### SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

<u>Plaintiff</u>

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	MONTOUR CO		\$75.00
		Total Sheriff Costs	\$1,892.48
Municipal Costs			
Sewer			\$2,063.62
·		Total Municipal Costs	\$2,063.62
Distribution Costs		Total Indinicipal Costs	<b>\$2,000.02</b>
Recording Fees			\$67.00
	•	Tabal Distribution Octo	•
		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	RICI	HARD &	DIANE	AIKEY	
NO.	89-2016	ED			NO.	715-20	014	JD
DATE/T	TIME OF SALE	Sept. 7	, 20	016 @	9:00 AM			\
BID PRI	CE (INCLUDE	S COST)		\$	5000	0,60	(40)	3,/0)
POUND	AGE – 2% OF 1	BID		\$	1000;	60		
TRANSI	FER TAX – 2%	OF FAIR MK	T	\$		<del></del>		
MISC. C	COSTS			\$	250,	00		
TOTAL	AMOUNT NEI	EDED TO PUR	RCH.	ASE			s 57	73,10
	ASER(S): SS:							
NAMES	(S) ON DEED:						$\rightarrow \nearrow \rightarrow$	-) <sub>0</sub>
PURCH.	ASER(S) SIGN.	ATURE(S):		10				HC -
	Т	OTAL DUE:	•				s 527	3,/6
	Li	ESS DEPOSIT	:			,	<u>\$ 135</u>	70,00
	De	OWN PAYME	NT:			;		
	TO	OTAL DUE IN	8 D	AYS		1	<u> 37</u> 2	3, 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: Last Change: Receipt By: WALK-IN By: BSL SHERIFF Chg # Charge / Payment / Fee Description Amount Inst#/Inst Date Municipality 1 DEED BRIARCREEK BORO \$67.00 201609073 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





P.O. 30X 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: Britany Becker
Brittany Becker, Legal Assistant

Enclosures



# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY				
State Tax Paid				
Book Number				
Page Number	- 41			
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

utility easement. However, it is re-	commo	ended t	hat a SOV accom	pany all documents fi	led for	recording.	, relationship of public	
A. CORRESPONDENT - AI								
Name Telephone Number:								
Brittany Becker				614.917.7018				
Mailing Address				City		State	ZIP Code	
P. O. Box 165028				Columbus		OH	43216-5028	
B. TRANSFER DATA								
Date of Acceptance of Document	09/0	7/201						
Grantor(s)/Lessor(s)			none Number:	Grantee(s)/Lessee(			Telephone Number:	
Sheriff of Columbia County		370	389-5622	Bayview Loan S			800-457-5105	
				Delaware Limite	ed Lia	ошту		
Mailing Address				Company  Mailing Address				
35 West Main Street, P.O. Be	ox 38	0		62516 Collection	n Cen	ter Drive		
City	State		ZIP Code	City		State	ZIP Code	
Bloomsburg	PA		17815	Chicago		Illinois	60693-0625	
C. REAL ESTATE LOCATION	N							
Street Address		* N		City, Township, Bor			, <u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>	
6118 F Park Road	- · · ·			Borough of Bria			,	
Çounty Columbia	1	ol Distri	ct rea SD			rcel Number C-006-00-00	10	
D. VALUATION DATA	Derv	VICK 7	ilea DD		00-01	<u>C-000-00-00</u>	<del></del>	
Was transaction part of an a	occia	mont	or relegation	2 DV DN		<del></del>		
1. Actual Cash Consideration			r Consideration	? <u> </u>	3 -	Total Considera	tion	
54,023.10		+0.00	. consideration			54,023.10	idor.	
4. County Assessed Value		5. Com	mon Level Ratio	Factor		Computed Value	e	
35,698.00		<b>x</b> 3.69				131,725.62		
E. EXEMPTION DATA - Ref	er to	instr	uctions for $\epsilon$	exemption status	ŝ.			
1a. Amount of Exemption Claimed 100%		1b. Perd 100%	centage of Grantor	's Interest in Real Estat	te 1c.		Grantor's Interest Conveyed	
2. Check Appropriate Box Below	for Ex	emptic	on Claimed.			, _,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	· · · · · · · · · · · · · · · · · · ·	
☐ Will or intestate succession		·						
T			(Name of Dece		<i>-</i> .	(Estate File N	umber)	
<ul><li>☐ Transfer to a trust. (Attach</li><li>☐ Transfer from a trust. Date</li></ul>	compi	ete cop	y of trust agreen	nent identifying all ber	neticiar	ies.)		
If trust was amended attack	h a co	oy of or	iginal and amend	led trust.		<del></del>		
Transfer between principal	and ag	jent/str	aw party. (Attacl	n complete copy of ago	ency/st	traw party agre	ement.)	
Transfers to the commonwe (If condemnation or in Heu	ealth, i	he U.S demnat	. and instrumentation, attach copy	alities by gift, dedication of resolution.)	on, cor	ndemnation or i	in lieu of condemnation.	
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 consolic				tach copy of articles.)				
☐ Other (Please explain exem	ption	claimed	.)	· · · · · · · · · · · · · · · · · · ·				
Under penalties of law, I declare to the best of my knowledge and	that I i belief	nave ex	amined this sta	tement, including accomplete.	compa	nying informa	tion, and	
Signature of Correspondent or Res				•	Ďat		nra atta	
Brittany Becker	4	<u> </u>	·	<del></del>		/07/2016		
FAILURE TO COMPLETE INS IN THE RECORDER'S REFUS	o ro <del>≡</del> AL T(	NEC	ORD THE DEE	ITACH REQUESTE D.	D DO	CUMENTATI	ON MAY RESULT	

