

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO

vs.

Defendant
RICHARD AIKEY
DIANE AIKEY

Attorney for the Plaintiff:

ZUCKER, GOLDBERG & ACKERMAN, LLC
200 SHEFFIELD STREET
SUITE 301
MOUNTAINSIDE, NJ 07092

Sheriff's Sale Date: Wednesday, September 7, 201

Writ of Execution No. : 2014CV715

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 6118 F PARK ROAD, 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.	\$1,020.48
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	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00
Other	\$75.00

MONTOUR CO

Total Sheriff Costs **\$1,892.48**

Municipal Costs

Sewer \$2,063.62

Total Municipal Costs **\$2,063.62**

Distribution Costs

Recording Fees \$67.00

Total Distribution Costs **\$67.00**

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

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

WELLS FARGO

VS RICHARD & DIANE AIKEY

NO. 89-2016 ED NO. 715-2014 JD

DATE/TIME OF SALE: Sept. 7, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 50000,00 (4023,10)

POUNDAGE - 2% OF BID \$ 1000,00

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ 250,00

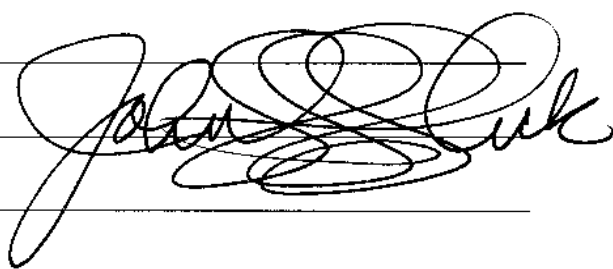
TOTAL AMOUNT NEEDED TO PURCHASE \$ 5273,10

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 5273,10

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 3923,10

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 209112	Invoice Date: 11/15/2016 12:20:07 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201609073	BRIARCREEK BORO
	Grantor - AIKEY, RICHARD E -JR		11/15/16 12:20:10 PM	
	Grantee - BAYVIEW LOAN SERVICING LLC			
	Consideration - \$5,273.10			
	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: SHERIFF'S DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7604 - SHERIFF	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		



MANLEYDEAS.COM

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

September 7, 2016

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

Re: Wells Fargo Bank, N.A. v.
Richard E. Aikey, Jr., et al.
Property Address: 6118 F Park Road, Berwick, PA 18603
Docket No. 2014-CV-0000715
Our File Number: 15-032966

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 **Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, 62516 Collection Center Drive, Chicago, Illinois 60693-0625**. Please issue the Deed to the specified assignee.

Also enclosed are the following:

- 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 614.917.7018 or email BABECKER@MANLEYDEAS.COM.

Very truly yours,
MANLEY DEAS KOCHALSKI LLC

By: Brittany Becker
Brittany Becker, Legal Assistant

Enclosures

15-032966_BAB4



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 Brittany Becker	Telephone Number: 614.917.7018
Mailing Address P. O. Box 165028	City Columbus
	State OH
	ZIP Code 43216-5028

B. TRANSFER DATA

Date of Acceptance of Document 09/07/2016	
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: 570-389-5622
	Grantee(s)/Lessee(s) Bayview Loan Servicing, LLC, a Delaware Limited Liability Company
	Telephone Number: 800-457-5105
Mailing Address 35 West Main Street, P.O. Box 380	Mailing Address 62516 Collection Center Drive
City Bloomsburg	State PA
ZIP Code 17815	City Chicago
	State Illinois
	ZIP Code 60693-0625

C. REAL ESTATE LOCATION

Street Address 6118 F Park Road	City, Township, Borough Borough of Briar Creek
County Columbia	School District Berwick Area SD
	Tax Parcel Number 06-01C-006-00-000

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 54,023.10	2. Other Consideration +0.00	3. Total Consideration = 54,023.10
4. County Assessed Value 35,698.00	5. Common Level Ratio Factor x3.69	6. Computed Value = 131,725.62

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
Brittany Becker

Date
09/07/2016

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

Location of the real estate: 6118 F PARK ROAD, BERWICK, PA 18603

Grand Total:

\$4,023.10

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

November 8, 2016

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

Re: Wells Fargo Bank, N.A. v.
Richard E. Aikey, Jr., et al.
Property Address: 6118 F Park Road, Berwick, PA 18603
Docket No. 2014-CV-0000715
Our File Number: 15-032966

Dear Sir/Madam:

Pursuant to your Sheriff's Statement, enclosed please find a check in the amount of \$3,923.10 representing the balance due for sheriff's costs.

Thank you for your assistance and should you have any questions, please feel free to contact our office at 614-220-5611 or via email at post-sale-pa@mdk-llc.com.

