

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 \$ _____

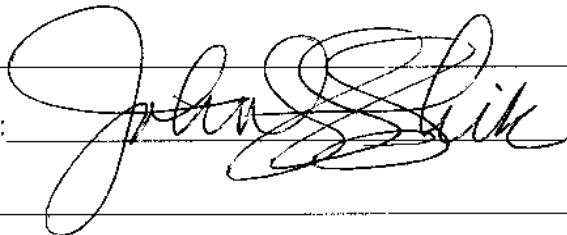
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2765.62

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

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

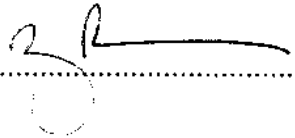


Security features. Details on back.

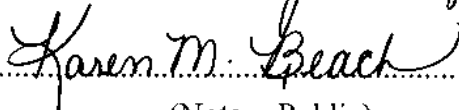
⑈000375⑈ ⑆074900657⑆ 9001045366⑈

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>9.00</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>612.00</u>	\$ <u>66.00</u>	
TOTAL *****		\$ <u>66.00</u>

TOTAL COSTS (OPENING BID) \$ 2716.39

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.



MANLEY DEAS LLC

P.O. BOX 165028
COLUMBUS, 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

15-021670_MFA

**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 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 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.



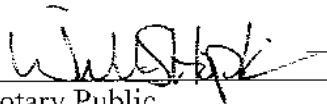
Signature

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,

B. M. Szumski

BRIAN M. SZUMSKI, SHERIFF

December 01, 2015

Mitchell

614-220-5613

Fax

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICIA E. BENZI, Notary Public
Kingston Boro., Luzerne County
My Commission Expires December 24, 2017

NOTARY

Affirmed and subscribed to before me this

1ST

day of

DECEMBER

2015

Patricia E. Benzi

EXHIBIT B



Certificate Of
Mailing

PS Form 3817, April 2, 2017 PSN 7530-02-000-9005
For Official Use Only

This certificate is valid only if the item is mailed by first-class mail, registered mail, certified mail, or certified mail return receipt requested.

From: Jura Lindforsdottir, Esquire
c/o Mander Deis Koschalski LLC
P.O. Box 165028
Columbus, OH 43216-5028

To: COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105
County of PQ: Columbia

PS Form 3817

PS Form 3817, April 2, 2017 PSN 7530-02-000-9005



Certificate Of
Mailing

PS Form 3817, April 2, 2017 PSN 7530-02-000-9005
For Official Use Only

This certificate is valid only if the item is mailed by first-class mail, registered mail, certified mail, or certified mail return receipt requested.

From: Jura Lindforsdottir, Esquire
c/o Mander Deis Koschalski LLC
P.O. Box 165028
Columbus, OH 43216-5028

To: COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
11 West Main Street, 2nd Floor
Kearnsburg, PA 17815
County of PQ: Columbia

PS Form 3817

PS Form 3817, April 2, 2017 PSN 7530-02-000-9005



**Certificate Of
Mailing**

*Legally binding
without signature*

This Certificate of Mailing is the official proof of the date and time that
mail bearing this number was sent by the United States Postal Service.

From: Jami Erdmisdorff, Esquire
C/O Manley Deas Kochalski LLC
P.O. Box 168028
Columbus, OH 43216-8028

To: PAY DEPT. OF REVENUE - INTERSTATE TAX
DIVISION
c/o Thomas Strawn/Beck & Segate
Dept. 2800001
Harrisburg, PA 17128-0001
County of P.O. Columbia

Postmark

PS Form 3817, April 2007 PSN 7530-02-0000-9005



**Certificate Of
Mailing**

*Legally binding
without signature*

This Certificate of Mailing is the official proof of the date and time that
mail bearing this number was sent by the United States Postal Service.

From: Jami Erdmisdorff, Esquire
C/O Manley Deas Kochalski LLC
P.O. Box 168028
Columbus, OH 43216-8028

To: UNKNOWN TENANT OR TENANTS
1023 Orange Street
Berkeley, CA 94604
County of P.O. Contra Costa

Postmark

PS Form 3817, April 2007 PSN 7530-02-0000-9005



CERTIFICATION OF MAILING NOTICE TO LIENHOLDERS



UNITED STATES
POSTAL SERVICE

Certificate Of Mailing

[illegible]

1. *Journal of the American Medical Association*, 2000; 284: 2689-2695.

