COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

WELLS	S FARGO BANK N	NA VS	\mathbf{D}^{A}	VID WEBER	
NO. 140	5-2015	ED	NO.	635-2015	JD
DATE/TIN	ME OF SALE: JA	ANUARY 27,	2016 @	9:00 AM	
BID PRIC	E (INCLUDES CO	ST)		7/1.39	
POUNDA	GE – 2% OF BID		\$ <u> </u>	14,23	
TRANSF	ER TAX – 2% OF F	AIR MKT	\$	<u>.</u> ., ,	
MISC. CC	OSTS		\$		1 10
TOTAL A	MOUNT NEEDED	TO PURCH	ASE		\$ 2765,62
	SER(S):				
	S) ON DEED:		$\overline{}$	000	
	SER(S) SIGNATU		John	ty	Sik
	TOTA	L DUE:			s 2765,62
	LESS I	DEPOSIT:			s 1350,00
	DOWN	I PAYMENT	' :		\$
	TOTA	L DUE IN 8 I	DAYS		s 1415.62

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

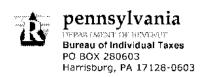
Writ of Execution No.: 2015CV635 Advance Sheriff Costs: \$1,350.00

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

Sheriff Costs

		Grand Total:	\$2,711.39
		Total Distribution Costs	\$67.00
Recording Fees			\$67.00
Distribution Costs			
		Total Municipal Costs	\$582.85
Sewer			*
-			\$582.85
Municipal Costs			•
		Total Sheriff Costs	\$2,061.54
Other	LUZERNE CO		\$66.00
Surcharge			\$190.00
Tax Claim Search			\$5.00
Notary Fee			\$10.00
Copies			\$9.00
Service Mileage Distribution Form			\$25.00
Service			\$24.00
Web Posting			\$270.00
Transfer Tax Form			\$20.00 \$100.00
Solicitor Services			\$25.00
Sheriff's Deed			\$100.00
Sheriff Automation Fund			\$50.00 \$35.00
Prothonotary, Acknowledge Deed			\$10.00
Press Enterprise Inc.			\$977.04
Posting Handbill			\$15.00
Mailing Costs			\$78.00
Levy			\$15.00
Docketing			\$15.00
Crying Sale			\$10.00
Advertising Sale Bills & Copies			\$17.50
Advertising Sale (Newspaper)			\$15.00

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



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 accommany all documents filed for recording

utility easement. However, it is rec	omme	ended that a SOV accomp	pany all documents filed	d for rec	ording.		
A. CORRESPONDENT - All	inqı	uiries may be dire	cted to the follow	ving po	erson:		
Name			Telephone Number:			•	
Richard W. Hamble			614-917-1781				
Mailing Address			City		State	ZIP Code	
P. O. Box 165028			Columbus		OH	43216-5028	
B. TRANSFER DATA							
Date of Acceptance of Document	01/2	7/2016					
Grantor(s)/Lessor(s)		Telephone Number:	Grantee(s)/Lessee(s)		20.	Telephone Number:	
Sheriff of Columbia County		570-389-5622	Secretary of Veter		-	(800) 827-1000	
			Officer of the Uni				
			America, successo	ors and	assigns		
Mailing Address	20	Λ	Mailing Address 116 N. Jefferson S	Straat			
35 West Main Street, P.O. Bo	State		City	Street	State	ZIP Code	
City Bloomsburg	PA	17815	Roanoke		VA	24016	
C. REAL ESTATE LOCATION		117015	Teodifore		1		
	/ IN		City, Township, Borot	uab			
Street Address 1023 Orange Street			Borough of Berwi				
County	Scho	ol District			l Number		
Columbia	ı	wick Area	0.	4C-02-	096-00-0	00	
D. VALUATION DATA		·	V-10-11-V-			•	
Was transaction part of an a	assiai	nment or relocation	? <u>Y</u> N		-		
1. Actual Cash Consideration		2. Other Consideration	3. Total Consideration			ation	
2,765.52		+0.00	= 2,765.52				
4. County Assessed Value	i	. Common Level Ratio Factor		1	6. Computed Value		
28,238.00		x3.60	= 101,656.80				
E. EXEMPTION DATA - Ref	er to	instructions for e	xemption status.				
1a. Amount of Exemption Claimed		1b. Percentage of Granton	's Interest in Real Estate	1	_	Grantor's Interest Conveyed	
100%		100%		100%	D		
		·	<u>-</u>	_l			
2. Check Appropriate Box Below		xemption Claimed.					
☐ Will or intestate succession	·	(Name of Dece	edent)		(Estate File	 Number}	
Transfer to a trust. (Attach	comp	•	•	eficiaries	-	,	
Transfer from a trust. Date		• • • •					
If trust was amended attac							
Transfer between principal							
☐ Transfers to the commonw	ealth,	the U.S. and instrument	alities by gift, dedicatio	n, conde	emnation or	in lieu of condemnation.	
(If condemnation or in lieu Transfer from mortgagor to				ortanaa	and notale	ecianment \	
Transfer from mortgagor to Corrective or confirmatory						ssignificate. j	
Statutory corporate consoli		•		ico or c	omminicar)		
Other (Please explain exem		·	tach copy or articles.)				
•							
Under penalties of law, I declare	that i	have examined this sta	tement, including acc	ompan	ing inform	ation, and	
to the best of my knowledge and Signature of Correspondent or Res	pelle popail	ble Party 2017	complete.	Date			
Richard W. Hamble		1 12-11		l l	5/2016		
	2 F 2	ALL DE OREDI V OR	TTACH DEQUEETE	D DOC	LIBRENITAT	FION MAY DESILL T	