Grand Total:	\$4,023.10





P.O. BOX | 65028 COLUMBUS, OH 43216 P 614 220-5611 | F 614-220-5613

### 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 <a href="mailto:post-sale-pa@mdk-llc.com">post-sale-pa@mdk-llc.com</a>.

Sincerely,

Brittany Becker Legal Assistant

### Manley Deas Kochalski LLC

#### FIRST MERCHANTS BANK

Columbus, OH 43214 25-280/440 001295

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

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, Aikey

Par Ores

#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:

AFKEY RICHARD E & DIANE S JR 1019 RUTHANN DR 1019 RUTHANN DK BERWICK, PA 18603-2425

Bill #: 5 TAXPAYER COPY Parcel #: 06 01C00600000 Ргор. Туре Property Location and Description: Assessment: 5118F PARK RD Ĺ= 5,940 .682 Ř= 29,758 35,6<u>9</u>8 Tax Description Mills/Rate Amount SCHOOL REAL ESTATE 44.2300 1,578.92 HOMESTEAD EXCLUSION NA NΑ FARMSTEAU EXCLUSION NA NA If Paid By 8/31/2016 A 275 Ascounted Amount
If Paid By 10/81/2016 FACE Amount 1,547.34) FACE Amount 1,578.92 WPPaid After 18/31/2016 10% Penalty Amount

Bill Date: 7/1/2016

1.736.81

Last Day to Pay: 12/31/2016
For a repsipe rejurn the entire bill with payment and a semeddressed atamete employed.

Office Hours: July and August - Tuesday and Thursday from 6 - 8pm July and August - Wednesday from 1 - 4pm and 6 - 8pm September thru December - Wednesday hours only

z d



MANUFYDEAS.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

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

Wells Fargo Bank, N.A.

CIVIL DIVISION

Plaintiff,

Docket No.: 2014-CV-0000715

vs.

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

Defendants.

### 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:

- Defendants Diane S. Aikey and Richard E. Aikey, Jr. are the record owners of the 1. real property.
- On or about June 2, 2016, Defendant Diane S. Aikey was served with Plaintiff's 2. 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 Sheriffs Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, postage pre-paid, with a Certificate of Mailing. True and correct copies of said Certificates of Mailing are marked Exhibit "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.

