

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
WELLS FARGO BANK, N.A.

vs.

**Defendant**  
RACHEL E TRIVELPIECE

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

**Sheriff's Sale Date:** Wednesday, November 9, 2016

**Writ of Execution No. :** 2015CV158

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 1702 WALNUT 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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,036.77
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	\$165.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$10.00
Other	\$26.50
Surcharge	\$120.00

**Total Sheriff Costs** **\$1,850.27**

## Municipal Costs

Delinquent Taxes	\$1,329.24
Sewer	\$1,064.30

**Total Municipal Costs** **\$2,393.54**

## Distribution Costs

Recording Fees	\$67.00
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**Total Distribution Costs** **\$67.00**

**Grand Total:** **\$4,310.81**

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

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 209524  
Customer:  
SHERIFFS OFFICE

Invoice Date: 12/02/2016 2:18:07 PM  
Last Change:

RECEIPT  
Receipt By: WALK-IN

Reg/Drw ID: 0101  
By: BKA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201609608	BERWICK BORO
	Grantor - TRIVELPIECE, RACHEL E		12/02/16 2:18:14 PM	
	Grantee - WELLS FARGO BANK			
	Consideration - \$4,397.03			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFFS DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7629 - SHERIFFS OFFICE	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

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

WELLS FARGO BANK NA

VS RACHEL TRIVELPIECE

NO. 117-2016 ED

NO. 158-2015 JD

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

BID PRICE (INCLUDES COST) \$ 4310,81

POUNDAGE – 2% OF BID \$ 86.22

TRANSFER TAX – 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4397.03

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S):  \_\_\_\_\_

TOTAL DUE: \$ 4397.03

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 3047.03

**Manley Deas Kochalski LLC**

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

**FIRST MERCHANTS BANK**

Columbus, OH 43214  
25-280/440

001355

	DATE	AMOUNT
Pay <b>Eighty Six dollars and 22 cents*****</b>	11/28/2016	\$86.22

to the Order of :

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

*Ben Oras*

15-021164, 2015-CV-158, Trivelpiece

⑈001355⑈ ⑆074900657⑆ 9001045366⑈



MANLEYDEAS.COM

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

November 19, 2016

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

Re: Wells Fargo Bank, N.A. v.  
Rachel E. Trivelpiece  
Property Address: 1702 Walnut Street, Berwick, PA 18603  
Docket No. 2015-CV-158  
Our File Number: 15-021164

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 **Wells Fargo Bank, NA, 3476 Stateview Boulevard, Fort Mill, South Carolina 29715**. Please issue the Deed to the specified assignee.

Also enclosed are the following:

- a check in the amount of \$2,960.81, 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 614-917-1866 or email [stheuer@manleydeas.com](mailto:stheuer@manleydeas.com).

Very truly yours,  
MANLEY DEAS KOCHALSKI LLC

By: Saskia Theuer  
Saskia Theuer, Paralegal Post Sale

Enclosures

15-021164\_ST



**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 Saskia Theuer	Telephone Number: 614-917-1866
Mailing Address P. O. Box 165028	City Columbus
	State OH
	ZIP Code 43216-5028

### B. TRANSFER DATA

Date of Acceptance of Document 11/09/2016	
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: 570-389-5622
	Grantee(s)/Lessee(s) Wells Fargo Bank, NA
	Telephone Number: 800-678-7986
Mailing Address 35 West Main Street, P.O. Box 380	Mailing Address 3476 Stateview Boulevard
City Bloomsburg	State PA
ZIP Code 17815	City Fort Mill
	State SC
	ZIP Code 29715

### C. REAL ESTATE LOCATION

Street Address 1702 Walnut Street	City, Township, Borough Borough of Berwick
County Columbia	School District Berwick Area SD
	Tax Parcel Number 04A-11-064-00-000

### D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 4,310.81	2. Other Consideration +0.00	3. Total Consideration = 4,310.81
4. County Assessed Value 18,034.00	5. Common Level Ratio Factor x3.69	6. Computed Value = 66,545.46

### 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%
---	---	---

#### 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  
Saskia Theuer

Date  
11/09/2016

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

**Manley Deas Kochalski LLC**

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

**FIRST MERCHANTS BANK**

Columbus, OH 43214  
25-280/440

001312

**DATE**

**AMOUNT**

Pay **Two Thousand Nine hundred Sixty dollars and 81 cents\*\*\*\*\***

11/18/2016

\$2960.81

to the Order of :

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

*Ben Ocas*

15-021164, 2015-CV-158, Trivelpiece

⑈001312⑈ ⑆074900657⑆ 9001045366⑈

86.22  
11-22 left mess.



MANLEYDEAS.COM

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

October 4, 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  
Property Address: 1702 Walnut Street, Berwick, PA 18603  
Docket No. 2015-CV-158  
Our File Number: 15-021164

Dear Sir/Madam:

Enclosed please find the following:

- an original Certificate of Filing in the above captioned matter.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC  
Enclosures

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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

Rachel E. Trivelpiece

Defendant.