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



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

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.

MANLEY DEAS KOCHALSKI LLC
By: Richard W. Hamble
Richard W. Hamble, Legal Assistant

Enclosures

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. WEBER, D	RGO BANK N.A.				Number 5CV635
		COVER SH			·
Service De		COVER SH	EE1		
den 11 months in considition	Real Estate Sale - Sale Notice			Zone:	
Manner:	< Not Specified >	Expires:	en enne i de la companya de la comp de la companya de la companya	Warrant:	146
Notes:	SALE DATE & TIME: 01/27/2016 AT 9:00 AI PLAINTIFF NOTICE OF SHERIFF'S SALE A		RIGHTS		The second secon
Serve To: Name:	DEDWICK A DEA TOINT STWED AUTH	Final Servi	and and the state of the state		λ
Name: Primary	BERWICK AREA JOINT SEWER AUTH. 1108 FREAS AVENUE	Served:			Posted · Other
Address:	BERWICK, PA 18603	Charge:	Kelly Mary	ci S	
Phone:	. DOB:	Relation:	Secretaci	·	
Alternate Address:		Date:	11-6-15	Time:	11:42
Phone:	Marie Committee of the Marie Committee of the Committee o	Deputy:	3	Mileage:	The second secon
Attorney / (Originator:				
Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-561	1	
Service Att	empts:				
Date:		W. C.		, , , , , , , , , , , , , , , , , , ,	1
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Service Att	empt Notes;				**************************************
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6.					 _

Manley Deas Kochalski LLC

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

COMMERCE NATIONAL BANK

Columbus, OH 43214 25-280/440

000375

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

1.632

to the Order of:

Columbia County Sheriff 35 W. Main Street PO Box 380

Bloomsburg, PA, 17815

15-021670, 2015-CV-635, Weber

3/11/2016 DATE

AMOUNT

\$1415.62

Security features. Details on back.

⊕⊃

#000375# #074900657# #99E5101006

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 <u>January 6, 13, 20, 2016</u> 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.

Enterprise is interested in the subject matter of said notice and advertiser allegations in the foregoing statement as to time, place, and character of	nent and that all of the
21	
Sworn and subscribed to before me thisdotday of Jan. Laren M. Beau (Notary Public)	mary 2016
(Notary Public	the state of the
And now	
And now,	that the advertising and egoing notice, and the