Signature

Alex Throckmorton

Printed Name

Legal Assistant

Maniey Deas Kochalski LLC

Data

Sworn to/affirmed and subscribed before me, a notary public, by Alex Throckmorton on

this day of August 2010

My Commission Expires: 11-D9-19

Notary Public

NOTARY SEAL:

15-032966\_AT

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

# **EXHIBIT A**

### SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Shariff



Earl D. Mordan, Jr. Chief Deputy

	•				
WELLS FA	RGO AIKEY (et al.)				Case Number 2014CV715
- CICIARD	AIRET (et al.)			) 	
			S RETURN OF		
06/02/2016	REQUESTED NO HANDING A TRU	TICE OF SALE, W IE COPY TO A PE	rit of execution al	ND DEBTOR'S RI 3 THEMSELVES 1	TO LAW, SERVED THE GHTS BY "PERSONALLY" TO BE THE DEFENDANT, G, PA 17815.
				MICHAEL B	PEYER, DEPUTY
				SO ANSWE	RS,
				Timothy	T. Charbelin
June 03, 20	16			TIMOTHY	. CHAMBERLAIN, SHERIFF
				No Sarah Jene Klin	TH OF PEYNSYLVANIA barlel Seat gamen, Notary Public
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		,,.			burg, Columbia County Expires Oct. 4, 2016
Affirmed an	d subscribed to befo	ore me this	NOTARY	Λ.	•
3RD	day of	JUNE	, 2016	Sauch	Kb-gama)