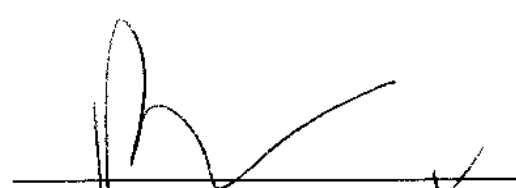
CIVIL DIVISION

Docket No.: 2015-CV-158

**CERTIFICATE OF FILING**

On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for October 5, 2016 at 9:00AM in the above captioned matter has been continued until November 9, 2016 at 9:00AM.

Dated: October 4, 2016

By:   
Kimberly A. Bonner, Esquire (89705)  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392)  
Matthew P. Curry, Esquire (322229)  
Holly N. Wolf, Esquire (322153)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: kaborner@manleydeas.com  
Attorney for Plaintiff



MANLEYDEAS.COM

P.O. BOX 165028

COLUMBUS, OH 43216

P 614-220-5611 • F 614-220-5613

October 4, 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  
Property Address: 1702 Walnut Street, Berwick, PA 18603  
Docket No. 2015-CV-158  
Our File Number: 15-021164

Dear Sir/Madam:

Please continue the sheriff sale set for October 5, 2016 to November 9, 2016. Please announce this continuance at the October 5, 2016 sheriff sale.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC  
Enclosures

# SHERIFF'S SALE COST SHEET

NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ vs. Trivelpiece  
 JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</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>5.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>407.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1036.77</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1286.77</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>1329.24</u>	
TOTAL *****		\$ <u>1329.24</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>1064.30</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>1064.30</u>

SURCHARGE FEE (DSTE)	\$ <u>20.00</u>	
MISC. <u>Montauk Co.</u>	\$ <u>26.50</u>	
TOTAL *****		\$ <u>26.50</u>

TOTAL COSTS (OPENING BID) \$ 4310.81

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

DATE:16-SEP-16

FEE:\$5.00

CERT. NO25633

TRIVELPIECE RACHEL E  
121 GRAND ST  
DANVILLE PA 17821

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

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2014	PRIM	1,310.92	13.32	0.00	1,324.24
TOTAL DUE :					\$1,324.24

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: November ,2016

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF  
DECEMBER 31, 2015

REQUESTED BY: COLUMBIA COUNTY SHERIFF

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 September 14, 21, 28, 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 28<sup>th</sup> day of September, 2016...

.....  
Karen M. Beach  
(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.

.....



MANLEYDEAS.COM

P.O. BOX 165028

COLUMBUS, OH 43216

P 614-220-5611 | F 614-220-5613

September 1, 2016

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

Re: Wells Fargo Bank, N.A. v.  
Rachel E. Trivelpiece  
Property Address: 1702 Walnut Street, Berwick, PA 18603  
Docket No. 2015-CV-158  
Our File Number: 15-021164

Enclosed please find a copy of 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

15-021164\_AT

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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

Rachel E. Trivelpiece

Defendant.

CIVIL DIVISION

Docket No.: 2015-CV-158

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

I, Alex Throckmorton, a Legal Assistant with the firm of Manley Deas Kochalski LLC, attorneys for Plaintiff, Wells Fargo Bank, N.A. ("Plaintiff"), 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 Rachel E. Trivelpiece is the record owner of the real property.
2. On or about August 12, 2016, Defendant Rachel E. Trivelpiece was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Firefly Legal Inc. at the address of 121 Grand Street, Danville, PA 17821. A true and correct copy of said Proof of Service is marked Exhibit "A", attached hereto and made a part hereof.

3. On or about August 22, 2016, 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.

Alex Throckmorton  
Signature

Alex Throckmorton  
Printed Name  
Legal Assistant  
Manley Deas Kochalski LLC

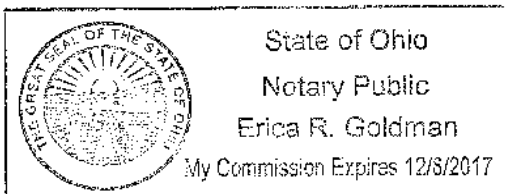
9/6/16  
Date

Sworn to/affirmed and subscribed before me, a notary public, by Alex Throckmorton on this 6<sup>th</sup> day of September 2016.

My Commission Expires: 12/8/17

[Signature]  
Notary Public

NOTARY SEAL:



# EXHIBIT A

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.

VS.

Rachel E. Trivelpiece

Plaintiff(s)

Court No.: 2015-CV-158

Defendant(s)

AFFIDAVIT OF SPECIAL PROCESS SERVER

I, CHRIS MUSTE, being first duly sworn on oath depose and state as follows:

I am over the age of 18, not a party to this action, and an employee or agent of Firefly Legal, Inc., a licensed private detective agency, license number 117.001465.