From: Jana Lindfors-John, Esquire
c/o Marley-Dene Keshel PLLC
P.O. Box 160028
Columbus, OH 43216-7028

To: UNKNOWN SPOUSE
1023 Orange Street
Berwick, PA 18601
County of P.O., Columbia

PZ 1 com. 3817, April 2001 PSN 784402, 10000000



UNITED STATES
POSTAL SERVICE

Certificate Of Mailing

1. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
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 10. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$

1. The first step is to identify the problem. In this case, the problem is that the company is not meeting its sales targets.

From: Julia Erdmannsdorff, Esquire
c/o Murray, Don, Savitch & Co.
P.O. Box 108018
Columbus, OH 43210-8018

To: MERS INC., AS TOGETHER FOR A PARALLEL RAIL,
PO BOX 800, CROSSING AND ASSOCIATES
P.O. BOX 800
EAST MEADOWS, NY 11558-0800
COUNTY OF QUEEN'S

[illegible]



Certificate Of
Mailing

PS Form 3817, April 2007 PSN 7530-02-000-9005
5010-108-700

This certificate of mailing is valid only if the sender certifies that the enclosed copy of this notice with the return receipt is being mailed to the addressee.

From: Jana Erdmann-Gottm. Esquire
c/o Mendes Deak-Kornick LLC
P.O. Box 169028
Columbus, OH 43216-9028

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

05/01/2007

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



Certificate Of
Mailing

PS Form 3817, April 2007 PSN 7530-02-000-9005
5010-108-700

This certificate of mailing is valid only if the sender certifies that the enclosed copy of this notice with the return receipt is being mailed to the addressee.

From: Jana Erdmann-Gottm. Esquire
c/o Mendes Deak-Kornick LLC
P.O. Box 169028
Columbus, OH 43216-9028

To: MERS, INC., AS NOMINEE FOR GUARANTEED RATE,
INC., ITS SUCCESSORS AND ASSIGNS
3300 SW 34th Ave, Suite 100
Ocala, FL 34474-1438
County of PAQ, Columbia

05/01/2007

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



Certificate Of
Mailing

PS Form 3817, April 2007 PSN 7530-01-000-9005
5010-108-0000

Use only for certified mail, registered mail, and insured mail. Do not use for other classes of mail.

From: Jana Erdhimsdottir, Esquire
c/o Munley Deas Kosmala LLC
P.O. Box 165028
Columbia, OH 43216-5028

To: MERS, INC. AS NOMINEE FOR GUARANTEED RATE,
INC., ITS SUCCESSORS AND ASSIGNS
3940 North Ravenswood
Chicago, IL 60643
County of P.O. Columbia

PS Form 3817, April 2007 PSN 7530-01-000-9005



Certificate Of
Mailing

PS Form 3817, April 2007 PSN 7530-01-000-9005
5010-108-0000

Use only for certified mail, registered mail, and insured mail. Do not use for other classes of mail.

From: Jana Erdhimsdottir, Esquire
c/o Munley Deas Kosmala LLC
P.O. Box 165028
Columbia, OH 43216-5028

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

PS Form 3817, April 2007 PSN 7530-01-000-9005



Certificate Of
Mailing

PS Form 3817, April 2017
PSN: 7540-01-000-6068

For further information, visit www.usps.com or call 1-800-375-8798.

From: Janel Hildensdotter, Esquire
c/o Manley Deas Koschalski LLC
P.O. Box 165028
Columbus, OH 43216-5028

To: BERWICK BORO
344 Market Street
Berwick, PA 18603
County of PA, Columbia

STANDARD

PS Form 3817, April 2017 PSN: 7540-01-000-6068



Certificate Of
Mailing

PS Form 3817, April 2017
PSN: 7540-01-000-6068

For further information, visit www.usps.com or call 1-800-375-8798.

From: Janel Hildensdotter, Esquire
c/o Manley Deas Koschalski LLC
P.O. Box 165028
Columbus, OH 43216-5028

To: BERWICK BORO
c/o Comic Gangster
1015 Lincoln Avenue
Berwick, PA 18603
County of PA, Columbia

STANDARD

PS Form 3817, April 2017 PSN: 7540-01-000-6068



Certificate Of
Mailing

PS Form 3817, April 2007
PSN 7550-02-000-9005

This certificate is for a mailing by first-class mail, registered mail, or certified mail, return receipt requested, or registered mail, return receipt requested, or registered mail, return receipt requested.