# **EXHIBIT B**

### SHERIFF'S OFFICE

### MONTOUR COUNTY, COMMONWEALTH OF PENNA. 29 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

715-14.xis

SHERIFF'S SERVICE PROCESS RECEIPT, AND AFFIDAVIT OF RETURN  1. Placediff() WELLS FARGO BANK, N.A.  2. Decident Number (County) 71.5-20.11 71.5-20.12 71.5-20.13 71.5-	<u> </u>			•								
WELLS FARCO BANK, N.A.  2. Defendantly  DIANE AIKEY, RICHARD E. AIKEY, JR.  SERVE  SERVE  AT  A Address  T2 HILLSIDE ROAD  DANVILLE, PA 17821  Properties  T3 HILLSIDE ROAD  DANVILLE, PA 17821  T4 HILLSIDE ROAD  DANVILLE, PA 17821  T5 HORD BEFOR'S RIGHTS  T6 Address  T7 HILLSIDE ROAD  DANVILLE, PA 17821  T6 Address  T6 Address  T7 HILLSIDE ROAD  DANVILLE, PA 17821  T6 Address  T6 Address  T7 HILLSIDE ROAD  DANVILLE, PA 17821  T6 Address  T6 Address  T6 Address  T7 HILLSIDE ROAD  DANVILLE, PA 17821  T6 Address  T6 Address  T6 Address  T7 HILLSIDE ROAD  DANVILLE, PA 17821  T6 Address  T6 Address  T7 HILLSIDE ROAD  DANVILLE, PA 17821  T7 HORD Mail  T6 Address  T6 Address  T7 HILLSIDE ROAD  T6 Address  T7 HILLSIDE ROAD  DANVILLE, PA 17821  T6 Address  T6 Address  T7 HILLSIDE ROAD  T7 HILLSIDE ROAD  T6 Address  T7 HILLSIDE ROAD  T7 HILLSIDE ROAD  T6 Address  T7 HILLSIDE ROAD  T6 Address  T7 HILLSIDE ROAD  T7 HILLSIDE ROAD  T6 Address  T7 HILLSIDE ROAD  T6 Address  T7 HILLSIDE ROAD  T7 HILLSIDE ROAD  T6 Address  T7 HILLSIDE ROAD  T6 Address  T7 HILLSIDE ROAD  T6 Address  T7 HILLSIDE ROAD  T7 HORD ROAD  T6 Address  T7 HORD ROAD  T7 HORD ROAD  T6			·									
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SERVE S. Name RICHARD AIKEY  AT 6. Address 72 HILLSIDE ROAD DANVILLE, PA 17821  7. Indicate unusual service: [] Reg. Mail [] Cert. Mail [] Deputire [] Other Good panylitte, PA 17821  7. Indicate unusual service: [] Reg. Mail [] Cert. Mail [] Deputire [] Other Good panylitte, PA 17821  7. Indicate unusual service: [] Reg. Mail [] Cert. Mail [] Deputire [] Other Good panylitte, PA 17821  7. Indicate unusual service: [] Reg. Mail [] Cert. Mail [] Deputire [] Other [] Ot	<u> </u>	•	•	ì					NA, NA	FARGO DA	WELLAS	
SERVE S. Name RICHARD AIKEY DEBTOR'S RIGHTS  AT 6. Address 72 HILLSIDE ROAD DANVILLE, PA 17821  7. Indicate unusual service:	BLA	COLUME				<del>.</del>	····	IKEV JR	HARD E. A	JKEY, RIC	DIANE A	2. Defendant(s)
AT 6. Address 72 HILLSIDE ROAD DANVILLE, PA 17821  7. Indicate unusual service:     Reg. Mail     Cort. Mail     Deputize	4 3 7 PS		_	1								
AT 6. Address 72 HILLSIDE ROAD DANVILLE, PA 17821  7. Indicate unusual service:	ANU					<u> </u>		<del></del>	) AIKEY	RICHARI	5, Name	SERVE
DANVILLE, PA 17821  7. Indicate unusual service:												
7. Indicate unusual service:											O. Address	AT
Now, 2016, I Sheriff of MONTOUR COUNTY, PENNSYLVANIA, do hereby deputize 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 Co  8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE  9. Name and Address of Attoney/Originalor EUCKER GOLBERG & ACKERMAN, LLC  10. Telephone Number  11. Date  12. Signature  SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE erving Deputy. William C. McKenna  16. Served and made known to Richard Aikey use 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:  [X] 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: 6.642016										DANVILI	Eupl comica:	7 Indicate unu
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 Co  10. Telephone Number  11. Date  12. Signature  SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE  erving Deputy:  SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE  Bate Filed  6/2/2016  Sheriff's Office, 29 Mill Street, Danville, PA 17821  County of Montour Commonwealth of Pennsylvania, in the manner described below:  [X] 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	[] Other	ze [	[] Deputize		ail	Cort. Mail	CAGONETONE				BUM SERVICE:	
according to law. This deputation being made at the request and risk of the plaintiff.  Sheriff of Montour Co  Sheriff of Montour Co  Sheriff of Montour Co  Sheriff of Montour Co  Name and Address of Attomes/Originator  CUCKER GOLBERG & ACKERMAN, LLC  12. Signature  SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE  Coving Deputy:    Date Filed   6/2/2016   Expiration	ze	do hereby deputiz	VANIA, do h	PENNSYLV	TY, P	R COUNTY	MONTOU	o, i saeriii o	2010		of	-
Sheriff of Montour Co  8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE  9. Name and Address of Attomey/Originator  ZUCKER GOLBERG & ACKERMAN, LLC  12. Signature  SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE  erving Deputy:  William C. McKenna  16. Served and made known to Richard Aikey on the 91h day of une 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:  IX] 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: 66/2016	eof	i make return there	Writ and mal	xecute this	y to ex	County to		the recounse	aing mada a	demutation b		
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Tounty of Montour Commonwealth of Pennsylvania, in the manner described below:  [X] Defendant personally served.  [J] Adult family member with whom said Defendant resides. Relationship is .  [J] Agent of person in charge of Defendant's office or usual place of business  [J] Other  Attempts: 1  Date: 6/8/2016			j `			5	6/2/201		<u></u>			
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# **EXHIBIT C**



### 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

e/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

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

Postmark Here

UNITED STATES

### Certificate Of Mailing

To pay fee, aftire stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPSR 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

