Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK, N.A. vs. RACHEL E TRIVELPIECE

Case Number 2015CV158

PROPERTY ADDRESS

1702 WALNUT STREET, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	МЕМО	СНК #	DEBIT	CREDIT
12/18/2015	Advance Fee	Advance Fee	102849	\$0.00	\$1,350.00
12/18/2015	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/18/2015	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/18/2015	Crying Sale			\$10.00	\$0.00
12/18/2015	Docketing			\$15.00	\$0.00
12/18/2015	Levy			\$15.00	\$0.00
12/18/2015	Mailing Costs			\$90.00	\$0.00
12/18/2015	Posting Handbill			\$15.00	\$0.00
12/18/2015	Press Enterprise Inc			\$651.24	\$0.00
12/18/2015	Sheriff Automation Fund			\$50.00	\$0.00
12/18/2015	Web Posting			\$100.00	\$0.00
02/23/2016	Service			\$240.00	\$0.00
02/23/2016	Service Mileage			\$28,26	\$0.00
02/23/2016	Tax Claim Search			\$5.00	\$0.00
02/23/2016	Surcharge			\$80.00	\$0.00
02/23/2016	Copies			\$8.00	\$0.00
02/23/2016	Notary Fee			\$10.00	\$0.00

TOTAL BALANCE: \$0.00

\$1,350.00 \$1,350.00

Printed: 2/23/2016 4:15:18PM (2/00/nySule Short Temperal Inc. Page 1 of 1

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 02/23/16

Account:

Name:

TIM CHAMBERLAIN - COLUM COUNTY SHER-

Company: IFF

> Address: **PO BOX 380**

> > **BLOOMSBURG, PA 17815**

Total Ad Cost

\$651.24

Amount Paid

\$0.00

Publication Press Enterprise Stop

Inserts

Cost \$651.24

2-10-16

Description: Run Dates:

Ad ID:

02/10/16 to 02/17/16

Wells Fargo vs Trivelpiece

Class: Agate Lines: 177

1060845

Blind Box:

02/10/16 02/17/16

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2015CV158

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, MARCH 02, 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 piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to

Beginning at the corner of Lot 81 on Walnut Street; thence Southerly 49-1/2 feet to Duval Street; thence easterly 150 feet to a fifteen foot alley, thence Northerly 49-1/2 feet to a corner of Lot No. 81; thence Westerly 150 feet to the place of beginning. This description is intended to cover and this deed to convey Lot No. 80 in Duval Dickson's third plot of Lots marked and shown on plot or plan.

Parcel No.: 04A-11-064-00-000

BEING the same property conveyed to Rachel E. Trivelpiece who acquired title by virtue of a deed from Donald Gower and Cinthia.

Gower, husband and wife, dated June 25, 2010, recorded June 28, 2010, at Instrument Number 201005518, Columbia County, Pennsylvania records.

Property known as 1702 Walnut Street, Berwick, PA 18603 PROPERTY ADDRESS: 1702 WALNUT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-11-064-00-000

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

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRE-SCRIBED 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 dam ages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriffs Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:

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

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania



MANUEYOBASIC ON

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

February 23, 2016

Office of the Sheriff of Columbia County ATTN: REAL ESTATE DEPT. 35 West Main Street P.O. Box 380 Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, N.A. v.

Rachel E. Trivelpiece, et al.

Property Address: 1702 Walnut Street, Berwick, PA 18603

Docket No. 2015-CV-158 Our File Number: 15-021164

Dear Sir/Madam:

Please consider this correspondence a formal request to stay the Sheriff's sale scheduled for March 2, 2016. No funds have been received.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC Enclosures

COUNTY OF COLUMBIA TAX CLAIM BUREAU PO BOX 380 BLOOMSBURG PA 17815 REAL ESTATE TAX LIEN CERTIFICATE

TRIVELPIECE RACHEL E 240 W TWELFTH ST BLOOMSBURG PA 17815

DATE: 16-FEB-16

DISTRICT: BERWICK BORO
DEED 20100-5518
LOCATION: 1702 WALNUT ST L 80
PARCEL: 04A-11 -064-00,000

CERT. NO23398

YEAR	BILL ROLL	AMOUNT	PENI INTEREST	OING COSTS	TOTAL AMOUNT DUE
2014	PRIM	1,049.30	13.32	0.00	1,062.62
TOTAL	DUE :		· • • • • · · · · · · · · · · ·	· 	\$1,062.62

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2015

FEE:\$5.00

REQUESTED BY: SHERIFF

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK, N.A. RACHEL E TRIVELPIECE

Case Number 2015CV158

SHERIFF'S RETURN OF SERVICE

01/29/2016 01:31 PM - DEPUTY MICHAEL TKACH, 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 1702 WALNUT STREET, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS.