From: Jara L. Hirschowitz, Esquire
c/o Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028

To: BERWICK AREA SCHOOL DISTRICT
c/o Connie Unglert
1015 Lincoln Avenue
Berwick, PA 18602
County of P.O. Columbia

PS Form 3817, April 2007

PSN 7550-02-000-9005

PS Form 3817, April 2007

PSN 7550-02-000-9005

PS Form 3817, April 2007 PSN 7550-02-000-9005



Certificate Of
Mailing

PS Form 3817, April 2007
PSN 7550-02-000-9005

This certificate is for a mailing by first-class mail, registered mail, or certified mail, return receipt requested, or registered mail, return receipt requested, or registered mail, return receipt requested.

From: Jara L. Hirschowitz, Esquire
c/o Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028

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

PS Form 3817, April 2007

PSN 7550-02-000-9005

PS Form 3817, April 2007

PSN 7550-02-000-9005

PS Form 3817, April 2007 PSN 7550-02-000-9005



Certificate Of
Mailing

U.S. MAIL PERMIT NO. 100
COLUMBUS, OH 43216-8028

Postage and Fees Guaranteed by Registered Mail™
Return Receipt™ and Restricted Insurance™

From: Jana Lindforsdotter, Esquire
c/o Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-8028

To: BERWICK AREA JOINT SEWER AUTHORITY
1108 Lewis Avenue
Berwick, PA 18801
County of P.O. Columbia

11/06/2007

11/06/2007

PS Form 3817, April 2007 PSN 7530-01-000-9005



Certificate Of
Mailing

U.S. MAIL PERMIT NO. 100
COLUMBUS, OH 43216-8028

Postage and Fees Guaranteed by Registered Mail™
Return Receipt™ and Restricted Insurance™

From: Jana Lindforsdotter, Esquire
c/o Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-8028

To: UNKNOWN SPOC SI
389 South Mountain Blvd
Mountain Top, PA 18707-0915
County of P.O. Columbia

11/06/2007

11/06/2007

PS Form 3817, April 2007 PSN 7530-01-000-9005

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

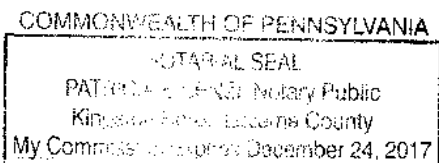
MAURICE LAMOREUX, DEPUTY

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. Spencer

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

Zone: 146

Manner: < Not Specified >

Expires:

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:

DAVID WEBER

Relation:

Personally

Date:

11-30-15

Time:

1028

Deputy:

ML

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: 46.00 & 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. Released: 11-20-2015



MANLEY DEAS, LLC

P.O. BOX 165028
COLUMBUS, OH 43216
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

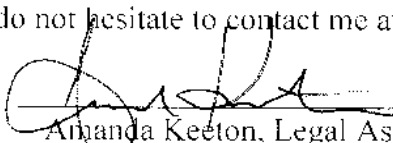
Re: Wells Fargo Bank, N.A. v.
David Weber, AKA David C Weber, et al.
Property Address: 1023 Orange Street, Berwick, PA 18603
Docket No. 2015-CV-635
Our File Number: 15-021670

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

15-021670_ANK

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

Wells Fargo Bank, N.A.

Plaintiff,

VS.

David Weber, AKA Dávid C Weber

Defendant,

CIVIL DIVISION

Docket No.: 2015-CV-635

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

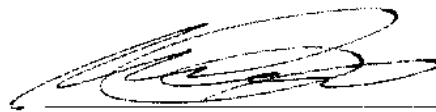
PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION
6th Floor, Strawberry Square
Department 280601
Harrisburg, PA 17128

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

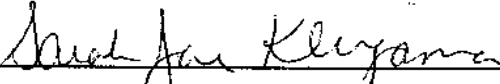
Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 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

30 County State Sheriff's Association

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

Zone:

Manner: < Not Specified >

Expires:

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: Posted

Relation:

Date: 12-14-15

Time: 1428

Deputy: 7

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 # 825-1051 # 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, 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 FOLLOWING:

A MINIMUM OF 15 BUSINESS DAYS IS REQUIRED FOR SERVICE.

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

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

DATE RETURNED: 11/9/15 PER SLM

is different paperwork than any other

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. Gingham

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 >

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 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 Melek

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.

3.

4.

5.

6.