Type of Process: Notice of Sheriff's Sale of Real Property Pursuant to Pennsylvania Rule of Civil Procedure 3129

Defendant to be served: Rachel E. Trivelpiece

SERVED ~~NON-SERVED~~ the within named defendant on: 8/12/2016 @ 11:29 AM PM

ADDRESS WHERE ATTEMPTED OR SERVED: 121 Grand Street  
Danville, PA, 17821

THE DESCRIPTION OF THE PERSON WITH WHOM THE COPY OF THIS PROCESS WAS LEFT IS AS FOLLOWS:

Age 32 Gender M Race W Height 5'6 Weight 140 Hair RED Glasses Y

X **INDIVIDUAL SERVICE** by delivering to the within named defendant a copy of this process personally. The defendant confirmed that she/he resides at the above address.

       **SUBSTITUTE SERVICE** by leaving a copy of this process at his/her usual place of abode with:         
(Relationship):        a person residing therein who is the age of 13 years or upwards confirmed the defendant resides at the above address and informed that person of the contents thereof.

       **CORPORATE OR GOVERNMENT SERVICE** by leaving a copy of this process with        (Title)  
       a person authorized to accept service and informed that person of the contents thereof.

       **POSTED**

       **NON-SERVICE** for the reason that after diligent investigation found

MILITARY NO

Additional Comments

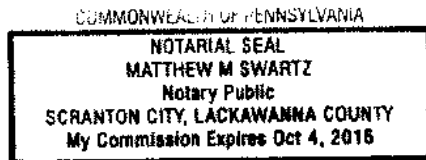
I certify that I am a United States citizen, over the age of 18 and not a party to, nor otherwise interested in the above action.

Subscribed and sworn before me on 8/15/16

Notary Public

Chris Muste  
Signature of Process Server

CHRIS MUSTE  
Printed Name of Process Server



621585\_3454482\_0\_26\_V4

Page 1 of 1  
File Number: MDK15-021164  
Reference Number: 3454482  
Case Number: 2015-CV-158  
Doc Generated: 08/11/2016 12:47:11:515 PM

# EXHIBIT B

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



**UNITED STATES  
POSTAL SERVICE**

**Certificate Of  
Mailing**

To pay fee, affix stamps or  
meter postage here

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

**From:** Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski 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 P.Q.: Columbia

Postmark Here

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



**UNITED STATES  
POSTAL SERVICE**

**Certificate Of  
Mailing**

To pay fee, affix stamps or  
meter postage here

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

**From:** Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

**To :** COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE

11 West Main Street, 2nd Floor

Bloomsburg, PA 17815

County of P.Q.: Columbia

Postmark Here

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

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



**UNITED STATES  
POSTAL SERVICE®**

**Certificate Of  
Mailing**

To pay fee, affix stamps or  
meter postage here

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

**From:** Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

**To:** PA DEPT. OF REVENUE – INHERITANCE TAX  
DIVISION

6<sup>th</sup> Floor, Strawberry Square

Dept. 280601

Harrisburg, PA 17128-0601

County of P.Q.: Columbia

Postmark Here

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



**UNITED STATES  
POSTAL SERVICE®**

**Certificate Of  
Mailing**

To pay fee, affix stamps or  
meter postage here

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

**From:** Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

**To:** UNKNOWN TENANT OR TENANTS

1702 Walnut Street

Berwick, PA 18603

County of P.Q.: Columbia

Postmark Here

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

**CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS**



**Certificate Of Mailing**

To pay fee, affix stamps or meter postage here.

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

**From:** Kimberly A. Bonner, Esquire  
c/o Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028

**To:** UNKNOWN SPOUSE  
1702 Walnut Street  
Berwick, PA 18603  
County of P.Q.: Columbia

Postmark Here

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



**Certificate Of Mailing**

To pay fee, affix stamps or meter postage here.

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

**From:** Kimberly A. Bonner, Esquire  
c/o Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028

**To:** SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
451 Seventh Street Southwest  
Washington, District of Columbia 20410-8000  
County of P.Q.: Columbia

Postmark Here

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

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



**Certificate Of Mailing**

To pay fee, affix stamps or meter postage here

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

**From:** Kimberly A. Bonner, Esquire  
c/o Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028

**To:** BERWICK AREA JOINT SEWER AUTHORITY  
7474-D Columbia Boulevard  
Berwick, PA 18603  
County of P.Q.: Columbia

Postmark Here

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



**Certificate Of Mailing**

To pay fee, affix stamps or meter postage here

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

**From:** Kimberly A. Bonner, Esquire  
c/o Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028

**To:** UNKNOWN SPOUSE  
121 Grand Street  
Danville, PA 17821  
County of P.Q.: Columbia

Postmark Here

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

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



**UNITED STATES  
POSTAL SERVICE**

**Certificate Of  
Mailing**

To pay fee, affix stamps or  
meter postage here

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

**From:** Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

**To:** COLUMBIA COUNTY TAX CLAIM BUREAU

Postmark Here

11 West Main Street

Main Street County Annex

Bloomsburg, PA 17815

County of P.Q.: Columbia

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2015CV158

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/05/2016 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 1702 WALNUT STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge (Posted) Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: 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)

2015CV158

1702 WALNUT 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.  
RACHEL E TRIVELPIECE

Case Number  
2015CV158

## SHERIFF'S RETURN OF SERVICE

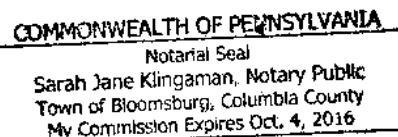
08/30/2016 10:12 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1702 WALNUT STREET, BERWICK, PA 18603.