Sincerely,

Brittany Becker
Legal Assistant

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

001295

DATE**AMOUNT**Pay **Three Thousand Nine hundred Twenty Three dollars and 10 cents*******

11/9/2016

\$3923.10

to the Order of :

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



15-032966, 2014-CV-0000715, Alkey

⑈001295⑈ ⑆074900657⑆ 9001045366⑈

2016 SCHOOL REAL ESTATE TAX NOTICE
 Berwick Area School District
 Briar Creek Borough

Make Check Payable To:

The Berwick Area School District
 Joan Rothery, Tax Collector
 122 Twin Church Road
 Berwick, PA 18603

Telephone: 570-759-2118 Email: j_rothery@yahoo.com

Taxes are due and payment is requested from:

050800 C06
 AIKEY RICHARD E & DIANE S JR
 1019 RUTHANN DR
 BERWICK, PA 18603-2425

Bill Date: 7/1/2016

Bill #: 5

TAXPAYER COPY

Parcel #: 06 01C00600000

Prop. Type

Property Location and Description:

5118 F PARK RD

.682

Assessment:

L= 5,940

B= 29,758

T= 35,698

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.2300	1,578.92
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2016 2% Discounted Amount		1,547.34
If Paid By 10/31/2016 FACE Amount		1,578.92
If Paid After 10/31/2016 10% Penalty Amount		1,736.81

8.25-14

Last Day to Pay: 12/31/2016

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

Office Hours:

July and August - Tuesday and Thursday from 9 - 8pm

July and August - Wednesday from 1 - 4pm and 6 - 8pm

September thru December - Wednesday hours only



MANLEYDEAS.COM

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

August 9, 2016

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

Re: Wells Fargo Bank, N.A. v.
Richard E. Aikey, Jr., et al.
Property Address: 6118 F Park Road, Berwick, PA 18603
Docket No. 2014-CV-0000715
Our File Number: 15-032966

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

15-032966_AT

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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

Diane S. Aikey; Richard E. Aikey, Jr.

Defendants.

CIVIL DIVISION

Docket No.: 2014-CV-0000715

**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. Defendants Diane S. Aikey and Richard E. Aikey, Jr. are the record owners of the real property.
2. On or about June 2, 2016, Defendant Diane S. Aikey was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Sheriff's Service at the address of 12 West Fort McClure Boulevard, Bloomsburg, PA 17815. A true and correct copy of said Return of Service is marked Exhibit "A", attached hereto and made a part hereof.

3. On or about June 9, 2016, Defendant Richard E. Aikey, Jr. was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Sheriff's Service at the Montour County Sheriff's Office, 29 Mill Street, Danville, PA 17821. A true and correct copy of said Return of Service is marked Exhibit "B", attached hereto and made a part hereof.

4. On or about July 26, 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 "C", 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

8/11/16
Date

Sworn to/affirmed and subscribed before me, a notary public, by Alex Throckmorton on this 11 day of August 2016.

My Commission Expires: 11-09-19

Lori C. Drake
Notary Public

NOTARY SEAL:

15-032966_AT



Lori C. Drake
Notary Public, State of Ohio
My Commission Expires 11-09-19

EXHIBIT A

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
RICHARD AIKEY (et al.)

Case Number
2014CV715

SHERIFF'S RETURN OF SERVICE

06/02/2016 03:00 PM - 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: DIANE AIKEY AT 12 WEST FORT MCCLURE BLVD, BLOOMSBURG, PA 17815.


MICHAEL BEYER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 03, 2016

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

3RD

day of

JUNE

2016



Intiff Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAINSIDE, NJ 07093

(c) Court/Suite Sheriff Telecourt, Inc

EXHIBIT B

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

715-14.xls

SHERIFF'S SERVICE
PROCESS RECEIPT, AND AFFIDAVIT OF RETURN

1. Plaintiff(s) WELLS FARGO BANK, N.A.		2. Docket Number / County 715-2014 COLUMBIA
2. Defendant(s) DIANE AIKEY, RICHARD E. AIKEY, JR.		4. Type of Writ or Complaint NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

SERVE	5. Name	5. Name RICHARD AIKEY
AT	6. Address	6. Address 72 HILLSIDE ROAD DANVILLE, PA 17821

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.