SHERIFF'S SALE COST SHEET

	VS,	Weber	
NOED NO		ME OF SALE	
DOCKET/DETURN	4		
DOCKET/RETURN	\$15.00		
SERVICE PER DEF.	\$ 370,00		
LEVY (PER PARCEL	\$15.00		
MAILING COSTS	\$ 78,00	_	
ADVERTISING SALE BILLS & COPE	*		
ADVERTISING SALE (NEWSPAPER)			
MILEAGE	\$ 34,00		
POSTING HANDBILL	\$15.00		
CRYING/ADJOURN SALE	\$10.00		
SHERIFF'S DEED TRANSFER TAX FORM	\$35.00		
DISTRIBUTION FORM	\$25.00		
COPIES	\$25.00		
	\$ 7100	· Na	
NOTARY TOTAL *******	\$ <u>70,500</u>	= c/2 co	
TOTAL ******	r T T T T T T T T T T T T T T T T T T T	* \$ 20230	
WEB POSTING	\$150.00 ,		
PRESS ENTERPRISE INC.	\$977204		
SOLICITOR'S SERVICES	\$75-987 400	_ nd	
SOLICITOR'S SERVICES TOTAL *******	*******	* \$ 1227.04	ĺ
		\$_100 F10	
PROTHONOTARY (NOTARY)	\$10.00		
RECORDER OF DEEDS		,	
RECORDER OF DEEDS TOTAL *******	****	* \$ 77,00	
REAL ESTATE TAXES:			
BORO, TWP & COUNTY 20	\$	_	
SCHOOL DIST. 20	S	_	
DELINQUENT 20	\$ <u>5,00</u>	- ^	
TOTAL *******	**********	* \$ <u>_5,00</u>	
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SEWER 20	*****	6000	
TOTAL ******	~~ ~ ~~ ~ ~~~~~~	, 2 289 82	
SURCHARGE FEE (DSTE)		\$ 190.00	
MISC. Luz. C	\$ 66.00	5 / TOYOU	~ ~
	\$	-	1350
SURCHARGE FEE (DSTE) MISC. (42. (4) TOTAL *******	********	\$ 66,00	·
			-
TOTAL COSTS (C	OPENING BID)		s 77//,39

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Date: 01/20/2016

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 NO TAX CLAIM TAXES DUE

By: Deritot	· ·
sy. 2 (M)) ·	Per:

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

^{*}IF & 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





P.O. BOX 165028 CG: 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.

CIVIL DIVISION

Plaintiff,

Docket No.: 2015-CV-635

VS.

David Weber, AKA David C Weber

Defendant.

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

- I, Margaret Agycpong, 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.

,

Margaret Agyepong

Printed Name Legal Assistant

Manley Deas Kochalski LLC

Dota

Sworn to/affirmed and subscribed before me, a notary public, by <u>Margaret Agyepong</u> on

this 12th day of January 20

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

Joan Hoggarth Director of Judicial Services & Records



Robert C. Lawton County Manager

> C. David Pedri Chief Solicitor

WELLS FARGO BANK

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 Lamorery

MAURICE LAMOREUX, DEPUTY

SO ANSWERS.

BRIAN M. SZUMSKI, SHERIFF

December 01, 2015

Mitchell

614-220-5613 C.x

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL PATRICIA E SENZI, Notary Public Kingston Botol, Luzeme County My Commission Expires December 24, 2017

Affirmed and subscribed to before me this

1ST day of

DECEMBER

2015

(c) CountySuite Sheriff, Teleasoff, Inc.

NOTARY

EXHIBIT B



Commence Services

Service and the service

The affect by the company of the contract of t

From: Jana Endfilmeds the Enquire

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P. O. Box 1650(8)

Columbus, OH 43216 8028

To: COMMONWE MATE OF PENNSYLVANIA

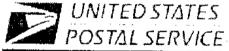
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Celebration (GEO/2016) Sign

For COLEADBLA COUNTY DOMESTIC RELATIONS OFFICE COLORS

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Barbardian, PA-17815.

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PS Form, 3817 Apr. No. 7 PSA 75 4 5 7 Hollings



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From: Jana Frollings Jotta, I squire

Co Mardey Dear Rochalski LLC

P. O. Box 168008

Columbia, OH 4 - 216-5078

TO: PADEPEOFRIATING INHERITANCE TAX

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County of P.Q. Columbia.

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P 43 Box 168028

Columbus, OH 43216-3028

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Berwick, PA 18663

County of P.Q.; Cotambia

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To: BERWICK AREA SCIENCE DISTRICT

vio Connie Coaghan.

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County of P.O. Colombia.