House Vacant

WEBER, DAVID

2015CV635

1023 ORANGE STREET, BERWICK, PA 18603

NO EXPIRATION

**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

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

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

SEE EXHIBIT "A" ATTACHED

Amount due	\$	<u>119,692.25</u>
Interest from May 2, 2015 to date of sale	\$	<u>6,763.04</u>
Total	\$	<u> </u>
(Costs to be added)		

Dated: November 3, 2015

Barbara M. Silvette
Prothonotary

(SEAL)

By: Roxie Antonello
Clerk

**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

All that certain lot or piece of ground situate in Berwick Borough, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Northerly side of Orange Street 150 feet East of the Southeasterly corner of land now or formerly of Edwin R. Kocher and Kathryn B. Kocher, his wife;

Thence in a Northerly direction at right angles to Orange Street, 148 feet 4 inches, more or less, to the Southerly side of the first alley North of Orange Street extended, when extended;

Thence in an Easterly direction parallel to Orange Street 50 feet;

Thence in a Southerly direction in a line parallel to the first line described herein and at right angles to Orange Street, 148 feet 4 inches, more or less, to the Northerly side of Orange Street;

Thence in a Westerly direction along the Northerly side of Orange Street 50 feet to the place of Beginning.

Parcel No.: 04C-02-096-00-000

BEING the same premises which George R. Bryson and Jane D. Bryson, his wife, by Deed dated May 1, 2012 and recorded in and for Columbia County, Pennsylvania in Instrument Number 201204430, granted and conveyed unto David C. Weber.

Property known as 1023 Orange Street, Borough of Berwick, PA 18603

Exhibit "A"

**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

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

David Weber, AKA David C. Weber

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, 35 West Main Street, 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.

**Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108**

(800) 692-7375

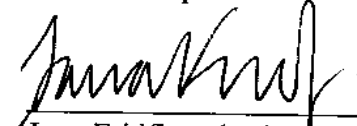
THE LEGAL RIGHTS YOU MAY HAVE ARE:

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, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

Dated:

10/30/2015



Jana Fridfinnsdottir, Esquire (315944)

Scott A. Dietterick, Esquire (55650)

Kimberly A. Bonner, Esquire (89705)

Michael E. Carleton, Esquire (203009)

Meredith H. Wooters, Esquire (307207)

Justin F. Kobeski, Esquire (200392)

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

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

**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

All that certain lot or piece of ground situate in Berwick Borough, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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Thence in a Northerly direction at right angles to Orange Street, 148 feet 4 inches, more or less, to the Southerly side of the first alley North of Orange Street extended, when extended;

Thence in an Easterly direction parallel to Orange Street 50 feet;

Thence in a Southerly direction in a line parallel to the first line described herein and at right angles to Orange Street, 148 feet 4 inches, more or less, to the Northerly side of Orange Street;

Thence in a Westerly direction along the Northerly side of Orange Street 50 feet to the place of Beginning.

Parcel No.: 04C-02-096-00-000

BEING the same premises which George R. Bryson and Jane D. Bryson, his wife, by Deed dated May 1, 2012 and recorded in and for Columbia County, Pennsylvania in Instrument Number 201204430, granted and conveyed unto David C. Weber.

Property known as 1023 Orange Street, Borough of Berwick, PA 18603

Exhibit "A"

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: OCCUPANT

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

OCCUPANT

2015CV635

1023 ORANGE STREET, 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	Zone:	146
Manner:	< Not Specified >	Expires:	
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 <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Kelly Maccis		
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 SEI

2015CV635

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

Tax Notice 2015 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2015BILL NO.
6594

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	28,238	9.491	262.65	268.01	294.81
SINKING		1	27.68	28.24	31.06
FIRE		1.25	34.59	35.30	37.07
LIGHT		1.75	48.43	49.42	51.89
BORO RE		11.1	307.17	313.44	329.11
The discount & penalty have been calculated for your convenience			680.52	694.41	743.94
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 if paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

WEBER DAVID C

1023 ORANGE STREET

BERWICK PA 18603

389 South Mountain Blvd
Mountain Top PA 18707

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04C-02-096-00,000
1023 ORANGE ST
.1699 Acres Land
Buildings
Total Assessment 28,238

Wells Fargo
Connie C. Gingher
28,238

This tax returned
to courthouse on:
January 1, 2016

CK 680.52

CK

FILE COPY

901183477

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**2015 SCHOOL REAL ESTATE TAX NOTICE**

Berwick Area School District

Berwick Borough

Make Check Payable To:

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

Telephone: 570-752-7442

Taxes are due and payment is requested from:

9/23/10
C04
WEBER DAVID C
389 S MOUNTAIN BLVD
MOUNTAIN TOP, PA 18707-1915

Bill Date: 7/1/2015

Control #:

Bill #: 4225

TAXPAYER COPY

Parcel #: 04C02 09600000

Prop. Type

Property Location and Description:

1023 ORANGE ST
.170

Assessment:

L= 2,960
B= 25,278
T= 28,238

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	1,263.65
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2015	2% Discounted Amount	1,238.38
If Paid By 10/31/2015	FACE Amount	1,263.65
If Paid After 10/31/2015	10% Penalty Amount	1,390.02

Connie C. Gin

CK 90125443 CK 1238.88
1238.38

8-31

Last Day to Pay: 12/31/2015

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

Office Hours:

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

8-31



November 12, 2015

Timothy T. Chamberlain
Sheriff of Columbia County
Court House-P.O. BOX 380
Bloomsburg, Pa 17815

WELLS FARGO

VS.

DAVID WEBER, AKA DAVID C. WEBER

NO: 2015-CV-635

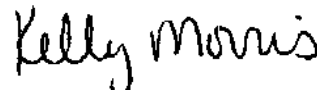
NO: 2015-ED-146

Dear Timothy:

The amount due on the sewer account #112871 for the property located at 1023 Orange Street, Berwick Pa through March 31, 2016 is \$582.85.

Please feel free to contact me with any questions that you may have.

Sincerely,



Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

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

Zone: 146

Manner: < Not Specified >

Expires:

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

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 11/04/15

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: 1056524
Description: Weber Sheriff Sale January
27 2016
Run Dates: 01/06/16 to 01/20/16
Class: 2
Agate Lines: 178
Blind Box:

Total Ad Cost \$977.04
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/06/16	01/20/16	3	\$977.04

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 2015CV635

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, JANUARY 27, 2016

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.

At that certain lot or piece of ground situated in Berwick Borough, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit: Beginning at a point on the Northernly side of Orange Street, 150 feet East of the Southeastery corner of land now or formerly of Edwin B. Kueper and Kathryn B. Kueper, his wife, Thence in a Northernly direction at right angles to Orange Street, 148 feet 4 inches, more or less, to the Southernly side of the first alley North of Orange Street extended, where extended, Thence in an Easternly direction or parallel to Orange Street, 50 feet, Thence in a Southernly direction, in a line parallel to the first line described herein until at right angles to Orange Street, 148 feet 4 inches, more or less, to the Northernly side of Orange Street, Thence in a Westernly direction along the Northernly side of Orange Street, 50 feet to the place of beginning.

Parcel No. 04C-02-096-00400
Being the same premises which George B. Bryson and Jane D. Bryson, his wife by Deed dated May 1, 2012 and recorded in and for Columbia County, Pennsylvania in Instrument Number 201204430, granted and conveyed unto David C. Weber.

Property known as 1023 Orange Street, Borough of Berwick, PA 18603

PROPERTY ADDRESS: 1023 ORANGE STREET, BERWICK, PA 18603

UP / TAX PARCEL NUMBER 04C-02-096-00400
Seized and taken into execution to be sold as the property of DAVID WEBER pursuant to 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 of payment by the bidder will be considered for resale, 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 representative of the plaintiff.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 1-614-220-3611

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV635

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, JANUARY 27, 2016
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 lot or piece of ground situate in Berwick Borough, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Northerly side of Orange Street 150 feet East of the Southeasterly corner of land now or formerly of Edwin R. Kocher and Kathryn B. Kocher, his wife; Thence in a Northerly direction at right angles to Orange Street, 148 feet 4 inches, more or less, to the Southerly side of the first alley North of Orange Street extended, when extended; Thence in an Easterly direction parallel to Orange Street 50 feet; Thence in a Southerly direction in a line parallel to the first line described herein and at right angles to Orange Street, 148 feet 4 inches, more or less, to the Northerly side of Orange Street; Thence in a Westerly direction along the Northerly side of Orange Street 50 feet to the place of Beginning.

Parcel No.: 04C-02-096-00-000

BEING the same premises which George R. Bryson and Jane D. Bryson, his wife, by Deed dated May 1, 2012 and recorded in and for Columbia County, Pennsylvania in Instrument Number 201204430, granted and conveyed unto David C. Weber.
Property known as 1023 Orange Street, Borough of Berwick, PA 18603

PROPERTY ADDRESS: 1023 ORANGE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-02-096-00,000

Seized and taken into execution to be sold as the property of DAVID WEBER 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:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 1-614-220-5611

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

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

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

SEE EXHIBIT "A" ATTACHED

Amount due	\$	119,692.25
Interest from May 2, 2015 to date of sale	\$	6,763.04
Total	\$	
(Costs to be added)		