February 01, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

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

day of

intiff Attorney: ZUCKER, GO

FEBRUARY

2016

& A.C. L. P. M. N., L.L.C., 2000 2 15 11 11 11 11 11 HHSIDE, NJ 071

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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	ARGO BANK, N.A.			Case N	lumber
vs. TRIVELPIECE, RACHEL E					CV158
	SERVICE CO	OVER SHI	EET		
Service De					
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 03/02/2016 AT 9:00 AM SHERIFF'S SALE BILL				
Serve To:		Final Servi			
Name:	(POSTING)	Served:	Personally · A	dult In Charge (- F	Posted Other
Primary Address:	1702 WALNUT STREET BERWICK, PA 18603	Adult In Charge:		 	·
Phone:	DOB:	Relation:			
Alternate Address:		Date:	1/29/16	Time:	13:31
Phone:		Deputy:	<u> </u>	Mileage:	: : :
Attorney /	Originator;				
Name:	ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone:	908-233-8500	 	
Service At	tempts:				
Date:					
Time:					
Mileage:					
Deputy:					15 7 15 15 15 15 15 15 15 15 15 15 15 15 15
Service At	tempt Notes:				
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4.					
5.		<u>-</u>			
6.					

POSTING)

2015CV158

1702 WALNUT STREET, BERWICK, PA 18603

NO EXPIRATION



January 27, 2016

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

WELLS FARGO BANK, N.A.

VS.

RACHEL E. TRIVELPIECE

NO: 2015-CV-158 NO: 2015-ED-166

Dear Timothy:

The amount due on the sewer account #102240 for the property located at 1702 Walnut Street, Berwick Pa through March 31, 2016 is \$693.84. This amount includes fees to satisfy a lien on the property.

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK, N.A. Case Number 2015CV158 TRIVELPIECE, RACHEL E SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: < Not Specified > Manner: Expires: Warrant: Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: BERWICK AREA SCHOOL DISTRICT Served: Adult In Charge/ Posted Other Name: Primary 500 LINE ROAD Adult in Charge: Address: **BERWICK, PA 18603** Relation: DOB: Phone: 1100 FOWLER AVENUE Alternate Date: Time: Address: **BERWICK, PA 18603** Deputy: Mileage: Phone: Attorney / Originator: ZUCKER, GOLDBERG & ACKERMAN, LLC 908-233-8500 Name: Phone: Service Attempts: Date: 17 -28-18 Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5. 6.

BERWICK AREA SCHOOL

2015CV158

LINE ROAD, BERWICK, PA 18603

500

NO EXPIRATION



BERWICK BOROUGH

1800 N. MARKET STREET, BERWICK, PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Wanner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Vame: BERWICK BOROUGH Primary Address: BERWICK, PA 18603 Phone: DOB: Relation: Served: Date: 12 31-15 Time: 14:50	WELLS FA	ARGO BANK, N.A.			Cas	e Number
Category: Real Estate Sale - Sale Notice	TRIVELPIECE, RACHEL E					
Category: Real Estate Sale - Sale Notice Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS PERWICK BOROUGH Served: Personally Adult In Charge Posted Other Permany 1800 N. MARKET STREET Adult In Charge: Debra Falce Phone: DOB: Relation: Parage Mileage: Address: Date: /3 3/-15 Time: / 4/5C Deputy: 3 Mileage: Phone: Deputy: 3 Mileage: Tition: JUCKER, GOLDBERG & ACKERMAN, LLC Phone: 908-233-8500 Pervice Attempts: Deputy: 3 service Attempts Notes: Clase J.		SERVICE C	OVER SHE	EET		
Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS SALE DATE & TIME: 03/02/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: SALE DATE & TIME: 03/02/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Final Service: Final Service: Final Service: Adult in Charge: Posted Other Adult in Charge: Posted Other Adults: Debra: Debra: Face Adult in Charge: Posted Other Adult in Charge: Posted Other Adults: Debra: Debra: Face Adult in Charge: Posted Other Adult in Charge: Posted Other Adults: Debra: Debra: Face Adult in Charge: Posted Other Adu	ervice De	tails:				
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		e de la companion de la compan				
		G (1) 1 7874 (00- 00				<u>, </u>

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

Bloomsburg

PA 17815



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

Wells Fargo Bank, N.A.