Sheriff of Montour County

8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

9. Name and Address of Attorney/Originator ZUCKER GOLBERG & ACKERMAN, LLC	10. Telephone Number	11. Date
12. Signature		

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

Serving Deputy: William C. McKenna	Date Filed 6/2/2016	Expiration
--	-------------------------------	------------

16. Served and made known to **Richard Aikey**, on the **9th** day of **June** 2016, at **12:02 PM**, at **Sheriff's Office, 29 Mill Street, Danville, PA 17821**
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 JUN 13 AM 11:16**

Attempts:	1								
Date:	6/8/2016								
Mileage:	6								

Advance	Docket	Service	Mileage	Affidavit	Notary	Surchrg.	Misc.	Total	Refund
\$75.00	\$9.00	\$9.00	\$6.00	\$2.50	\$5.00	\$0.00	\$2.50	\$34.00	\$41.00

Sworn and Subscribed to before me this **5**
Day of **June**, 2016.

So Answer.

Signature of Deputy Sheriff

Sheriff

SHERIFF OF MONTOUR COUNTY

1st Mon. Jan. 2020

EXHIBIT C

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: 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



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

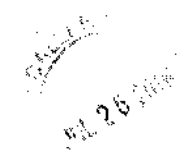
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From: Kimberly A. Bonner, Esquire

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



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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

6th 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



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From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: UNKNOWN TENANT OR TENANTS

6118 F Park Road

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**

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From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: UNKNOWN SPOUSE

6118 F Park Road

Berwick, PA 18603

County of P.Q.: Columbia

Postmark Here

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



**Certificate Of
Mailing**

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meter postage here

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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

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



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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

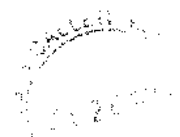
1108 Freas Avenue

Berwick, PA 18603-1710

County of P.Q.: Columbia

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

Postmark Here



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From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: UNKNOWN SPOUSE

12 West Fort McClure Boulevard

Bloomsburg, PA 17815

County of P.Q.: Columbia

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

Postmark Here



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



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From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: BAYVIEW LOAN SERVICING, LLC

4425 Ponce de Leon Boulevard, 5th Floor

Coral Gables, FL 33146

County of P.Q.: Columbia

Postmark Here

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



**Certificate Of
Mailing**

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meter postage here

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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

11 West Main Street

Main Street County Annex

Bloomsburg, PA 17815

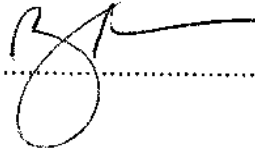
County of P.Q.: Columbia

Postmark Here

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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } ss

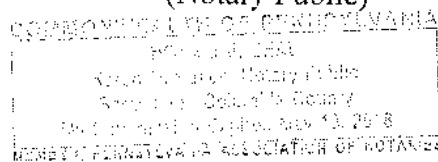
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice July 13, 20, 27, 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 27th day of July, 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

July 25, 2016

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

Re: Wells Fargo Bank, N.A. v.
Richard E. Aikey, Jr., et al.
Property Address: 6118 F Park Road, Berwick, PA 18603
Docket No. 2014-CV-0000715
Our File Number: 15-032966

Dear Sir/Madam:

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

If you should have any questions, please do not hesitate to contact me at 614-917-1764.

BY: Alex Throckmorton
Alex Throckmorton, Legal Assistant
P. O. Box 165028
Columbus, OH 43216-5028
Email: athrockmorton@manleydeas.com
File No.: 15-032966
614-220-5611; FAX 614-220-5613

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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

Diane S. Aikey; Richard E. Aikey, Jr.

Defendants.

CIVIL DIVISION

Docket No.: 2014-CV-0000715

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 6118 F Park Road, Berwick, PA 18603:

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

DIANE S. AIKEY
12 West Fort McClure Boulevard
Bloomsburg, PA 17815

RICHARD E. AIKEY, JR.
6118 F Park Road
Berwick, PA 18063-5531

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

DIANE S. AIKEY
12 West Fort McClure Boulevard
Bloomsburg, PA 17815

RICHARD E. AIKEY, JR.
6118 F Park Road
Berwick, PA 18063-5531

3. Name and Address of every judgment creditor whose judgment is a record lien on the real property to be sold:

WELLS FARGO BANK, N.A.
Plaintiff

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

WELLS FARGO BANK, N.A.
Plaintiff

BAYVIEW LOAN SERVICING, LLC
4425 Ponce de Leon Boulevard, 5th Floor
Coral Gables, FL 33146

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 AREA JOINT SEWER AUTHORITY
7474-D Columbia Boulevard
Berwick, PA 18603
AND
1108 Freas Avenue
Berwick, PA 18603-1710

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

6118 F Park Road
Berwick, PA 18603

UNKNOWN SPOUSE

6118 F Park Road
Berwick, PA 18603

AND

12 West Fort McClure Boulevard
Bloomsburg, PA 17815

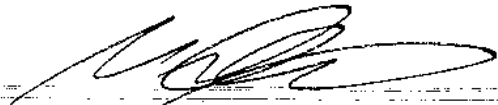
PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION

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:

7/25/16



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

Attorney for Plaintiff



MANIFYDEAS.COM

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

July 25, 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.
Richard E. Aikey, Jr., et al.
Property Address: 6118 F Park Road, Berwick, PA 18603
Docket No. 2014-CV-0000715
Our File Number: 15-032966

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.