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To: PENNSYEVANEVAMERICAN WALLE

800 West Hersneypink Dalve

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P. O. B. v. 165028

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TO: BERNICK AREA MINES WER ALTHORITY TO BE SEEN

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P. O. Box 165028

Colombus, OH 43276/3628

To: UNKNOWN SPOUSE

The North High

389 South Mountain Bird.

Mountain Top, PA 18707-1915.

County of P.C., Columbia:

PS Lorin 3817, April 2007 PSN 78 00.024000.0008

SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski Sheriff

Joan Hoggarth Director of Judicial Services & Records



Robert C. Lawton County Manager

> C. David Pedri Chief Solicitor

WELLS FARGO BANK 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.

Marier Jamorer

MAURICE LAMOREUX, DEPUTY

SO ANSWERS.

BRIAN M. SZUMSKI, SHERIFF

December 01, 2015

COMMONWEALTH OF PENNSYLVANIA

DOTARIAL SEAL

PATRICLARING SENCE NOTARY Public Kingson from Lodens County

My Commission personagember 24, 2017.

NOTARY

Affirmed and subscribed to before me this

1ST

day of

DECEMBER

2015

(c) CountySuite Sheriff Taleasott, ma

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs. WEBER, [DAVID				Number 5CV635
		COVER SH	EET		
Service De			All and a second		
Category:	Real Estate Sale - Sale Notice	The second of th	er entrete etter et E	Zone:	146
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 01/27/2016 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE	AND DEBTOR'S F	RIGHTS	ann i chuir gaire i ce	 Monthly of the control of the control
Maris	added# 20. 00 for given w	rong amon	t on "15/1	15	
1/5/15	ter Sharon # 46.00 1	1 5.°°		25-145	1 #3
erve To:		Final Servi			<u> </u>
Name:	DAVID WEBER	Served:	ersonally Adu	it In Charge	Posted - Othe
Primary Address:	389 SOUTH MOUNTIAN BOULEVARD MOUNTAIN TOP, PA 18707	Adult In Charge:	The second secon	DW	e em morego comunicado
Phone:	DOB:	Relation:	Persol	nally	
Alternate Address:	1023 ORANGE STREET BERWICK, PA 18603	Date:	113015	/ Time:	1028
Phone:		Deputy:	ML	Mileage:	
ttorney / (Originator:				
Vame:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611	ara manga paga	
ervice Att	ėmots:				energia esperante de la composición de
Date:					
Time:					
Mileage:					
Deputy:	A PROTECTION OF THE PROPERTY O				
otes / Spe	cial instructions:	***************************************			·
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Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE P.O. BOX 380 BLOOMSBURG, PA 17815 Trindly T. Chambelin

389 SOUTH MOUNTIAN BOULEVARD, MOUNTAIN TOP, P 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 POLLOWING:

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

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

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	•		- 05 Nov 2015
PAY TO THE ORDER OF	LUZERNE COUNTY SHERIFF		\$46.00
		FORTV-SIY AND YY	/100 ***
		PORT I-SIA AND AA	DOLLARS
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COLU	UMBIA COUNTY SHERIFF OFFICE ESCROW ACCOUNT MOTHY T. CHAMBERLAIN, SHERIFF	FIRST COLUMBIA BANK & TRUST CO. BLOOMSBURG, PA	
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, 		TWENTY AND XX /	100 *** DOLLARS
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EMO	LUZERNE COUNTY SHERIFF 200 NORTH RIVER STREET WILKES-BARRE, PA 18711	Timethe To	UNES.

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

Rcpt. No:	Check No:	Check Date:	Paid By / Description:	Dep. Amount:
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



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P.O. 30X 165008 COLUMBUS, OH 432 (6) P.614-020-56(3) | H614-020-56(3)

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 besitate to contact me at 614.917.1816.

BY

Amanda Kecton, 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, vs.	Docket No.; 2015-CV-635
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:

- Name and Address of Owner(s) or Reputed Owner(s): DAVID WEBER, AKA DAVID C WEBER 1023 Orange Street Berwick, PA 18603
- 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: /2/21/15