*Michael Beyer*  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 30, 2016



NOTARY

Affirmed and subscribed to before me this

30TH day of AUGUST, 2016

*Sarah Jane Klingaman*

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

## MONTOUR COUNTY SHERIFF'S ACCOUNT

RAY C. GERRINGER, SHERIFF  
29 MILL STREET  
DANVILLE, PA 17821DATE 20 July 2016 60-574/313PAY TO THE ORDER OF Columbia County Sheriff Office \$ 48.50  
forty eight  $\frac{50}{100}$  DOLLARS

FNB Bank

FOR 11-7-16 Wells Fargo vs Travelpiece Chris R. West

⑈005129⑈ ⑆031305745⑆ 0299603106⑈

# ACCOUNT STATEMENT

**Montour County Sheriff's Office**  
29 Mill Street  
Danville, Pa. 17821  
Telephone: (570) 271-3020  
Fax: (570) 271-3037

**To:**

COLUMBIA COUNTY SHERIFF OFFICE  
PO BOX 380  
35 W. MAIN STREET  
BLOOMSBURG, PA 17815

**Date** 20-Jul-16  
**Docket** 117-2016  
**County** COLUMBIA  
**Type** REAL ESTATE SALE - SALE NOTICE

**Receipt#** 12390

**Plaintiff(s):** WELLS FARGO BANK, NA

**Defendant(s):** RACHEL E. TRIVELPIECE

Date		Credits	Charge	Balance
07/14/16	Advance Check # 7436	\$75.00		
07/20/16	Service on RACHEL E. TRIVELPIECE		\$26.50	
				<b>\$48.50</b>
Check # 5129				<b>REFUND</b>

**SHERIFF'S OFFICE**  
**MONTOUR COUNTY, COMMONWEALTH OF PENNA.**  
 29 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

117-16.xls

117

**SHERIFF'S SERVICE**  
**PROCESS RECEIPT, AND AFFIDAVIT OF RETURN**

1. Plaintiff(s) <b>WELLS FARGO BANK, NA</b>		2. Docket Number / County <b>117-2016 COLUMBIA</b>
2. Defendant(s) <b>RACHEL E. TRIVELPIECE</b>		4. Type of Writ or Complaint <b>REAL ESTATE SALE - SALE NOTICE</b>
<b>SERVE</b>	5. Name <b>RACHEL E. TRIVELPIECE</b>	
<b>AT</b>	6. Address <b>121 GRAND STREET DANVILLE</b>	

7. Indicate unusual service: ☐ Reg. Mail ☐ Cert. Mail ☐ Deputize ☐ Other

Now, 2016, I Sheriff of MONTOUR COUNTY, PENNSYLVANIA, do hereby deputize the Sheriff of \_\_\_\_\_ County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff.

8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE \_\_\_\_\_ Sheriff of Montour County

9. Name and Address of Attorney/Originator <b>MANLEY DEAS KOCHALSKI, LLC</b>	10. Telephone Number	11. Date
12. Signature		

**SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE**

Serving Deputy: <b>WILLIAM MCKENNA</b>	Date Filed <b>7/14/2016</b>	Expiration
---	--------------------------------	------------

16. Served and made known to **RACHEL E. TRIVELPIECE**, on the **20TH** day of **JULY** 2016, at **2:02 PM**, at **121 GRAND STREET DANVILLE**  
 County of Montour Commonwealth of Pennsylvania, in the manner described below:

- ☒ Defendant personally served.  
☐ Adult family member with whom said Defendant resides. Relationship is .  
☐ Agent of person in charge of Defendant's office or usual place of business  
☐ Other

FILED PROthonotary &  
 CLERK OF COURTS OFFICE  
 MONTOUR COUNTY PA  
 2016 JUL 21 AM 11:18

Remarks:

Advance \$75.00	Docket \$9.00	Service \$9.00	Mileage \$1.00	Affidavit \$2.50	Notary \$5.00	Surchrgr. \$0.00	Misc. \$0.00	Total \$26.50	Refund \$48.50
--------------------	------------------	-------------------	-------------------	---------------------	------------------	---------------------	-----------------	------------------	-------------------

Sworn and Subscribed to before me this 21st Day of July, 2016.

*Mary T. Kulski Deputy*  
 Prothonotary  
**Susan M. Kauwell**  
 MONTOUR COUNTY  
 My Commission Expires  
 1st Mon. Jan. 2020

**So Answer.**  
 Signature of Deputy Sheriff  
*[Signature]*  
 Sheriff  
*Ray C. Livingston*  
 SHERIFF OF MONTOUR COUNTY



MANLEY DEAS KOCHALSKI

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

August 19, 2016

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

Re: Wells Fargo Bank, N.A. v.  
Rachel E. Trivelpiece  
Property Address: 1702 Walnut Street, Berwick, PA 18603  
Docket No. 2015-CV-158  
Our File Number: 15-021164

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 614-947-5713.