Diane S. Aikey; Richard E. Aikey, Jr.

Defendants.

CIVIL DIVISION

Docket No.: 2014-CV-0000715

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 August 3, 2016 at 9:00AM in the above captioned matter has been continued until September 7, 2016 at 9:00AM.

Dated: July 25, 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: kabonner@manleydeas.com

Attorney for Plaintiff

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

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

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



MANLEYDEAS.COM

P.O. BOX 145028

COLUMBUS, OH 43214

614.296.6611 | 614.296.6613

July 25, 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.
Richard E. Aikey, Jr., et al.
Property Address: 6118 F Park Road, Berwick, PA 18603
Docket No. 2014-CV-0000715
Our File Number: 15-032966

Dear Sir/Madam:

Please continue the sheriff sale set for August 3, 2016 to September 7, 2016. Please announce this continuance at the August 3, 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. Aikey
 NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>1652.00</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>241.00</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>15.00</u>
TOTAL ***** \$ <u>412.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1020.48</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL ***** \$ <u>1270.48</u>	

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>2063.62</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>2063.62</u>	

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	3948.10
MISC. <u>Manitow Co.</u>	\$ _____	
TOTAL ***** \$ <u>75.00</u>		

TOTAL COSTS (OPENING BID) \$ 4023.10

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

REAL ESTATE TAX CERTIFICATION

Date: 07/12/2016

Fee: \$5.00

Cert. NO: 25081

AIKEY RICHARD E & DIANE S JR
1019 RUTHANN DR
BERWICK PA 18603 9458

District: BRIARCREEK BORO
Deed: 20040 -9601
Location: 6118 F PARK RD
Parcel Id:06 -01C-006-00,000

Assessment: 35,698

Balances as of 07/12/2016

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF

By: _____ Per: _____

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2016 - REAL ESTATE

As of Date: 07/12/2016 08:37:36 AM

Owner: AIKEY RICHARD E & DIANE S JR

1019 RUTHANN DR

BERWICK PA 18603

Municipality: BRIAR CREEK BOROUGH

Parcel #: 06 -01C-006-00,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
009925	R	\$126.96	04/30/2016	\$129.55	06/30/2016	\$142.51	08/31/2016
		Discount Payment		04/19/2016		\$126.96	
009925	G	\$367.02	04/30/2016	\$374.51	06/30/2016	\$411.96	08/31/2016
		Discount Payment		04/19/2016		\$367.02	
009925	S	\$34.99	04/30/2016	\$35.70	06/30/2016	\$39.27	08/31/2016
		Discount Payment		04/19/2016		\$34.99	
Totals:		\$528.97		\$539.76		\$593.74	

Total Paid To Date:

\$528.97

SRE
Signature

7/12/16
Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
RICHARD AIKEY (et al.)

Case Number
2014CV715

SHERIFF'S RETURN OF SERVICE

06/28/2016 09:47 AM - DEPUTY KEVIN DENT, 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 6118 F PARK ROAD, BERWICK, PA 18603.

KEVIN DENT, DEPUTY

SO ANSWERS,

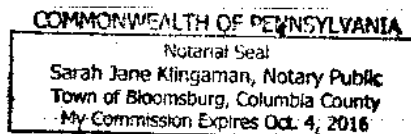
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 29, 2016

NOTARY

Affirmed and subscribed to before me this

29TH day of JUNE, 2016



intiff Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAINSIDE, NJ 07096

(c) CountySuite Sheriff, Tascosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
AIKEY, RICHARD (et al.)

Case Number
2014CV715

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 08/03/2016 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	6118 F PARK ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	6/28/16	Time:	0947
Deputy:	5	Mileage:	

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone: 908-233-8500
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2014CV715

6118 F PARK ROAD, BERWICK, PA 18603

NO EXPIRATION

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

715-14.xls

SHERIFF'S SERVICE
PROCESS RECEIPT, AND AFFIDAVIT OF RETURN

1. Plaintiff(s) WELLS FARGO BANK, N.A.		2. Docket Number / County 715-2014 COLUMBIA
2. Defendant(s) DIANE AIKEY, RICHARD E. AIKEY, JR.		4. Type of Writ or Complaint NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS
SERVE	5. Name RICHARD AIKEY	
AT	6. Address 72 HILLSIDE ROAD DANVILLE, PA 17821	
7. Indicate unusual service: <input type="checkbox"/> Reg. Mail <input type="checkbox"/> Cert. Mail <input type="checkbox"/> Deputize <input type="checkbox"/> 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.		