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

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,

December 14, 2015

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

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

NOTARY

Affirmed and subscribed to before me this

14TH day of

DECEMBER

2015

Soul for Kleyana

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VELLS FA VS. WEBER, [ARGO BANK N.A. DAVID				Number CV635	
	SERVICE CO	OVER SH	EET			(POS
Service De						
Category:	Real Estate Sale - Posting - Sale Bill		:	Zone:		NG)
Manner:	< Not Specified >	Expires:		Warrant:		
Notes:	SALE DATE & TIME: 01/27/2016 AT 9:00 AM SHERIFF'S SALE BILL					
Serve To:		Final Serv	//ce:			20
Name:	(POSTING)	Served:	Personally - Adult	t In Charge	osted Other	750
Primary Address:	1023 ORANGE STREET BERWICK, PA 18603	Adult in Charge:	Pos	ted		2015CV635
Phone:	DOB:	Relation:				
Alternate Address:		Date:	12-14-13	Time:	1428	10
Phone:		Deputy:	12.	Mileage:		023 ORANGE
Attorney / (Diriginator:					Š
Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611			
Service Att	empts:					STREET
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		.,				NO EXPIRATION

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



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, 2011 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs. WEBER, I	DAVID		Case Number 2015CV635
Allen Control of the	SERVICE	COVER SH	
Service De			
	Real Estate Sale - Sale Notice	e e e e e e e e e e e e e e e e e e e	Zone: 146
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/27/2016 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE A	M AND DEBTOR'S I	
11/5/15	Per Sharon # 46.00 #	5.°°	# 825-1u51 #3
Serve To:		Final Serv	
Name:	DAVID WEBER	Served:	Personally · Adult In Charge · Posted · Other
Primary Address:	389 SOUTH MOUNTIAN BOULEVARD MOUNTAIN TOP, PA 18707	Adult In Charge:	
Phone:	DOB:	Relation;	
Alternate Address:	1023 ORANGE STREET BERWICK, PA 18603	Date:	Time:
Phone:		Deputy:	Mileage:
Nttorney / C	riginator:		
Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611
ervice Atte	mpts:		
Date:			
Time:			
Mileage:			
Deputy:			
otes / Spec	ial Instructions:		

Return To:

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

TIMOTHY T. CHAMBERLAIN, SHERIFF

र, DAVID 2

389 SOUTH MOUNTIAN BOULEVARD, MOUNTAIN TOP, P 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 POLLOWING:

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	De d 5,00
WHEN	CALLING FOR HERS PT RASE TAYOUT ASTE
MUI	ME DEPENDANT IS BEING SERVED AT MULTIPLE ADDRESSES TIPLE DOCUMENTS BEING SERVED
	BLE PORME OF PAYMENT INCLUDE ATTORNEY'S CHECKS, S CHBCK, CERTIFIED CHBCK OR MONEY ORDERS ONLY! CASH, ARDS, PERSONAL CHBCKS AND BUSINESS CHBCKS ARE NOT
WRON	COUNTY
COMPLI OR RR A	TE STREET ADDRESS NEEDED. (NO POST OFFICE BOX DDRESSES ACCEPTED)
A COPY I	S REQUIRED FOR BACH DEFENDANT AT EACH ADDRESS BEING HUSBAND/WIFE = 2 DEFENDANTS)
A CURREN	T LUZERNE COUNTY SHERIFF'S PORM IS REQUIRED FOR INDANT AT BACH ADDRESS BEING SERVED
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COLUMBIA COUNTY SHERIFF OFFICE ESCROW ACCOUNT TIMOTHY T. CHAMBERLAIN, SHERIFF

FIRST COLUMBIA BANK & TRUST CO. BLOOMSBURG, PA 60-693/313

05 Nov 2015 PAY TO THE LUZERNE COUNTY SHERIFF ORDER OF \$46.00 FORTY-SIX AND XX / 100 *** **DOLLARS** LUZERNE COUNTY SHERIFF 200 NORTH RIVER STREET MEMO WILKES-BARRE, PA 18711 #PEITOOM - 4:0313059364: O62m939m1# 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 7138 FIRST COLUMBIA BANK ESCROW ACCOUNT & TRUST CO. TIMOTHY T. CHAMBERLAIN, SHERIFF BLOOMSBURG, PA 60-593/313 05 Nov 2015 PAY TO THE NOTARY ORDER OF \$5.00 FIVE AND XX / 100 *** **DOLLARS** NOTARY MEMO THIS CHECK IS PROTECTED BY A VOID PANTOGRAPH, MICROPRINT SIGNATURE LINE AND A HEAT SENSITIVE PADLOCK ICON. ADDITIONAL SECURITY FEATURES ARE LISTED ON BACK. 7148 COLUMBIA COUNTY SHERIFF OFFICE FIRST COLUMBIA BANK **ESCROW ACCOUNT** & TRUST CO. TIMOTHY T. CHAMBERLAIN, SHERIFF BLOOMSBURG, PA 60-593/313 17 Nov 2015 PAY TO THE LUZERNE COUNTY SHERIFF ORDER OF \$20.00 TWENTY AND XX / 100 *** **DOLLARS** LUZERNE COUNTY SHERIFF 200 NORTH RIVER STREET WILKES-BARRE, PA 18711