BY: s/ Katie Winternitz  
Katie Winternitz, Legal Assistant  
P. O. Box 165028  
Columbus, OH 43216-5028  
Email: kawinternitz@manleydcas.com  
File No.: 15-021164  
614-220-5611; FAX 614-220-5613

15-021164\_KAW1

117

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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

Rachel E. Trivelpiece

Defendant.

CIVIL DIVISION

Docket No.: 2015-CV-158

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

Wells Fargo Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 1702 Walnut Street, Berwick, PA 18603::

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

RACHEL E. TRIVELPIECE  
121 Grand Street  
Danville, PA 17821

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

RACHEL E. TRIVELPIECE  
121 Grand Street  
Danville, PA 17821

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*

BERWICK AREA JOINT SEWER AUTHORITY  
7474-D Columbia Boulevard  
Berwick, PA 18603

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

WELLS FARGO BANK, NA  
*Plaintiff*

SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
451 Seventh Street Southwest  
Washington, District of Columbia 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

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

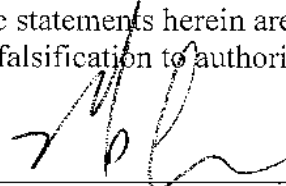
UNKNOWN SPOUSE  
1702 Walnut Street  
Berwick, PA 18603

UNKNOWN SPOUSE  
121 Grand Street  
Danville, PA 17821

PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION  
6<sup>th</sup> 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:



---

Kimberly A. Bonner, Esquire (89705)  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392)  
Matthew P. Curry, Esquire (322229) ✓  
Holly N. Wolf, Esquire (322153)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: [kabonner@manleydeas.com](mailto:kabonner@manleydeas.com)  
Attorney for Plaintiff

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2015CV158

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: Deputize

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 10/05/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: RACHEL E TRIVELPIECE

Primary Address: 121 GRAND STREET  
DANVILLE, PA 17821

Phone: DOB:

Alternate Address: 1702 WALNUT STREET  
BERWICK, PA 18603

Phone: 1-570-854-2189

### 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, July 18, 2016 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Montour 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

TRIVELPIECE, RACHEL E

2015CV158

121 GRAND STREET, DANVILLE, PA 17821

NO EXPIRATION



July 21, 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: 2016-ED-117**

Dear Timothy:

The amount due on the sewer account #102240 for the property located at 1702 Walnut Street, Berwick Pa through December 31, 2016 is \$1064.30. This amount includes fees to satisfy a lien on this 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**

**Tax Notice** 2016 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 03/01/2016	BILL NO. 6395	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	18,034	10.491	185.41	189.19	208.11
SINKING		1	17.67	18.03	19.83
FIRE		1.25	22.09	22.54	23.67
LIGHT		1.75	30.93	31.56	33.14
BORO RE			196.18	200.18	210.19
The discount & penalty have been calculated for your convenience			452.28	461.50	494.94
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**

TRIVELPIECE RACHEL E  
 240 W TWELFTH ST  
 BLOOMSBURG PA 17815

you desire a receipt, send a self-addressed stamped envelope with your payment  
**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

CNTY	TWP	
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04A-11 -064-00.000		
1702 WALNUT ST		
.1722 Acres	Land	3,000
	Buildings	15,034
Total Assessment		18,034

This tax returned to courthouse on:  
 January 1, 2017  
*Wells*  
*Forge*  
**FILE COPY**

**2016 SCHOOL REAL ESTATE TAX NOTICE**  
 Berwick Area School District+A185  
 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 Email: jimcon@pa.metrocast.net

Bill Date: 7/1/2016 Bill #: 4019

**TAXPAYER COPY**

Parcel #: 04A11 06400000 Prop. Type

Property Location and Description:

Assessment:

1702 WALNUT ST  
 .172

L= 3,000  
 B= 15,034  
 T= 18,034

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.2300	797.64
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2016	2% Discounted Amount	781.69
If Paid By 10/31/2016	FACE Amount	797.64
If Paid After 10/31/2016	10% Penalty Amount	877.40

**Taxes are due and payment is requested from:**

01/17/20  
 C04  
 TRIVELPIECE RACHEL E  
 121 GRAND ST  
 DANVILLE, PA 17821-2123

**Last Day to Pay: 12/31/2016**

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2015CV158

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 117

Warrant:

Notes: SALE DATE & TIME: 10/05/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 1702 WALNUT STREET  
BERWICK, PA 18603

Phone: 1-570-854-2189

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge Posted Other

Adult In Charge:

Relation: Vacant

Date: 7-20-14

Time: 12:28

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.

OCCUPANT

2015CV158

1702 WALNUT 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.  
TRIVELPIECE, RACHEL E

Case Number  
2015CV158

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 117

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/05/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue  
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-20-16

Time: 12:31

Deputy: 3

Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

GINGHER, CONNIE C.