PS Form 3817, April 2007 PSN 7530-02-000-90c



### Certificate Of Mailing

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From:	Kimberly A. Bonner, Esquire	_	
	c/o Manley Deas Kochalski LLC	_	i
	P. O. Box 165028	_	
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To:	PA DEPT. OF REVENUE – INHERITANCE TAX	Postmark Here	
	DIVISION		•
	6th Floor, Strawberry Square		

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

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



Dept. 280601

Harrisburg, PA 17128-0601 County of P.Q.: Columbia

### Certificate Of Mailing

Mailing To pay fee, afthy stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPSR for mailing. This form may be used for slomestic 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

6118 F Park Road

Berwick, PA 18603

County of P.Q.: Columbia



## Certificate Of

Mailing To pay fee, affix stamps or meter postage here

	icate of Mailing provides or idence that mail has been presented to USPSA for mailing it id for domestic and international mail	The form
From:	Kimberly A. Bonner, Esquire	
	c/o Manley Deas Kochalski LLC	
	P. O. Box 165028	
	Columbus, OII 43216-5028	
	Control of the Contro	
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	Berwick, PA 18603	
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# Certificate Of

Mailing To pay fee, affix stamps or meter postage here

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From:	Kimberly A. Bonner, Esquire e/o Manley Deas Kochalski LLC	
	P. O. Box 165028	<u></u>
	Columbus, OII 43216-5028	E-1084
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To:	7474-D Columbia Boulevard	Pestmak Here
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To:	7474-D Columbia Boulevard	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:	BERWICK AREA JOINT SEWER AUTHORITY	Postmark Here	4.
	1108 Freas Avenue		



Berwick, PA 18603-1710 County of P.Q.: Columbia

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

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

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	c/o Manley Deas Kochalski LLC	
	P. O. Box 165028	· · · · · · · · · · · · · · · · · · ·
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To:	UNKNOWN SPOUSE	Postmark Here
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## Certificate Of

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	c/o Manley Deas Kochalski LLC				
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	Columbus, OH 43216-5028				
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То:	BAYVIEW LOAN SERVICING, LLC	Postmark Here			
	4425 Ponce de Leon Boulevard, 5th Floor	- 00 de 100mph	11. 11.		
	Coral Gables, FL 33146				
	County of P.Q.: Columbia				
***************************************	PS Form 3817 April 2007 PSN 7530-02-000-9065	•			



## Certificate Of

Mailing to pay fee, affix stamps or awter postage here

This Comficult of Mailing provides evidence that mail has been presented to USPS 8, for mailing. This form may be used for domestic and international inti-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

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

Postmark Here 🐇

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.





P.O. BOX 165028 COLUMBUS, OF 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: <u>Alex Throckmorton</u>

Alex Throckmorton, Legal Assistant

P. O. Box 165028

Columbus, OII 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.

CIVIL DIVISION

Plaintiff,

Docket No.: 2014-CV-0000715

VS.

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

Defendants.

### 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

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

WELLS FARGO BANK, N.A. Plaintiff

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

Name and Address of every other person who has any record lien on the property: 5.

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

Name and Address of every other person who has any record interest in the property and 6. whose interest may be affected by the sale:

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. Box 2675 Harrisburg, PA 17105

Name and Address of every other person of whom the Plaintiff has knowledge who has 7. 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 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:

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



MANUFYDEAS 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.

CIVIL DIVISION

Plaintiff,

\_\_\_\_

VS.

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

Defendants.