Sheriff of Montour County

8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

9. Name and Address of Attorney/Originator ZUCKER GOLBERG & ACKERMAN, LLC	10. Telephone Number	11. Date
12. Signature		

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

Serving Deputy: William C. McKenna	Date Filed 6/2/2016	Expiration
--	-------------------------------	------------

16. Served and made known to **Richard Aikey**, on the **9th** day of **June** 2016, at **12:02 PM**, at **Sheriff's Office, 29 Mill Street, Danville, PA 17821**
 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

Attempts: 1

Date: 6/8/2016

Mileage: 6

 FILED PROthonary &
 CLERK OF COURT'S OFFICE
 MONTOUR COUNTY PA
 2016 JUN 13 AM 11:16

Advance	Docket	Service	Mileage	Affidavit	Notary	Surchr.	Misc.	Total	Refund
\$75.00	\$9.00	\$9.00	\$6.00	\$2.50	\$5.00	\$0.00	\$2.50	\$34.00	\$41.00

 Sworn and Subscribed to before me this 13 Day of June, 2016.

Prothonary Public
Susan M. Kauwell
 MONTOUR COUNTY
 My Commission Expires
 1st Mon. Jan. 2020

So Answer.

Signature of Deputy Sheriff

Sheriff


SHERIFF OF MONTOUR COUNTY

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
AIKEY, RICHARD (et al.)

Case Number
2014CV715

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: Deputize

Expires:

Zone: 89

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Deputy Craig
75-
6-2-14

Serve To:

Name: RICHARD AIKEY

Primary Address: 72 HILLSIDE ROAD
DANVILLE, PA 17821

Phone: DOB:

Alternate Address: 6118 F PARK ROAD
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Notes / Special Instructions:

Now, June 02, 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

AIKEY, RICHARD

2014CV715

72 HILLSIDE ROAD, DANVILLE, PA 17821

NO EXPIRATION

ACCOUNT STATEMENT

Montour County Sheriff's Office

29 Mill Street

Danville, Pa. 17821

Telephone: (570) 271-3020

Fax: (570) 271-3037

To:

ZUCKER GOLBERG & ACKERMAN, LLC

Date 10-Jun-16**Docket** 715-2014**County** COLUMBIA**Type** NOTICE OF SHERIFF'S SALE AND
DEBTOR'S RIGHTS**Receipt#** 12237**Plaintiff(s):** WELLS FARGO BANK, N.A.**Defendant(s):** DIANE AIKEY, RICHARD E. AIKEY, JR.**Date****Credits****Charge****Balance**

Advance Check # 7388

\$75.00

06/09/16

Service on
RICHARD AIKEY

\$34.00

Check #

5069

\$41.00
REFUND

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
RICHARD AIKEY (et al.)

Case Number
2014CV715

SHERIFF'S RETURN OF SERVICE

06/02/2016 03:00 PM - 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: DIANE AIKEY AT 12 WEST FORT MCCLURE BLVD, BLOOMSBURG, PA 17815.


MICHAEL BEYER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 03, 2016

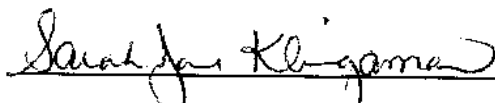
COMMONWEALTH OF PENNSYLVANIA

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

3RD day of JUNE, 2016



intiff Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAINSIDE, NJ 07093

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
AIKEY, RICHARD (et al.)

Case Number
2014CV715

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

89

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

J-Net
Address

72 Hillside Rd
Danville, PA 17821

Serve To:

Name: RICHARD AIKEY

Primary Address: 6118 F PARK ROAD
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Dep Montour
County

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

6-1-16

Time:

15:00

Deputy:

3

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:

6-1-16

Time:

Mileage:

Deputy:

3

Service Attempt Notes:

1. House Vacant
2. Post Office Has No Forwarding
- 3.
- 4.
- 5.
- 6.

Deputy Crang
Said
75.00
H

AIKEY, RICHARD

2014CV715

6118 F PARK ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
AIKEY, RICHARD (et al.)

Case Number
2014CV715

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 89

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DIANE AIKEY

Primary Address: 6118 F PARK ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Diane Aikey

Relation: DEF

Date: 6-2-16

Time: 15:00

Deputy: 34

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date: 6-1-16

Time:

Mileage:

Deputy: 3

Service Attempt Notes:

1. House vacant

2. Post office has no forwarding

3.