CIVIL DIVISION

Plaintiff,

Docket No.: 2015-CV-158

vs.

2015-ED-11do

Rachel E. Trivelpiece

Defendant.

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

Rachel E. Trivelpiece 248 Leonard Street Bloomsburg, PA 17815-1569

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 Mach 2, 2016 at 9:00 an 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:

1702 Walnut Street, Berwick, PA 18603

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

No. 2015-CV-158

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

Rachel E. Trivelpiece

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK, N.A. vs. RACHEL E TRIVELPIECE

Case Number 2015CV158

SHERIFF'S RETURN OF SERVICE

12/28/2015 10:29 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: RACHEL E TRIVELPIECE AT 240 WEST 12TH STREET, BLOOMSBURG, PA 17815.

·

SO ANSWERS,

January 28, 2016

TIMOTHY T. CHAMBERLAIN, SHERIF

COMMONWEALTH OF PENNSYLVANIA

Notariai Seal

Sarah Jane Klingaman, Notary Public Town of Bioomsburg, Columbia County My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

28TH day of

JANUARY

2016

Sarlfon Kligan

intiff Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAINSIDE, NJ 071

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	RGO BANK, N.A. CE, RACHEL E				Number 5CV158	
	SERVICE	COVER SHE	======================================	•		- 코
Service Det	00 L d. II . I	00 1210	- - •			RIVELPIECE
Category:	Real Estate Sale - Sale Notice	and a contract of the contract	Section of the Committee C	Zone:	1000	, <u>B</u>
Manner:	< Not Specified >	Expires:		Warrant:		-
Notes:	SALE DATE & TIME: 03/02/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE A		IGHTS		:	RACHEL
words -	240 W. 1245 ST & Bloomsburg FA 17615	Served h	e #E ,		· · · · · · · · · · · · · · · · · · ·	m
Serve To:		Final Servi	ce:			20
Name:	RACHEL E TRIVELPIECE	Served:	Personally · Adu	ilt In Charge	Posted · Other	150
Primary Address:	248 LEONARD STREET BACK BLOOMSBURG, PA 17815 AMARES	Adult In Charge:	Rachel	Trivel	'oiece)	2015CV158
Phone:	DOB:	Relation:	V	ϵ_F		
Alternate Address:	1702 WALNUT STREET BERWICK, PA 18603 Address	Date:	12/28/15	Time:	10.29	248 LI
Phone: _	1-570-854-2189	Deputy:	4	Mileage:		LEONARD
Attorney / C	Originator:		,			ARC
Name:	ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone:	908-233-8500			CO
- **	12/28/15 CE 25 240 W	1.12th st. sburg, P	4 7815			TREET, BLOOMSBURG, PA 17815 NO EXPIRAT

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



MERS 4520 EAST WEST HIGHWAY

BETHESDA MD 20814

Wells Fargo Bank, N.A.

CIVIL DIVISION

Plaintiff,

Docket No.: 2015-CV-158

vs.

2015-ED-11de

Rachel E. Trivelpiece

Defendant.