Columbia County Columbia County Sheriff 35 West Main Street PO Box 380

Bloomsburg PA 17815



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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. WEBER, D	ARGO BANK N.A. DAVID						Number 5CV635
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Manner:	Real Estate Sale - Sal < Not Specified >		Expires:	And the second second second		Zone: Warrant:	146
Notes:	SALE DATE & TIME: 0 PLAINTIFF NOTICE O	11/27/2016 AT 9:00 F SHERIFF'S SALE	AM	RIGHTS		vvarigitt.	t eta et endudende (1995).
Serve To:			Final Servi	ice:			
Name:	Connie C. Gingher	e company and a second and a second as	Served:	Personally	Adult	In Charge	Posted Other
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603	one one is a tree is manager a live of the control	Adult In Charge:	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\			en e
Phone:	570-752-7442	DOB:	Relation:	- g - G - G - G - G - G - G - G - G - G	e estate i a la co		emmer e e emmer e esta
Alternate Address:	The second of th		Date:	11-6-9	5	Time:	12:55
Phone:			Deputy:	3		Mileage:	The second secon
(ttorney / (riginator:						
Name:	MANLEY DEAS KOCH	ALSKI LLC	Phone:	1-614-220-	5611		and the contract of the contra
iervice Att	empts:						
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GINGHER, CONNIE C.

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

+

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA VS.	ARGO BANK N.A.				Number
WEBER, D	DAVID			201	5CV635
	SERVICE	COVER SHI	EET		
ervice De	talls:				
Category:	Real Estate Sale - Sale Notice	erees tee ee	e e e e sua sumara de la composição de l	Zone:	146
Manner:	< Not Specified >	Expires:	To delice the second	Warrant:	and the test to the control of the c
Votes:	SALE DATE & TIME: 01/27/2016 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE	AM AND DEBTOR'S R	RIGHTS		
erve Ta:		Final Servi	ice:		
Vame:	BERWICK AREA SCHOOL DISTRICT	Served:	Personally (Ac	ult In Charge	Posted · Other
Primary Address:	1100 FOWLER AVENUE BERWICK, PA 18603	Adult In Charge:	Mary 4	Melak	
Phone:	DOB;	Relation:	Reception	431	
Miternate Miternate	500 LINE ROAD BERWICK, PA 18603	Date:	11-6-15	Time:	13:00
hone:	The second of th	Deputy:	3	Mileage:	
tomey /	Originator:				
lame:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-561	1	
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BERWICK AREA SCHOOL I

015CV635

1100 FOWLER AVENUE, BERWICK, PA 18603

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WELLS FA vs. WEBER, D	ARGO BANK N.A. DAVID				e Number 15CV635
•	SERVICE	COVER SH	——— <u> </u>		<u> </u>
Service De		- 0 0.	 :		
Category:	Real Estate Sale - Sale Notice	Manager Commission of the Comm		Zone:	146
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 01/27/2016 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE A	M IND DEBTOR'S F	RIGHTS	e entre l'entre	Section and the section of the secti
ierve To:		Final Servi	ce:		
Name:	DAVID WEBER	Served:	Personally · Adul	t In Charge	Posted Other
Primary Address:	1023 ORANGE STREET BERWICK, PA 18603	Adult In Charge:		e transcription of the second	erene ere erene eren
Phone:	DOB:	Relation:	The state of the s		The state of the s
lternate ddress:	389 SOUTH MOUNTIAN BOULEVARD MOUNTAIN TOP, PA 18707	Date:	11-6-15	Time:	10:50
hone:	The control of the same approximation of the	Deputy:	3	Mileage:	
torney / C	Triginator:				
ame:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611		
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