4.

5.

6.

1019 Ruthanne Drive
J. Wet
Address Berwick, PA
Luzerne co

OR 12 W Fort McClure Blvd
Bloomsburg, PA 17815

AIKEY, DIANE

2014CV715

6118 F PARK ROAD, BERWICK, PA 18603

NO EXPIRATION



June 7, 2016

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

WELLS FARGO BANK, N.A.

VS.

DIANE AIKEY, RICHARD E. AIKEY, JR.

NO: 2014-CV-0000715

Dear Timothy:

The amount due on the sewer account #600373 for the property located at **6118F Park Road, Berwick Pa** through September 30, 2016 is \$2063.62. 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

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 06/02/16

Account:

Name:

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

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

Ad ID: 1075443
Description: **Aikey Sheriff sale**
Run Dates: **07/13/16 to 07/27/16**
Class: **2**
Agate Lines: **186**
Blind Box:

Total Ad Cost \$1,020.48
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	07/13/16	07/27/16	3	\$1,020.48

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV715

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, AUGUST 03, 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 and parcel of land situate in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: Beginning at a point on an unnamed street, at the corner of Lot No. 8, now or late of Beatrice M. Faissner, now known as Beatrice M. Williams; thence along said street South 10 degrees West a distance of 198 feet to a sixteen foot alley; thence along said alley North 81 degrees West 160 feet to a sixteen foot alley; thence along said alley North 10 degrees East 198 feet to the corner of Lot No. 8 aforesaid; thence along said lot South 81 degrees East 150 feet to the place of beginning.

Being Lots No. 5, 6 and 7 in the plot of lots laid out by C. H. Campbell and surveyed by Boyd Truscott, February 13, 1903.

Parcel No.: 06-01C-006-00-000

BEING the same property conveyed to Richard E. Aikey, Jr. and Diane S. Aikey, his wife, as tenants by the entirety, who acquired title by virtue of a deed from Christopher S. Frizzell and Cindy M. Frizzell, his wife, dated August 18, 2004, recorded August 20, 2004, at Instrument Number 200409601, Columbia County, Pennsylvania records. Property known as 6118 F Park Road, Berwick, PA 18603

PROPERTY ADDRESS: 6118 F PARK ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 06-01C-006-00-000

Seized and taken into execution to be sold as the property of **RICHARD AIKEY, DIANE AIKEY** in suit of **WELLS FARGO**.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
AIKEY, RICHARD (et al.)

Case Number
2014CV715

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 89

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORITY

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 Macis

Relation: Clerk

Date: 6-1-16

Time: 12:58

Deputy: 3

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BERWICK AREA JOINT SE

2014CV715

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
vs.
AIKEY, RICHARD (et al.)

Case Number
2014CV715

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 89

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

House Vacant

Serve To:

Name: OCCUPANT

Primary Address: 6118 F PARK ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 6-1-16

Time: 12:45

Deputy: 3

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2014CV715

6118 F PARK ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
AIKEY, RICHARD (et al.)

Case Number
2014CV715

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 89

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Sherry Edwards

Relation: Secretary

Date: 6-1-16

Time: 1625

Deputy: 3

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2014CV715

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
vs.
AIKEY, RICHARD (et al.)

Case Number
2014CV715

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 89
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Joan M. Rothery
Primary Address: 122 Twin Church Road
 Berwick, PA 18603
Phone: 570-759-2118 **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge:
Relation:
Date: 6-1-16 **Time:** 14:00
Deputy: 3 **Mileage:**

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC **Phone:** 908-233-8500

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

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

ROTHERY, JOAN M.

2014CV715

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
AIKEY, RICHARD (et al.)

Case Number
2014CV715

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

89

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 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 Richenderlee

Relation:

Clerk

Date:

6-1-16

Time:

2:40

Deputy:

4

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DOMESTIC RELATIONS OF

2014CV715

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV715

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, AUGUST 03, 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 and parcel of land situate in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on an unnamed street, at the corner of Lot No. 8, now or late of Beatrice M.

Faissner, now known as Beatrice M. Williams; thence along said street South 10 degrees West a distance of 198 feet to a sixteen foot alley; thence along said alley North 81 degrees West 150 feet to a sixteen foot alley; thence along said alley North 10 degrees East 198 feet to the corner of Lot No. 8 aforesaid; thence along said lot South 81 degrees East 150 feet to the place of beginning. Being Lots No. 5, 6 and 7 in the plot of lots laid out by C. H. Campbell and surveyed by Boyd Truscott, February 13, 1903.