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

Rachel E. Trivelpiece 248 Leonard Street Bloomsburg, PA 17815-1569

TAKE NOTICE:

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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:

1702 Walnut Street, Berwick, PA 18603

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

No. 2015-CV-158

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

Rachel E. Trivelpiece

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

INGHER, CONNIE

2015CV1

1615 LINCOLN AVENUE,

BERWICK, PA 18603

NO EXPIRATION

WELLS FARGO BANK, N.A. Case Number 2015CV158 TRIVELPIECE, RACHEL E SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: Warrant: SALE DATE & TIME: 03/02/2016 AT 9:00 AM Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Connie C. Gingher Name: Served: ⁵ersonally∤ · Adult In Charge · Posted · Other Primary 1615 Lincoln Avenue Adult In Address: Berwick, PA 18603 Charge: Relation: Phone: 570-752-7442 DOB: Alternate Date: Time: Address: Deputy: Mileage: Phone: Attorney / Originator: Name: ZUCKER, GOLDBERG & ACKERMAN, LLC Phone: 908-233-8500 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 2. 4. 5. 6.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK, N.A. vs.
TRIVELPIECE RACHELE

Case Number 2015CV158

TRIVELPIE	ECE, RACHEL E			20!	5CV158
	SERVICE CO	OVER SH	EET		<u> </u>
Service De	talls:				
Category:	Real Estate Sale - Sale Notice		:	Zone:	
Manner:	< Not Specified >	Expires:	The state of the s	Warrant:	
Notes:	SALE DATE & TIME: 03/02/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS		:
Serve To:		Final Serv	lce:		
Name:	BERWICK AREA JOINT SEWER AUTHORIT	Served:	Personally . Add	ult In Charge	Posted · Other
Primary Address:	1108 FREAS AVENUE BERWICK, PA 18603	Adult In Charge:	Kelly A	Keris	ar No. 10 Telephone and the second
Phone:	DOB:	Relation:	Sec retar	 H	
Alternate Address:	106 MARKET STREET BERWICK, PA 18603	Date:	12-28-15	Time:	10:11
Phone:	Commonwealth and the second se	Deputy:	3	Mileage:	
Attorney / (Originator:				
Name:	ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone:	908-233-8500		
Service Att	empts:				
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BERWICK AREA JOINT SE

015CV158

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRA

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

Bloomsburg PA 17815



MERS

3300 SW 34TH AVE STE 101

OCALA

FL 34474

12/21/2015

Wells Fargo Bank, N.A.

CIVIL DIVISION

Plaintiff,

Docket No.: 2015-CV-158

VS.

2015-ED-11de

Rachel E. Trivelpiece

Defendant.

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

Rachel E. Trivelpiece 248 Leonard Street Bloomsburg, PA 17815-1569

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 March 2 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:

1702 Walnut Street, Berwick, PA 18603

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

No. 2015-CV-158

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

Rachel E. Trivelpiece

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK, N.A. Case Number 2015CV158 TRIVELPIECE, RACHEL E SERVICE COVER SHEET Service Details: The grant his divine Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: Columbia County Tax Office Served: Personally Adult in Charge Posted · Other Primary PO Box 380 Adult in Charge: Address: Bloomsburg, PA 17815 Relation: Phone: 570-389-5649 CLERF DOB: Alternate Date: 12/23/15 Time: Address: Deputy: Mileage: Phone: Attorney / Originator: Name: ZUCKER, GOLDBERG & ACKERMAN, LLC 908-233-8500 Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 2. 3. 4. 5. 6.

COLUMBIA COUNTY TAX O

2019C V 150

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK, N.A. Case Number 2015CV158 TRIVELPIECE, RACHEL & SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: < Not Specified > Manner: Expires: Warrant: Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: Domestic Relations Office of Columbia Con-Served: Personally · Adult In Charge · Posted · Other Primary 11 WEST MAIN STREET Adult In RICHMORGER Address: Charge: 2ND FLOOR Bloomsburg, PA 17815 Relation: Phone: Alternate Date: Time: Address: Deputy: Mileage: Phone: Attorney / Originator: ZUCKER, GOLDBERG & ACKERMAN, LLC Name: Phone: 908-233-8500 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 2. 3. 4. 5. 6.

DOMESTIC RELATIONS OF

2015CV158

ᆿ

WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P 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 12/22/15

Account:

Name: Company:

TIM CHAMBERLAIN - COLUM COUNTY SHER-

\$971.61

\$0.00

IFF

PO BOX 380 Address:

Total Ad Cost

Amount Paid

BLOOMSBURG, PA 17815

Ad ID:

1060845

Description:

Wells Fargo vs Trivelpiece

2-10-16

Run Dates:

02/10/16 to 02/24/16

Class: Agate Lines:

Blind Box:

177

Publication

Start

Stop Inserts Cost

Press Enterprise

02/10/16 02/24/16

\$971.61

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2015CV158

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to mo 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, MARCH 02, 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 piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to

Beginning at the corner of Lot 81 on Walnut Street; thence Southerly 49-1/2 feet to Duval Street, thence easterly 150 feet to a fifteen foot alley; thence Northerly 49-1/2 feet to a corner of Lot No. 81; thence Westerly 150 feet to the place of beginning. This description is intended to cover and this deed to convey Lot No. 80 in Duval Dickson's third plot of Lots marked and shown on plot or plan.