Dated: November 3, 2015

Barbara M. Silvestri
Prothonotary

Prothonotary, Court of Common Pleas,
Columbia County, Pa. 17001
My Comm. Exp. 12/15/2016

(SEAL)

By: Roxie Antonio
Clerk

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: Domestic Relations Office of Columbia Col

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: Martha Mathon

Relation: Clerk

Date: 11-4-15 Time: 09:01

Deputy: 4 Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF

2015CV635

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2015CV635

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 146

Manner: < Not Specified >

Expires:

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: 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 · Other

Adult In Charge: Sherry Evans

Relation: Clerk

Date: 11-4-15 Time: 09:00

Deputy: 4 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.

COLUMBIA COUNTY TAX C

2015CV635

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

**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

Execution No.: 2015-ED-146

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 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

AND

389 South Mountain Boulevard

Mountain Top, PA 18707-1915

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 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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
GUARANTEED RATE, INCORPORATED

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 60613

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

For Call

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, 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

PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION
Department 380601
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.A. § 4904 relating to unsworn falsification to authorities.

Dated:

10/30/2015


Jana Fridfinnsdottir, Esquire (315944)
Scott A. Dietterick, Esquire (55650)
Kimberly A. Bonner, Esquire (89705)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
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

04C-02-096-00,000

REAL ESTATE OUTLINE

ED # 2015 ED146

DATE RECEIVED 11/3/2015
DOCKET AND INDEX 2015 CV 635

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u> </u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u> </u>	<u>X</u>	CK# <u>101108</u>

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

SALE DATE Jan. 27 2016 TIME 9:00
POSTING DATE
ADV. DATES FOR NEWSPAPER 1ST WEEK
2ND WEEK
3RD WEEK

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

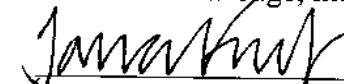
Docket No.: 2015-CV-635

2015-ED-146

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA)
) SS
COUNTY OF CUMBERLAND)

Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Jana Fridfinnsdottir, Esquire, attorney for Plaintiff, who being duly sworn according to law, deposes and says that the owner of the property located at 1023 Orange Street, Berwick, PA 18603 is Defendant David Weber, AKA David C. Weber, whose last known address is 1023 Orange Street, Berwick, PA 18603 and 389 South Mountain Boulevard, Mountain Top, PA 18707-1915, to the best of his knowledge, information and belief.


Jana Fridfinnsdottir, Esquire (315944)
Scott A. Dietterick, Esquire (55650)
Kimberly A. Bonner, Esquire (89705)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
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

Sworn to and subscribed before me this 30th day of October, 2015


NOTARY PUBLIC

My commission expires: _____

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

ELIZABETH ANNE FAIRCLOUGH

Notary Public

SWATARA TWP., DAUPHIN COUNTY

My Commission Expires Jul 23, 2017

15-021670_CRB

**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

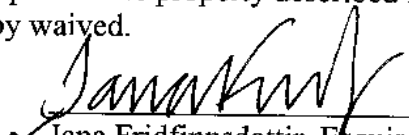
2015-ED-146

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.

Dated:

10/30/2015


✓ Jana Fridfinnsdottir, Esquire (315944)
Scott A. Dietterick, Esquire (55650)
Kimberly A. Bonner, Esquire (89705)
Michael E. Carleton, Esquire (203009)
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Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: jfridfinnsdottir@manleydeas.com
Attorney for Plaintiff

**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

Execution No.: 2015-ED-146

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 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

AND

389 South Mountain Boulevard

Mountain Top, PA 18707-1915

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 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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
GUARANTEED RATE, INCORPORATED

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 60613

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, 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

PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION
Department 380601
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.A. § 4904 relating to unsworn falsification to authorities.

Dated:

10/30/2015


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Scott A. Dietterick, Esquire (55650)
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Telephone: 614-222-4921
Fax: 614-220-5613
Email: jfridfinnsdottir@manleydeas.com
Attorney for Plaintiff

**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

All that certain lot or piece of ground situate in Berwick Borough, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Northerly side of Orange Street 150 feet East of the Southeasterly corner of land now or formerly of Edwin R. Kocher and Kathryn B. Kocher, his wife;

Thence in a Northerly direction at right angles to Orange Street, 148 feet 4 inches, more or less, to the Southerly side of the first alley North of Orange Street extended, when extended;

Thence in an Easterly direction parallel to Orange Street 50 feet;

Thence in a Southerly direction in a line parallel to the first line described herein and at right angles to Orange Street, 148 feet 4 inches, more or less, to the Northerly side of Orange Street;

Thence in a Westerly direction along the Northerly side of Orange Street 50 feet to the place of Beginning.