2015CV158

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.  
TRIVELPIECE, RACHEL E

Case Number  
2015CV158

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 117

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/05/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORIT

Primary Address: 1108 FREAS AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 106 MARKET STREET  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 7-20-16

Time: 10:22

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 JOINT SE

2015CV158

1108 FREAS 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.  
TRIVELPIECE, RACHEL E

Case Number  
2015CV158

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 117

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/05/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*New Address:*

*121 Grand ST Danville PA 17821 - Please Return*

### Serve To:

Name: RACHEL E TRIVELPIECE

Primary Address: 240 WEST 12TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 1702 WALNUT STREET  
BERWICK, PA 18603

Phone: 1-570-854-2189

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-15-16

Time: 10:22

Deputy: 4

Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:	7-15-16	10:22				
Time:	10:09	10:22				
Mileage:						
Deputy:	4	4				

### Service Attempt Notes:

1. Vacant - House for Rent.

2.

3. Per Post office →

4.

5.

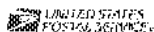
6.

TRIVELPIECE, RACHEL E

2015CV158

240 WEST 12TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION



**Restricted information**

The Exclusion/Inclusion Gateway is now working as designed.  
Reminder: A PS Form 3546 must be submitted to cancel or modify a Change of Address Order.

### Detail COA Information

Home Logon

[Back to New Search](#)

## Current COA Information (PAD)

Exclude COA

Move Type: IP Request: Added Effective Date: 03/01/2016 Orig Trans: 1606509190012100 Created On: 03/05/2016 Primary: TRIV240  
 Name: TRIVELPIECE RACHEL E  
 Old Addr: 240 W 12TH ST; BLOOMSBURG PA 17815-3608-40 Old CRID: C006  
 New Addr: 121 GRAND ST; DANVILLE PA 17821-2123-21 New CRID: C003  
 Label Print: ☐ 3982 ☐ Old Addr ☐ New Addr

## COARS History Record 1

**Move Type:** IP  
**Request:** Added  
**Effective Date:** 03/01/2016  
**Orig Trans :** 1808509190012100  
**Created On:** 03/05/2016 09:41 **Last Update:** 03/05/2016  
**Status:** Active  
**Last modified by:** A982  
**Machine ID:** 0919  
**Name:** TRIVELPIECE RACHEL E  
**Old CRID:** C006  
**Old** 240 W 12TH ST  
**Address:** BLOOMSBURG PA 17815-3608-40  
**New CRID:** C003  
**New** 121 GRAND ST  
**Address:** DANVILLE PA 17821-2123-21