Parcel No.: 04A-11-064-00-000

BEING the same property conveyed to Rachel E. Trivelpiece who acquired title by virtue

of a deed from Donald Gower and Cinthia Gower, husband and wife, dated June 25, 2010, recorded June 28, 2010, at Instrument

Number 201005518, Columbia County, Pennsylvania records.

Property known as 1702 Walnut Street, Berwick, PA 18603 PROPERTY ADDRESS: 1702 WALNUT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-11-064-00-000

Seized and taken into execution to be sold as the property of RACHEL ETRIVELPIECE 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 PRE-SCRIBED 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 other wise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: ZUCKER, GOLDBERG & ACKERMAN, LLC MOUNTAINSIDE, NJ 908-233-8500

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania 2 runs 65/,24

REAL ESTATE OUTLINE

	ED# <u>【论录</u>
DATE RECEIVED 12 15	15
DOCKET AND INDEX	15 CV 192
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	X
COPY OF DESCRIPTION	Y Y
WHEREABOUTS OF LKA	X Same Property
NON-MILITARY AFFIDAVIT	
NOTICES OF SHERIFF SALE	<u> </u>
WAIVER OF WATCHMAN	<u> </u>
AFFIDAVIT OF LIENS LIST	X
CHECK FOR \$1,350.00 OR	<u>χ</u> CK# 100899
IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEED
SALE DATE	DOGGD JY NO TIME 3 50
POSTING DATE	1.101 (1) X X X 11111
ADV. DATES FOR NEWSPAPER	1 ST WEEK
	2 ND WEEK
	3 RD WEEK

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2015CV158

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WEDNESDAY, MARCH 02, 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 piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at the corner of Lot 81 on Walnut Street; thence Southerly 49-1/2 feet to Duval Street; thence easterly 150 feet to a fifteen foot alley; thence Northerly 49-1/2 feet to a corner of Lot No. 81; thence Westerly 150 feet to the place of beginning. This description is intended to cover and this deed to convey Lot No. 80 in Duval Dickson's third plot of Lots marked and shown on plot or plan.

Parcel No.: 04A-11-064-00-000

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Property known as 1702 Walnut Street, Berwick, PA 18603

PROPERTY ADDRESS: 1702 WALNUT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-11-064-00-000

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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 failts 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 agiainst 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 conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: ZUCKER, GOLDBERG & ACKERMAN, LLC MOUNTAINSIDE, NJ 908-233-8500 TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Wells Fargo Bank, N.A.	CIVIL DIVISION
Plaintiff,	Docket No.: 2015-CV-158
VS.	0
Rachel E. Trivelpiece	2015-ED-166
Defendant.	

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 Interest from January 22, 20 Total (Costs to be added)	\$ 94,627.26 15 to date of sale \$ 7,474.74 \$ 102,102.00	
Dated: _	12-15-15	Prothonotary Proth & Clerk of Sev. Courts My Com. Ex. 1st Monday in 2016	
	(SEAL)	Ву:	erk

Wells Fargo Bank, N.A.

CIVIL DIVISION

Plaintiff,

Docket No.: 2015-CV-158

VS.

0----

Rachel E. Trivelpiece

Defendant.

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

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Parcel No.: 04A-11-064-00-000

BEING the same property conveyed to Rachel E. Trivelpiece who acquired title by virtue of a deed from Donald Gower and Cinthia Gower, husband and wife, dated June 25, 2010, recorded June 28, 2010, at Instrument Number 201005518, Columbia County, Pennsylvania records.

Property known as 1702 Walnut Street, Berwick, PA 18603

Exhibit "A"

Wells Fargo Bank, N.A.