Parcel No.: 06-01C-006-00-000

BEING the same property conveyed to Richard E. Aikey, Jr. and Diane S. Aikey, his wife, as tenants by the entirety, who acquired title by virtue of a deed from Christopher S. Frizzell and Cindy M. Frizzell, his wife, dated August 18, 2004, recorded August 20, 2004, at Instrument Number 200409601, Columbia County, Pennsylvania records.

Property known as 6118 F Park Road, Berwick, PA 18603

PROPERTY ADDRESS: 6118 F PARK ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 06-01C-006-00-000

Seized and taken into execution to be sold as the property of RICHARD AIKEY, DIANE AIKEY in suit of WELLS FARGO.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

AtKey

REAL ESTATE OUTLINE

ED # 20161589

DATE RECEIVED 5-27-2016
DOCKET AND INDEX 2014 02 715

CHECK FOR PROPER INFO.

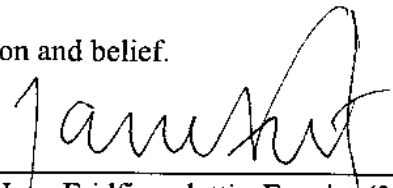
WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>108802</u>

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

SALE DATE _____ TIME 9.00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____

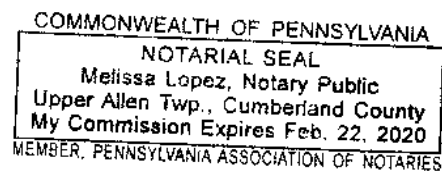
Defendant Richard E. Aikey, Jr., whose last known address is 6118 F Park Road, Berwick, PA 18063-5531, to the best of her knowledge, information and belief.


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

Sworn to and subscribed before me this 26 day of May, 20 16


NOTARY PUBLIC

My commission expires: _____



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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

Diane Aikey; Richard E. Aikey, Jr.

Defendants.

CIVIL DIVISION

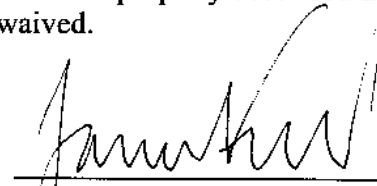
Docket No.: 2014-CV-0000715

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:

7/29/2016



Jana Fridfinnsdottir, Esquire (315944)

Scott A. Dietterick, Esquire (55650)

Kimberly A. Bonner, Esquire (89705)

Kimberly J. Hong, Esquire (74950)

Michael E. Carleton, Esquire (203009)

Meredith H. Wooters, Esquire (307207)

Justin F. Kobeski, Esquire (200392)

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 COUNTY, PENNSYLVANIA**

Wells Fargo Bank, N.A.

Plaintiff,

vs.

Diane Aikey; Richard E. Aikey, Jr.

Defendants.

CIVIL DIVISION

Docket No.: 2014-CV-0000715

All that certain piece and parcel of land situate in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on an unnamed street, at the corner of Lot No. 8, now or late of Beatrice M. Faissner, now known as Beatrice M. Williams; thence along said street South 10 degrees West a distance of 198 feet to a sixteen foot alley; thence along said alley North 81 degrees West 150 feet to a sixteen foot alley; thence along said alley North 10 degrees East 198 feet to the corner of Lot No. 8 aforesaid; thence along said lot South 81 degrees East 150 feet to the place of beginning.

Being Lots No. 5, 6 and 7 in the plot of lots laid out by C. H. Campbell and surveyed by Boyd Truscott, February 13, 1903.

Parcel No.: 06-01C-006-00-000

BEING the same property conveyed to Richard E. Aikey, Jr. and Diane S. Aikey, his wife, as tenants by the entirety, who acquired title by virtue of a deed from Christopher S. Frizzell and Cindy M. Frizzell, his wife, dated August 18, 2004, recorded August 20, 2004, at Instrument Number 200409601, Columbia County, Pennsylvania records.

Property known as 6118 F Park Road, Berwick, PA 18603

Exhibit "A"



MANLEYDEAS.COM

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

April 25, 2016

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

Re: Wells Fargo Bank, N.A. v.
Richard E. Aikey, Jr., et al.
Property Address: 6118 F Park Road, Berwick, PA 18603
Docket No. 2014-CV-0000715
Our File Number: 15-032966

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 614-917-1764.