OFFICIAL MAIL-FORWARDING CHARGE OF ADDRESS CHARGE		OFFICIAL USE ONLY	
I hereby direct (name 1-10 in blue or black ink) that appearing in the following item:			
1. Mailing of Address for: Please check the appropriate box	2. Is this item:	3. Is this item:	
A. Mailed (YES) _____	B. Return (YES) _____	C. Other (YES) _____	
D. Other (YES) _____		E. Other (YES) _____	
F. Other (YES) _____		G. Other (YES) _____	
H. Other (YES) _____		I. Other (YES) _____	
J. Other (YES) _____		K. Other (YES) _____	
L. Other (YES) _____		M. Other (YES) _____	
N. Other (YES) _____		O. Other (YES) _____	
P. Other (YES) _____		Q. Other (YES) _____	
R. Other (YES) _____		S. Other (YES) _____	
T. Other (YES) _____		U. Other (YES) _____	
V. Other (YES) _____		W. Other (YES) _____	
X. Other (YES) _____		Y. Other (YES) _____	
Z. Other (YES) _____		AA. Other (YES) _____	
AB. Other (YES) _____		AC. Other (YES) _____	
AD. Other (YES) _____		AE. Other (YES) _____	
AF. Other (YES) _____		AG. Other (YES) _____	
AH. Other (YES) _____		AI. Other (YES) _____	
AJ. Other (YES) _____		AK. Other (YES) _____	
AL. Other (YES) _____		AM. Other (YES) _____	
AN. Other (YES) _____		AO. Other (YES) _____	
AP. Other (YES) _____		AQ. Other (YES) _____	
AR. Other (YES) _____		AS. Other (YES) _____	
AT. Other (YES) _____		AU. Other (YES) _____	
AV. Other (YES) _____		AW. Other (YES) _____	
AX. Other (YES) _____		AY. Other (YES) _____	
AZ. Other (YES) _____		BA. Other (YES) _____	
BB. Other (YES) _____		BC. Other (YES) _____	
BD. Other (YES) _____		BE. Other (YES) _____	
BF. Other (YES) _____		BG. Other (YES) _____	
BH. Other (YES) _____		BI. Other (YES) _____	
BJ. Other (YES) _____		BK. Other (YES) _____	
BL. Other (YES) _____		BM. Other (YES) _____	
BN. Other (YES) _____		BO. Other (YES) _____	
BP. Other (YES) _____		BQ. Other (YES) _____	
BR. Other (YES) _____		BS. Other (YES) _____	
BT. Other (YES) _____		BU. Other (YES) _____	
BV. Other (YES) _____		BW. Other (YES) _____	
BX. Other (YES) _____		BY. Other (YES) _____	
BZ. Other (YES) _____		CA. Other (YES) _____	
CB. Other (YES) _____		CC. Other (YES) _____	
CD. Other (YES) _____		CE. Other (YES) _____	
CE. Other (YES) _____		CF. Other (YES) _____	
CF. Other (YES) _____		CG. Other (YES) _____	
CG. Other (YES) _____		CH. Other (YES) _____	
CH. Other (YES) _____		CI. Other (YES) _____	
CI. Other (YES) _____		CJ. Other (YES) _____	
CJ. Other (YES) _____		CK. Other (YES) _____	
CK. Other (YES) _____		CL. Other (YES) _____	
CL. Other (YES) _____		CM. Other (YES) _____	
CM. Other (YES) _____		CN. Other (YES) _____	
CN. Other (YES) _____		CO. Other (YES) _____	
CO. Other (YES) _____		CP. Other (YES) _____	
CP. Other (YES) _____		CQ. Other (YES) _____	
CQ. Other (YES) _____		CR. Other (YES) _____	
CR. Other (YES) _____		CS. Other (YES) _____	
CS. Other (YES) _____		CT. Other (YES) _____	
CT. Other (YES) _____		CU. Other (YES) _____	
CU. Other (YES) _____		CV. Other (YES) _____	
CV. Other (YES) _____		CW. Other (YES) _____	
CW. Other (YES) _____		CX. Other (YES) _____	
CX. Other (YES) _____		CY. Other (YES) _____	
CY. Other (YES) _____		CZ. Other (YES) _____	
CZ. Other (YES) _____		DA. Other (YES) _____	
DA. Other (YES) _____		DB. Other (YES) _____	
DB. Other (YES) _____		DC. Other (YES) _____	
DC. Other (YES) _____		DD. Other (YES) _____	
DD. Other (YES) _____		DE. Other (YES) _____	
DE. Other (YES) _____		DF. Other (YES) _____	
DF. Other (YES) _____		DG. Other (YES) _____	
DG. Other (YES) _____		DH. Other (YES) _____	
DH. Other (YES) _____		DI. Other (YES) _____	
DI. Other (YES) _____		DJ. Other (YES) _____	
DJ. Other (YES) _____		DK. Other (YES) _____	
DK. Other (YES) _____		DL. Other (YES) _____	
DL. Other (YES) _____		DM. Other (YES) _____	
DM. Other (YES) _____		DN. Other (YES) _____	
DN. Other (YES) _____		DO. Other (YES) _____	
DO. Other (YES) _____		DP. Other (YES) _____	
DP. Other (YES) _____		DQ. Other (YES) _____	
DQ. Other (YES) _____		DR. Other (YES) _____	
DR. Other (YES) _____		DS. Other (YES) _____	
DS. Other (YES) _____		DT. Other (YES) _____	
DT. Other (YES) _____		DU. Other (YES) _____	
DU. Other (YES) _____		DV. Other (YES) _____	
DV. Other (YES) _____		DW. Other (YES) _____	
DW. Other (YES) _____		DX. Other (YES) _____	
DX. Other (YES) _____		DY. Other (YES) _____	
DY. Other (YES) _____		DZ. Other (YES) _____	
DZ. Other (YES) _____		EA. Other (YES) _____	
EA. Other (YES) _____		EB. Other (YES) _____	
EB. Other (YES) _____		EC. Other (YES) _____	
EC. Other (YES) _____		ED. Other (YES) _____	
ED. Other (YES) _____		EE. Other (YES) _____	
EE. Other (YES) _____		EF. Other (YES) _____	
EF. Other (YES) _____		EG. Other (YES) _____	
EG. Other (YES) _____		EH. Other (YES) _____	
EH. Other (YES) _____		EI. Other (YES) _____	
EI. Other (YES) _____		EJ. Other (YES) _____	
EJ. Other (YES) _____		EK. Other (YES) _____	
EK. Other (YES) _____		EL. Other (YES) _____	

# 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, OCTOBER 05, 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

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 E TRIVELPIECE in suit of WELLS FARGO BANK, N.A..

---

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
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.

Rachel E. Trivelpiece

Defendant.

CIVIL DIVISION

Docket No.: 2015-CV-158

2016-ED-117

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	\$ 94,627.26
Interest from January 22, 2015 to date of sale	\$ 10,088.60
Total	\$ 104,715.86
(Costs to be added)	

Dated: July 14, 2016

Barbara M. Silvestri  
Prothonotary

(SEAL)

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2020  
By: Rosalie Antonello  
Clerk

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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

Rachel E. Trivelpiece

Defendant.

CIVIL DIVISION

Docket No.: 2015-CV-158

2016-ED-117

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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"**

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

PHILADELPHIA PA 19107-4214

---

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2015CV158

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 117

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/05/2016 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: Sherrey Evans

Relation: Clerk

Date: 7-14-16

Time: 3.12

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

2015CV158

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2015CV158

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 117

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/05/2016 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: Karen Richenderfer

Relation: Clerk

Date: 7-14-16

Time: 3:14

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 2015CV158 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

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

Wells Fargo Bank, N.A.