CIVIL DIVISION

Plaintiff,

Docket No.: 2015-CV-158

VS.

Execution No.: 2015-ED-166

Rachel E. Trivelpiece

Defendant.

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 1702 Walnut Street, Berwick, PA 18603:

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

RACHEL E. TRIVELPIECE 248 Leonard Street Bloomsburg, PA 17815-1569

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

RACHEL E. TRIVELPIECE 248 Leonard Street Bloomsburg, PA 17815-1569

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 PRESIDENTIAL BANK, FSB

(\) P.O. 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

y, 4520 East West Highway

Bethesda, MD 20814

SECRETARY OF HOUSING & URBAN DEVELOPMENT

451 Seventh Street Southwest

Washington, DC 20410-8000

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

BERWICK AREA JOINT SEWER AUTHORITY

7474-D Columbia Boulevard

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 1702 Walnut Street Berwick, PA 18603

UNKNOWN SPOUSE 1702 Walnut Street Berwick, PA 18603 AND 248 Leonard Street Bloomsburg, PA 17815-1569

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. Jana Fruhmsdotte

Dated: 12/14/15

Jana Fridfinnsdottin Esquire (315944)

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: ifridfinnsdottir@manleydeas.com

Attorney for Plaintiff

Wells Fargo Bank, N.A.

CIVIL DIVISION

Plaintiff,

Docket No.: 2015-CV-158

VS.

2015-ED-11do

Rachel E. Trivelpiece

Defendant.

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

Rachel E. Trivelpiece 248 Leonard Street Bloomsburg, PA 17815-1569

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 March 2 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:

1702 Walnut Street, Berwick, PA 18603

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

No. 2015-CV-158

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

Rachel E. Trivelpiece

SHERIFF'S INSTRUCTION

TO:	Sheriff of Columbia County, Pennsylvania
DOCKET NO:	2015-CV-158 2015-ED-166
PLAINTIFF:	Wells Fargo Bank, N.A.
DEFENDANT(S):	Rachel E. Trivelpiece
TYPE OF WRIT OR COMPLAINT:	WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
SERVE AT:	1702 Walnut Street, Berwick, PA 18603
Sir: Please POST the	Handbill at the mortgages premises.
Date of Service:	Time:
Served upon (if someon	ne other than defendant):
Address (if different th	an as stated above):
Columbia County Sher	riff's Office:
	Name:
Date:	Title:
	ERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:
Manley Deas Kochals Attn: Jana Fridfinnso P. O. Box 165028 Columbus, OH 43210	lottir, Esquire
Dated: November 18,	BY: and my my
	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
Dan affice was auto-	
For office use only	;

Wells Fargo Bank, N.A.

CIVIL DIVISION

Plaintiff,

Docket No.: 2015-CV-158

VS.

Rachel E. Trivelpiece

2015-ED-166

Defendant.

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

Beginning at the corner of Lot 81 on Walnut Street; thence Southerly 49-1/2 feet to Duval Street; thence easterly 150 feet to a fifteen foot alley; thence Northerly 49-1/2 feet to a corner of Lot No. 81; thence Westerly 150 feet to the place of beginning. This description is intended to cover and this deed to convey Lot No. 80 in Duval Dickson's third plot of Lots marked and shown on plot or plan.

Parcel No.: 04A-11-064-00-000

BEING the same property conveyed to Rachel E. Trivelpiece who acquired title by virtue of a deed from Donald Gower and Cinthia Gower, husband and wife, dated June 25, 2010, recorded June 28, 2010, at Instrument Number 201005518, Columbia County, Pennsylvania records.

Property known as 1702 Walnut Street, Berwick, PA 18603

Exhibit "A"

Wells Fargo Bank, N.A.

CIVIL DIVISION

Plaintiff,

Docket No.: 2015-CV-158

VS.

2015-ED-166

Rachel E. Trivelpiece

Defendant.