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



MANUEYDEAS.COM

P.O. BOX 145028 COLUMBUS, OH 43213 PA14-200-5A11 | FA14-200-5A12

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

	vs. Hiley
NOED NO	JD DATE/TIME OF SALE
DOCKET/RETURN	¢15.00
SERVICE PER DEF.	\$15.00 \$_/652 <i>∞</i> 0
· · · · · · · · · · · · · · · · · · ·	
LEVY (PER PARCEL MAILING COSTS	\$15.00
ADVERTISING SALE BILLS &	\$ 30,00 CODIES #17.50
ADVERTISING SALE (NEWSPA	APER) \$15.00 \$ <b>24100</b>
MILEAGE	` <del></del>
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>57.50</u>
NOTARY	\$ 15,00
TOTAL ***	***************** \$ <u>4)2,00</u>
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 1020.48
SOLICITOR'S SERVICES	\$100.00
TOTAL ***	\$100.00 ************** \$ <u>1770,48</u>
PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ 67.00
TOTAL ***	\$ <u>67.00</u> ***********************************
REAL ESTATE TAXES:	
BORO, TWP & COUNTY	
	20 \$
	20\$ <u>\$\$</u>
TOTAL ***	************* \$ <u>5,00</u>
MUNICIPAL FEES DUE:	
SEWER	20 <u> </u>
WATER	20\$ <u></u>
	**************************************
SURCHARGE FEE (DSTE)	\$ 120,00 3948,10
MISC. Manger Con	\$ <u>70070-</u> 51 70110
•	\$
TOTAL ***	************* \$ 75,00
TOTAL CO	STS (OPENING BID) \$ 4003, 10

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

### REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Date: 07/12/2016

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 NO TAX CLAIM TAXES DUE

TAX AMOUNT PENALTY DISCOUNT

PAID

BALANCE

### **COLUMBIA COUNTY SHERIFF**

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### 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:

		Discount:	Face:	Penalty:	
<u>Bill #</u>		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	
Totals:		Discount Payment \$528.97	04/19/2016 \$539.76	\$34.99 \$593.74	
		Tot	al Paid To Date:	\$528.97	

SRE

Signature

2-12-16

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.

June 29, 2016

T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA Notarial Seal Sarah Jane Klingaman, Notary Public Town of Bloomsburg, Columbia County My Commission Expires Oct. 4, 2016 NOTARY Affirmed and subscribed to before me this

29TH day of 2016 JUNE

### SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO vs.				<b>Case Number</b> 2014CV715		
AIKEY, RIC	CHARD (et al.)		<u> </u>			- 
	SERVICE CO	VER SH	EET			POSTING)
Service De					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	<b>Z</b>
Category:	Real Estate Sale - Posting - Sale Bill			Zone:		9
Manner:	< Not Specified >	Expires:		Warrant:		
Notes:	SALE DATE & TIME: 08/03/2016 AT 9:00 AM SHERIFF'S SALE BILL					
Serve To:		Final Serv	lce:			201
Name:	(POSTING)	Served:	Personally · Adu	lt In Charge (	Posted Other	2014CV715
Primary Address:	6118 F PARK ROAD BERWICK, PA 18603	Adult In Charge:				715
Phone:	DOB:	Relation:				-
Alternate Address:		Date:	6/28/14	Time:	0947	6
Phone:		Deputy:	5	Mileage:		6118 F
Attorney /	Originator:					PAR
Name:	ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone:	908-233-8500			PARK ROAD, BERWIC
Service At	empts:					₩ DAD
Date:						R
Time:						₽
Mileage:						
Deputy:				11	í,	, PA
Service At	tempt Notes:					K, PA 18603
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4.						NO EXPIRATION
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5.						