Plaintiff,  
vs.

Rachel E. Trivelpiece

Defendant.

CIVIL DIVISION

Docket No.: 2015-CV-158

2016-ED-117

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

Rachel E. Trivelpiece  
240 West 12th Street  
Bloomsburg, PA 17815-3608

**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, Pennsylvania 17815 on Oct. 5<sup>th</sup> 2016 at 9:00am 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

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, Pennsylvania 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**

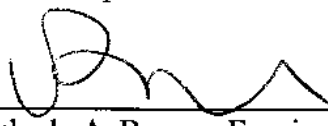
**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

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:

7/13/14

  
\_\_\_\_\_  
Kimberly A. Bonner, Esquire (89705) ✓  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392)  
Holly N. Wolf, Esquire (322153)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: kabonner@manleydeas.com  
Attorney for Plaintiff

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED  
AND  
VIA PERSONAL SERVICE**

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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

Rachel E. Trivelpiece

Defendant.

CIVIL DIVISION

Docket No.: 2015-CV-158

2016-ED-117

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"**

Boro of BwK

## REAL ESTATE OUTLINE

ED# 117DATE RECEIVED 7.14.16  
DOCKET AND INDEX 2015 CV 158

## 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>O</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>X</u>	CK# <u>110505</u>

**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***SALE DATE Oct. 5<sup>m</sup> TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_



MANLEYDEAS.COM

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

June 24, 2016

Office of the Columbia County Sheriff  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, N.A. v.  
Rachel E. Trivelpiece  
Property Address: 1702 Walnut Street, Berwick, PA 18603  
Docket No. 2015-CV-158  
Our File Number: 15-021164

Dear Sir/Madam:

**Please be advised that Plaintiff's counsel will serve defendants Notice of Sheriff Sales personally and also serve via certified mail, return receipt requested.**

Should you have any questions or need further documentation, please feel free to contact me at 614-947-5713.

MANLEY DEAS KOCHALSKI LLC

Katie Winternitz  
Legal Assistant

**SHERIFF'S INSTRUCTION**

TO: Sheriff of Columbia County, Pennsylvania  
DOCKET NO: 2015-CV-158 2016-ED-117  
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 mortgaged premises.**

**Should you have any questions please contact Katie Winternitz of our office at 614-947-5713**

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: Kimberly A. Bonner, Esquire**  
**P. O. Box 165028, Columbus, OH 43216-5028**

Dated: 7/13/16

For office use only

BY: \_\_\_\_\_

Kimberly A. Bonner (PA ID #89705)✓  
Manley Deas Kochalski LLC  
P. O. Box 165028, Columbus, OH 43216-5028  
Phone: 614-220-5611; Fax: 614-220-5613



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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

Rachel E. Trivelpiece

Defendant.

1702 Walnut Street  
Berwick, PA 18603  
Address

CIVIL DIVISION

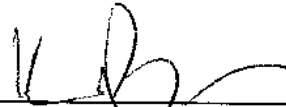
Docket No.: 2015-CV-158

2016-ED-117

**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: 7/13/2016



Kimberly A. Bonner, Esquire (89705) ✓  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392)  
Holly N. Wolf, Esquire (322153)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: kbonner@manleydeas.com  
Attorney for Plaintiff

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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

Rachel E. Trivelpiece

Defendant.

CIVIL DIVISION

Docket No.: 2015-CV-158

2016-ED-117

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"**

## Document Receipt

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Trans #	8415	Carrier / service:	USPS Server	First-Class Mail®	7/14/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000084113

Doc Ref #: 2016ED117

Postage 5.1300

PHILADELPHIA PA 19106

117

## Document Receipt

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Trans #	8414	Carrier / service:	USPS Server	First-Class Mail®	7/14/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000084106

Doc Ref #: 2016ED117

Postage 5.1300

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	8413	Carrier / service:	USPS Server	First-Class Mail®	7/14/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000084090

Doc Ref #: 2016ED117

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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Trans #	8412	Carrier / service:	USPS Server	First-Class Mail®	7/14/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000084083

Doc Ref #: 2016ED117

Postage 5.1300

HARRISBURG PA 17128

## Document Receipt

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Trans #	8416	Carrier / service:	USPS Server	First-Class Mail®	7/14/2016 12:00:00 AM
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Ship to:

SECREATRY OF HOUSING AND URBAN  
DEVELOPMENT451 SEVENTH STREET  
SW

WASHINGTON DC 20410

Tracking #:	71901140006000084120
Doc Ref #:	2016ED117
Postage	5.1300

**Manley Deas Kochalski LLC**

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

**FIRST MERCHANTS BANK**

Columbus, OH 43214  
25-280/440

110505

	DATE	AMOUNT
Pay <b>One Thousand Three hundred Fifty dollars and 00 cents*****</b>	7/13/2016	\$1350.00

to the Order of :

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



15-021164, 2015-CV-158, Rachel Trivelpiece

⑈110505⑈ ⑆074900657⑆ 9001045366⑈