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:

Jana Fridfinnsdottir, Esquire (315944)

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

IN THE COURT OF COMMON PLEAS

COLUMBIA COUNT	ΓY, PENNSYLVANIA
Wells Fargo Bank, N.A.	CIVIL DIVISION
Plaintiff,	Docket No.: 2015-CV-158
VS.	2015-ED-166
Rachel E. Trivelpiece	
Defendant.	
AFFIDAVIT OF LAS	<u>Γ KNOWN ADDRESS</u>
COMMONWEALTH OF PENNSYLVANIA COUNTY OF CUMBERLAND)) SS
Sworn to and subscribed before me this Sworn to and subscribed before me this	nnsdottir, Esquire, attorney for Plaintiff, who says that the owner of the property located at dividual known as Rachel E. Trivelpiece, whose ck, PA 18603-1441 and 248 Leonard Street,
NOTARY PUBLIC My commission expires: COAMOUNTATION OF THE PROPERTY AND BOTTON OF THE PROPERTY OF THE PROPERT	E PAINT TOS BEANT TOS BEANT O SERVY
P-021104_CIND	1

15-021164_CRB

Wells Fargo Bank, N.A. CIVIL DIVISION

Plaintiff, Docket No.: 2015-CV-158

vs. Execution No.: 2015-ED-1106

Rachel E. Trivelpiece

Defendant.

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 1702 Walnut Street, Berwick, PA 18603:

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RACHEL E. TRIVELPIECE 248 Leonard Street Bloomsburg, PA 17815-1569

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

RACHEL E. TRIVELPIECE 248 Leonard Street Bloomsburg, PA 17815-1569

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

15-021164_CRB F70

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRESIDENTIAL BANK, FSB

P.O. 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

4520 East West Highway

Bethesda, MD 20814

SECRETARY OF HOUSING & URBAN DEVELOPMENT

451 Seventh Street Southwest

Washington, DC 20410-8000

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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

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c/o Connie Gingher

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BERWICK AREA JOINT SEWER AUTHORITY

7474-D Columbia Boulevard

Berwick, PA 18603

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UNKNOWN TENANT OR TENANTS 1702 Walnut Street Berwick, PA 18603

UNKNOWN SPOUSE 1702 Walnut Street Berwick, PA 18603 AND 248 Leonard Street Bloomsburg, PA 17815-1569

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: 12/14/15

✓ Jana Fridfinnsdottii√Esquire (315944)
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

Jana hwhuwdow

Columbus, OH 43216-5028 Telephone: 614-222-4921

Fax: 614-220-5613

Email: jfridfinnsdottir@manleydeas.com

Attorney for Plaintiff

Document Receipt

Trans # 7050 Carrier / service: USPS Server First-Class Mail® 12/21/2015 12:00:00 AM

Ship to: MERS

4520 EASTWEST HIGHWAY Tracking #: 71901140006000070444

Doc Ref #: 2015ED166 Postage 5.1300

Postage 5.13

BETHESDA MD 20814

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Ship to

PHILADELPHIA DISTRICT OFFICE US SMAL

US SMALL BUSINESS ADMINISTRATION

900 MARKET STREET 5TH FLOOR

71901140006000070390

ROBERT N.C. NIX FEDERAL BUILDING

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Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS

ADMINISTRATION

900 MARKET STREET 5TH FLOOR Tr

ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: 71901140006000070390 Doc Ref #: 2015ED166

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PHILADELPHIA PA 19107

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DEPARTMENT OF PUBLIC

WELFARE

PO BOX 8016

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HARRISBURG PA 17105

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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000070376

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HARRISBURG PA 17128

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DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000070376

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HARRISBURG PA 17128

Manley Deas Kochalski LLC Pennsylvania Operations

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

COMMERCE NATIONAL BANK

25-280/440

Columbus, OH 43214

DATE

AMOUNT

102849

12/14/2015

\$1350.00

to the Order of:

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

Pay One Thousand Three hundred Fifty dollars and 00 cents********

15-021164, 2015-CV-158, Trivelpiece

Par Dear

10 2B49# #074900657# 9001045366#

Manley Deas Kochalski LLC

To: Columbia County Sheriff

Date:

12/14/2015

Reference:

15-021164

Memo:

15-021164, 2015-CV-158, Trivelpiece

Amount:

\$1350.00

Check No:

102849

Account:

CNB PA

Manley Deas Kochalski LLC

To: Columbia County Sheriff

Date:

12/14/2015

Reference:

15-021164

Memo:

15-021164, 2015-CV-158, Trivelpiece

Amount: Check No: \$1350.00 102849

Account:

CNB PA