### SHERIFF'S OFFICE

# MONTOUR COUNTY, COMMONWEALTH OF PENNA.

29 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

715-14.xls

			PROCES		ERIFF'S SE	RVICE FIDAVIT OI	PDETIDAL		·
I. Plaintiff(s)	WELLS F	ARGO BAN	NK. N.A.	33 KECEIF	I, AND AF	FIDAVII OI	2. Docket Num	ber / County	<del></del>
			<u> </u>				715-2014		COLUMBIA
2. Defendant(s)	DIANE A	KEY, RICE	IARD E. AI	KEY, JR.		,	4. Type of Writ	or Complaint	0000
CEDVE	5. Name	DICTI (D							'S SALE AND
SERVE	3. Name	RICHARI	) AIKEY				DEBTOR'	S RIGHTS	· · · · · · · · · · · · · · · · · · ·
ΑT	6. Address	72 HILLS	IDE ROAD						
			E, PA 1782	1					
7. Indicate unu	isual service:			] Reg. Mail		[] Cert. Mail		Deputize	[] Other
Now,			2016	, I Sheriff of	MONTOU	R COUNTY,	PENNSYLV	ANIA, do her	eby deputize
the Sheriff		1				County to e	xecute this V	Vrit and make	return thereof
according t	to law, This	deputation be	eing made at	the request	and risk of th	ne plaintiff.			
								<u> </u>	<u>.</u>
8 SPECIAL II	NSTRUCTION	OF OTHER IN	TODMATION	THAT WILL A	eeler bi Ewe	EDITING SERV	TOU	Sheriff	of Montour County
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9. Name and A	Address of Atto	mey/Originator			10. Telephon	e Number		11. Date	<del></del>
ZUCKER G	OLBERG &	ACKERMA	AN, LLC						
					12. Signature				
	Cin	CE DEL O	W FOR MA		<u> </u>				
Serving Deputy	SPA	CE BETO	W FOR USI	OF SHER		- DO NOT W	RITE BEL	OW THIS LI	NE
William C.					Date Filed 6/2/2016	<b>.</b>		Expiration	
	and made kn	own to	Richard Ai	kev	0/2/2010	<u>,</u>	, on the	9th	day of
June		2016, at	12:02 PM		, at	Sheriff's O	•		ville, PA 17821
County of N	Montour Con	nmonwealth	of Pennsylva	inia, in the m	anner descri	bed below:	,		
	[X]	Defendant p	personally se	rved.					
	[]	Adult famil	y member wi	th whom sai	d Defendant	resides. Relat	ionship is .		
	[]	Agent of pe	rson in charg	ge of Defend	ant's office o	r usual place	of business		
	П	Other							
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Date:	6/8/2016								<b>6</b>
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. AIKEY, RK	CHARD (et al.)				Number 4CV715
	SERVICE C	OVER SHI	EET		
Service De	talls:		whi.		
Category:	Real Estate Sale - Sale Notice	Eller Scholler How I in a session of	more than the second	Zone:	89
Manner:	Deputize	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 08/03/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE ANI	D DEBTOR'S R	RIGHTS	ppity Crank	•
ierve To:		Final Servi	ice:		
Name:	RICHARD AIKEY	Served:	Personally · Adu	ult In Charge	Posted · Other
Primary Address:	72 HILLSIDE ROAD DANVILLE, PA 17821	Adult In Charge:		en e	er er en
Phone:	DOB:	Relation:	ha recess commences and consequent		
Alternate Address:	6118 F.PARK ROAD BERWICK, PA 18603	Date:		Time:	Communication of the second of
Phone:		Deputy:		Mileage:	
ttorney / (	Originator:				
Name:	ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone:	908-233-8500	erananana iran saaraa	
ervice Att	empts:				
Date:					Control of the Contro
Time:			77		
Mileage:	The state of the s	***************************************			
Deputy:			THE PROPERTY OF THE PROPERTY O		
lotes / Spe	cial instructions:				
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Return To:

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

TIMOTHY T. CHAMBERLAIN, SHERIFF

### 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
	- COLER GOLDEN & NORDRIVEN, LEC

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	
					· 	
						•
	-					
						\$41.00
				Check #	5069	REFUND

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

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.

SO ANSWERS.

June 03, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

Affirmed and subscribed to before me this

3RD day of JUNE , 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Sarah Jane Klingaman, Notarry Public
Town of Bloomsburg, Columbia Countly
My Commission Expires Oct. 4, 2016