Parcel No.: 04C-02-096-00-000

BEING the same premises which George R. Bryson and Jane D. Bryson, his wife, by Deed dated May 1, 2012 and recorded in and for Columbia County, Pennsylvania in Instrument Number 201204430, granted and conveyed unto David C. Weber.

Property known as 1023 Orange Street, Borough of Berwick, PA 18603

Exhibit "A"

**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

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

David Weber, AKA David C. Weber

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, 35 West Main Street, 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.

**Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108**

(800) 692-7375

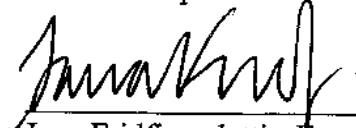
THE LEGAL RIGHTS YOU MAY HAVE ARE:

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, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

Dated:

10/30/2015



✓ Jana Fridfinnsdottir, Esquire (315944)
Scott A. Dietterick, Esquire (55650)
Kimberly A. Bonner, Esquire (89705)
Michael E. Carleton, Esquire (203009)
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Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: jfridfinnsdottir@manleydeas.com
Attorney for Plaintiff

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

**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

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Thence in a Northerly direction at right angles to Orange Street, 148 feet 4 inches, more or less, to the Southerly side of the first alley North of Orange Street extended, when extended;

Thence in an Easterly direction parallel to Orange Street 50 feet;

Thence in a Southerly direction in a line parallel to the first line described herein and at right angles to Orange Street, 148 feet 4 inches, more or less, to the Northerly side of Orange Street;

Thence in a Westerly direction along the Northerly side of Orange Street 50 feet to the place of Beginning.

Parcel No.: 04C-02-096-00-000

BEING the same premises which George R. Bryson and Jane D. Bryson, his wife, by Deed dated May 1, 2012 and recorded in and for Columbia County, Pennsylvania in Instrument Number 201204430, granted and conveyed unto David C. Weber.

Property known as 1023 Orange Street, Borough of Berwick, PA 18603

Exhibit "A"

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2015-CV-635 2015-ED-146
PLAINTIFF: Wells Fargo Bank, N.A.
DEFENDANT(S): David Weber, AKA David C. Weber

TYPE OF WRIT
OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**
SERVE AT: 389 South Mountain Boulevard, Mountain Top, PA 18707-1915

Sir: ☒ Please serve Defendant, David Weber, AKA David C. Weber, OR an adult member of the family with whom he/she resides, OR an adult individual in charge of the residence with a true and correct copy of the Notice of Sheriff's Sale.

Date of Service: _____ Time: _____

Served upon (if someone other than defendant): _____

Address (if different than as stated above):

Columbia County Sheriff's Office: _____

Name: _____

Title: _____


Date: _____

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

**Manley Deas Kochalski LLC
Attn: Jana Fridfinnsdottir, Esquire
P. O. Box 165028
Columbus, OH 43216-5028**

Dated: October 12, 2015

BY: _____


Jana Fridfinnsdottir (PA I.D. #315944)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Phone: 614-220-5611
Fax: 614-220-5613

For office use only:

15-021670_CRB

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2015-CV-635 2015-ED-146
PLAINTIFF: Wells Fargo Bank, N.A.
DEFENDANT(S): David Weber, AKA David C. Weber

TYPE OF WRIT
OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**
SERVE AT: 1023 Orange Street, Berwick, PA 18603

Sir: ☒ Please serve Defendant, David Weber, AKA David C. Weber, OR an adult member of the family with whom he/she resides, OR an adult individual in charge of the residence with a true and correct copy of the Notice of Sheriff's Sale.

Date of Service: _____ Time: _____

Served upon (if someone other than defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____

Name: _____

Title: _____

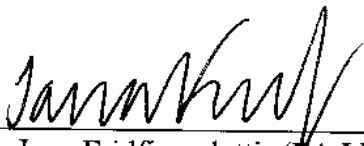
Date: _____

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

Manley Deas Kochalski LLC
Attn: Jana Fridfinnsdottir, Esquire
P. O. Box 165028
Columbus, OH 43216-5028

Dated: October 12, 2015

BY: _____


Jana Fridfinnsdottir (VA I.D. #315944)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Phone: 614-220-5611
Fax: 614-220-5613

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2015-CV-635 2015-ED-146
PLAINTIFF: Wells Fargo Bank, N.A.
DEFENDANT(S): David Weber, AKA David C Weber

TYPE OF WRIT
OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**
SERVE AT: 1023 Orange Street, Berwick, PA 18603

Sir: Please POST the Handbill at mortgages premises.