MANLEY DEAS KOCHALSKI LLC

Alex Throckmorton
Legal Assistant

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2014-CV-0000715
PLAINTIFF: Wells Fargo Bank, N.A.
DEFENDANT(S): Diane Aikey
Richard E. Aikey, Jr.
TYPE OF WRIT
OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**
SERVE AT: 6118 F Park Road, Berwick, PA 18603

Sir: Please POST the Handbill at the mortgaged premises.

Should you have any questions please contact Alex Throckmorton of our office at 614-917-1764.

Date of Service: _____ Time: _____

Served upon (if someone other than defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____

Name: _____

Title: _____

Date: _____

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

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

Dated: 5/25/2016

For office use only

BY: _____

Jana Fridfinnsdottir (PA ID #315944)
Scott A. Dietterick, Esquire (55650)
Kimberly A. Bonner, Esquire (89705)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
Manley Deas Kochalski LLC
P. O. Box 165028, Columbus, OH 43216-5028
Phone: 614-220-5611; Fax: 614-220-5613

7. 1 Sheriff Service Form for posting the property with the Handbill, along with a self-addressed, stamped envelope for return of service of the Handbill;
8. **Check in the amount of \$1,500.00, made payable to the Sheriff of Columbia County, for advanced sale costs.**

Should you or the Sheriff's Office have any questions or need further documentation, please feel free to contact me at 614-917-1764.

MANLEY DEAS KOCHALSKI LLC

BY: s/ Alex Throckmorton
Alex Throckmorton, Legal Assistant
P. O. Box 165028
Columbus, OH 43216-5028
Email: athrockmorton@manleydeas.com
File No.: 15-032966
614-220-5611; FAX 614-220-5613

Enclosures

cc: Sheriff of Columbia County (w/encl)



MANLEYDEAS.COM

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

April 25, 2016

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

Re: Wells Fargo Bank, N.A. v.
Richard E. Aikey, Jr., et al.
Property Address: 6118 F Park Road, Berwick, PA 18603
Docket No. 2014-CV-0000715
Our File Number: 15-032966

FILED
PROTHONOTARY
2016 MAY 27 PM 1 57
CLERK OF COLUMBUS OFFICE
COUNTY OF COLUMBIA, PA

Writ of Execution – Mortgage Foreclosure

Dear Sir/Madam,

Enclosed please find the following documents for filing with your office:

1. 1 Original Praeipce for Writ of Execution with Legal Description attached;
2. 1 Original and 2 copies for each Defendant of the Writ of Execution (with Legal Description attached);
3. 1 Original Affidavit Pursuant to Rule 3129.1; and
4. **Check in the amount of \$25.00, payable to the Columbia County Prothonotary, for the filing fee.**

Please file the originals immediately upon receipt and prepare the Writ of Execution and copies for the Sheriff. Kindly time-stamp and return to us the extra face page of the Praeipce in the enclosed self-addressed, stamped envelope. Then, forward the Writ of Execution and its copies, along with the following documents to the Sheriff's Office:

1. Letter of Non-Sheriff's Service of the Notice of Sale to Sheriff's office;
2. One (1) original Notice of Sheriff's Sale for each Defendant (with Legal Description attached) for your files;
3. 1 copy of the Affidavit Pursuant to Rule 3129.1;
4. 1 Original Affidavit of Last Known Address;
5. 1 Original Waiver of Watchman;
6. 1 Original and five (5) copies of the Legal Description, including the improvements, parcel number and property address;

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



71901140006000080740

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	8081	Carrier / service:	USPS Server	First-Class Mail®	5/27/2016 12:00:00 AM
Ship to:					
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE			
600 ARCH STREET ROOM 3259		Tracking #:	71901140006000080757		
		Doc Ref #:	2016ED89		
		Postage	5.1300		
PHILADELPHIA PA 19106					

Document Receipt

Trans #	8080	Carrier / service:	USPS Server	First-Class Mail®	5/27/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000080740

Doc Ref #: 2016ED89

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	8080	Carrier / service:	USPS Server	First-Class Mail®	5/27/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000080740

Doc Ref #: 2016ED89

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	8079	Carrier / service:	USPS Server	First-Class Mail®	5/27/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000080733

Doc Ref #: 2016ED89

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	8078	Carrier / service:	USPS Server	First-Class Mail®	5/27/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000080726

Doc Ref #: 2016ED89

Postage 5.1300

HARRISBURG PA 17128

Manley Deas Kochalski LLC

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

COMMERCE NATIONAL BANK

Columbus, OH 43214
25-280/440

108802

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

DATE**AMOUNT**

5/26/2016

\$1350.00

to the Order of :

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



15-032966, 2014-CV-0000715, Aikey

⑈ 108802⑈ ⑆074900657⑆ 9001045366⑈