:

1023 Orange Street, Berwick, PA 18603

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

No. 2015-CV-635

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK N.A.
vs.
WEBER, DAVID

Case Number
2015CV635

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 146

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

11/5/15 Per Sharon # 46.00 # 5.00 # 825-1451 # 3

Serve To:

Name: DAVID WEBER

Primary Address: 389 SOUTH MOUNTAIN BOULEVARD
MOUNTAIN TOP, PA 18707

Phone: DOB:

Alternate Address: 1023 ORANGE STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Notes / Special Instructions:

Now, November 04, 2015 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

WEBER, DAVID

2015CV635

389 SOUTH MOUNTAIN BOULEVARD, MOUNTAIN TOP, PA NO EXPIRATION

LUZERNE COUNTY SHERIFF'S DEPARTMENT
200 NORTH RIVER STREET
WILKES-BARRE, PA 18711
570-825-1651
CIVIL DIVISION

RETURNED BY THE SHERIFF OF LUZERNE COUNTY FOR THE FOLLOWING:

A MINIMUM OF 15 BUSINESS DAYS IS REQUIRED FOR SERVICE.

REQUIRED FEE: \$5.00 for Notary AMOUNT SENT: \$5.00 & \$5.00

WHEN CALLING FOR FEES, PLEASE INDICATE:

- ☐ SPECIFY WHAT TYPE OF PAPERS TO BE SERVED
- ☐ IF SAME DEFENDANT IS BEING SERVED AT MULTIPLE ADDRESSES
- ☐ MULTIPLE DOCUMENTS BEING SERVED

ACCEPTABLE FORMS OF PAYMENT INCLUDE ATTORNEY'S CHECKS, CASHIERS CHECK, CERTIFIED CHECK OR MONEY ORDERS ONLY! CASH, CREDIT CARDS, PERSONAL CHECKS AND BUSINESS CHECKS ARE NOT ACCEPTED!

☐ WRONG COUNTY

☐ COMPLETE STREET ADDRESS NEEDED. (NO POST OFFICE BOX OR RR ADDRESSES ACCEPTED)

☐ A COPY IS REQUIRED FOR EACH DEFENDANT AT EACH ADDRESS BEING SERVED (HUSBAND/WIFE = 2 DEFENDANTS)

☐ A CURRENT LUZERNE COUNTY SHERIFF'S FORM IS REQUIRED FOR EACH DEFENDANT AT EACH ADDRESS BEING SERVED

☒ A SELF ADDRESSED STAMPED ENVELOPE IS REQUIRED

☒ DOCUMENTS MUST BE REINSTATE/REISSUED
A MINIMUM OF 15 DAYS IS REQUIRED TO PROCESS AND SERVE

OTHER sorry she gave you wrong fee - notice of sale
is different
paperwork than
any other

RETURN THIS FORM WITH CORRECTIONS ALLOWING SUFFICIENT TIME TO PROCESS AND SERVE! (REINSTATE/REISSUE IF NEEDED)

DATE RETURNED: 11/9/15 PER SLM

COLUMBIA COUNTY SHERIFF OFFICE
ESCROW ACCOUNT
TIMOTHY T. CHAMBERLAIN, SHERIFF

FIRST COLUMBIA BANK
& TRUST CO.
BLOOMSBURG, PA
60-593/313

7139

05 Nov 2015

PAY TO THE ORDER OF LUZERNE COUNTY SHERIFF \$46.00
FORTY-SIX AND XX / 100 *** DOLLARS

MEMO
LUZERNE COUNTY SHERIFF
200 NORTH RIVER STREET
WILKES-BARRE, PA 18711

Timothy T. Chamberlain
AUTHORIZED SIGNATURE

⑈007139⑈ ⑆031305936⑆ 062⑈939⑈1⑈

THIS CHECK IS PROTECTED BY A VOID PANTOGRAPH, MICROPRINT SIGNATURE LINE AND A HEAT SENSITIVE PADLOCK ICON. ADDITIONAL SECURITY FEATURES ARE LISTED ON BACK.

COLUMBIA COUNTY SHERIFF OFFICE
ESCROW ACCOUNT
TIMOTHY T. CHAMBERLAIN, SHERIFF

FIRST COLUMBIA BANK
& TRUST CO.
BLOOMSBURG, PA
60-593/313

7138

05 Nov 2015

PAY TO THE ORDER OF NOTARY \$5.00
FIVE AND XX / 100 *** DOLLARS

MEMO
NOTARY

Timothy T. Chamberlain
AUTHORIZED SIGNATURE

⑈007138⑈ ⑆031305936⑆ 062⑈939⑈1⑈

THIS CHECK IS PROTECTED BY A VOID PANTOGRAPH, MICROPRINT SIGNATURE LINE AND A HEAT SENSITIVE PADLOCK ICON. ADDITIONAL SECURITY FEATURES ARE LISTED ON BACK.

COLUMBIA COUNTY SHERIFF OFFICE
ESCROW ACCOUNT
TIMOTHY T. CHAMBERLAIN, SHERIFF

FIRST COLUMBIA BANK
& TRUST CO.
BLOOMSBURG, PA
60-593/313

7148

17 Nov 2015

PAY TO THE ORDER OF LUZERNE COUNTY SHERIFF \$20.00
TWENTY AND XX / 100 *** DOLLARS

MEMO
LUZERNE COUNTY SHERIFF
200 NORTH RIVER STREET
WILKES-BARRE, PA 18711

Timothy T. Chamberlain
AUTHORIZED SIGNATURE

⑈007148⑈ ⑆031305936⑆ 062⑈939⑈1⑈

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



71901140006000067284

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

David Weber, AKA David C. Weber

Defendant.

CIVIL DIVISION

Docket No.: 2015-CV-635

2015-ED-146

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

David Weber, AKA David C. Weber

1023 Orange Street

Berwick, PA 18603

AND

389 South Mountain Boulevard

Mountain Top, PA 18707-1915

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on Jan. 27, 2016 at 9:00 am 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:

1023 Orange Street, Berwick, PA 18603

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

No. 2015-CV-635

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
WEBER, DAVID

Case Number
2015CV635

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 146

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 11-6-15

Time: 12:55

Deputy: 3

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GINGHER, CONNIE C.

2015CV635

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
WEBER, DAVID

Case Number
2015CV635

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 144

Warrant:

Serve To:

Name: BERWICK AREA SCHOOL DISTRICT

Primary Address: 1100 FOWLER AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 500 LINE ROAD
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Mary H Metlak

Relation: Receptionist

Date: 11-6-15

Time: 13:00

Deputy: 3

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

BERWICK AREA SCHOOL I

2015CV635

1100 FOWLER AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
WEBER, DAVID

Case Number
2015CV635

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 146

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DAVID WEBER

Primary Address: 1023 ORANGE STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 389 SOUTH MOUNTAIN BOULEVARD
MOUNTAIN TOP, PA 18707

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 11-6-15

Time: 10:50

Deputy: 3

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

WEBER, DAVID

2015CV635

1023 ORANGE STREET, BERWICK, PA 18603

NO EXPIRATION