Date of Service: _____ Time: _____

Served upon (if someone other than defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____

Name: _____


Title: _____

Date: _____

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

Manley Deas Kochalski LLC
Attn: Jana Fridfinnsdottir, Esquire
P. O. Box 165028
Columbus, OH 43216-5028

Dated: October 12, 2015

BY: 
Jana Fridfinnsdottir (PA I.D. #315944)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Phone: 614-220-5611
Fax: 614-220-5613

Document Receipt

Trans #	6740	Carrier / service:	USPS Server	First-Class Mail®	11/4/2015 12:00:00 AM
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Ship to:

PENNSYLVANIA AMERICAN WATER

800 WEST HERSHEY PARK DRIVE

Tracking #: 71901140006000067345

Doc Ref #: 2015ED146

Postage 5.1300

HERSHEY PA 17033

Document Receipt

Trans #	6740	Carrier / service:	USPS Server	First-Class Mail®	11/4/2015 12:00:00 AM
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Ship to:

PENNSYLVANIA AMERICAN WATER

800 WEST HERSHEY PARK DRIVE

HERSHEY PA 17033

Tracking #:	71901140006000067345
Doc Ref #:	2015ED146
Postage	5.1300

Document Receipt

Trans #	6739	Carrier / service:	USPS Server	First-Class Mail®	11/4/2015 12:00:00 AM
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Ship to:

MERS

3940 NORTH RAVENWOOD

Tracking #: 71901140006000067338

Doc Ref #: 2015ED146

Postage 5.1300

CHICAGO IL 60613

Document Receipt

Trans #	6738	Carrier / service:	USPS Server	First-Class Mail®	11/4/2015 12:00:00 AM
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Ship to:

MERS

3300 SW 34TH AVE STE 101

Tracking #: 71901140006000067321

Doc Ref #: 2015ED146

Postage 5 1300

OCALA FL 34474

Document Receipt

Trans #	6737	Carrier / service:	USPS Server	First-Class Mail®	11/4/2015 12:00:00 AM
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Ship to:

MERS

1901 E. VOORHEES STREEET
SUITE C

Tracking #:	71901140006000067314
Doc Ref #:	2015ED146
Postage	5.1300

DANVILLE IL 61834

Document Receipt

Trans #	6736	Carrier / service:	USPS Server	First-Class Mail®	11/4/2015 12:00:00 AM
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Ship to:

MERS

P.O. BOX 2026

Tracking #: 71901140006000067307

Doc Ref #: 2015ED146

Postage 5.1300

FLINT MI 48501

Document Receipt

Trans #	6735	Carrier / service:	USPS Server	First-Class Mail®	11/4/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP	INTERNAL REVENUE
	SERVICE
600 ARCH STREET ROOM 3259	Tracking #: 71901140006000067291
	Doc Ref #: 2015ED146
	Postage 5.1300
PHILADELPHIA PA 19106	

Document Receipt

Trans #	6734	Carrier / service:	USPS Server	First-Class Mail®	11/4/2015 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking # 71901140006000067284

Doc Ref #: 2015ED146

Postage 5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	6734	Carrier / service:	USPS Server	First-Class Mail®	11/4/2015 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking # 71901140006000067284

Doc Ref #: 2015ED146

Postage 5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	6733	Carrier / service:	USPS Server	First-Class Mail®	11/4/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000067277

Doc Ref #: 2015ED146

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	6733	Carrier / service:	USPS Server	First-Class Mail®	11/4/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000067277

Doc Ref #: 2015ED146

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	6732	Carrier / service:	USPS Server	First-Class Mail®	11/4/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE	COMMONWEALTH OF PA
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DEPARTMENT 281230

Tracking #: 71901140006000067260

Doc Ref #: 2015ED146

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	6732	Carrier / service:	USPS Server	First-Class Mail®	11/4/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000067260

Doc Ref #: 2015ED146

Postage 5.1300

HARRISBURG PA 17128

146

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

101108

	DATE	AMOUNT
Pay One Thousand Three hundred Fifty dollars and 00 cents*****	10/30/2015	\$1350.00

to the Order of :

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

15-021670, 2015-CV-635, Weber



⑈101108⑈ ⑆074900657⑆ 9001045366⑈