Affirmed and subscribed to before me this

intiff Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAINSIDE, NJ 070

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  J-Net Journal, Miles Jo	WELLS FA vs. AIKEY, RIC	RGO CHARD (et al.)				Number 4CV715
Category: Real Estate Sale - Sale Notice  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  J-Nef Adults  J-Nef Adults  Final Service:  Serve To:  Name: RICHARD AIKEY  Primary Address: BERWICK, PA 18603  Phone: DOB: Relation:  Alternate Address:  Phone: Deputy: 3 Mileage:  Mileage: Deputy: 3 Mileage:  Mileage: Deputy: 3  Mileage		SERVICE C	OVER SHI	EET	<del></del>	
Manner: <a href="Not Specified">Not Specified</a>	Service De					
Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Toket Address Dawville, Ph. 1782    Serve To: Final Service:  Name: RICHARD AIKEY Served: Personally Adult In Charge Posted Other Address: BERWICK, PA 18603 Charge:  Phone: DOB: Relation:  Alternate Address:  Phone: Deputy: 3 Mileage:  Name: ZUCKER, GOLDBERG & ACKERMAN, LLC Phone: 908-233-8500  Service Attempts:  Deputy: 3 Service: Served: Personally Adult In Charge Posted Other Adult In Charge Posted Other Adult In Charge: Phone:    Serve To: Final Service: Served: Personally Adult In Charge Posted Other Adult In Charge: Posted Other Adult In Charge: Phone:    Date:	Category:	Real Estate Sale - Sale Notice	Territoria de la companya de la comp	r den en erstanden ververe	Zone:	50
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  J-Net Address Dawville, M 17821  Serve To:  Name: RICHARD AIKEY  Served: Personally Adult In Charge Posted Other Adult in Charge:  Primary Address:  Phone: DOB: Relation:  Alternate Address:  Phone: Deputy: 3 Mileage:  Attorney / Originator:  Name: ZUCKER, GOLDBERG & ACKERMAN, LLC  Phone: 908-233-8500  Service Attempts:  Deputy: 3  Service Attempt Notes:  1. Itause Vacant  2. Fost of Fice Itas No Tax Landang in the service Attempt Notes:  3. Address: Address:  1. Itause Vacant  2. Fost of Fice Itas No Tax Landang in the service Attempt Notes:  3. Address: Address:  3. Address: Address Rights Relation:  Address: Deputy: 3	Manner:	< Not Specified >	Expires:	meneral state and a second	Warrant:	
Serve To:  Name: RICHARD AIKEY  Primary 6118 F PARK ROAD Address: BERWICK, PA 18603  Phone:  Alternate Address:  Phone: Deputy: 3 Mileage:  Name: ZUCKER, GOLDBERG & ACKERMAN, LLC  Phone: Goldberg & Coldberg &	Notes:	SALE DATE & TIME: 08/03/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND			a 1	The state of the s
Name: RICHARD AIKEY  Primary Address: BERWICK, PA 18603  Phone:  DoB: Relation:  Alternate Address: Phone:  Deputy: 3 Mileage:  Deputy: 3  Phone:  Date: G-1-1G  Time: Mileage: Deputy: 3  Pervice Attempt Notes:  Levice Attempt Notes: Levice At		J-Net Address				
Primary S118 F PARK ROAD Adult in Charge:  Phone:  DOB:  Relation:  Alternate Address:  Phone:  Deputy: 3 Mileage:  Name: ZUCKER, GOLDBERG & ACKERMAN, LLC  Date:  G-1-16  Time:  Mileage:  Deputy: 3  Privice Attempt Notes:  1. Hause Jacant  2. Past-of-fac Has Notal Marding:  3.	Serve To:		Final Servi	ce:		
Address: BERWICK, PA 18603  Charge:  Phone:  DOB: Relation:  Alternate Address:  Phone:  Deputy:  Deputy:  Attorney / Originator:  Name:  ZUCKER, GOLDBERG & ACKERMAN, LLC  Phone:  Date:  G-1-16  Time:  J-10  Phone:  908-233-8500  Service Attempts:  Date:  G-1-16  Time:  Mileage:  Deputy:  3  Service Attempt Notes:  1. Fause Vacant  2. Fast-of-fice Has Notat Marding:  3.	Name:	RICHARD AIKEY	Served:	Personally - A	dult In Charge	Posted Other
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Address:  Phone:  Deputy: 3  Mileage:  Attorney/Originator:  Name:  ZUCKER, GOLDBERG & ACKERMAN, LLC  Phone:  908-233-8500  Service Attempts:  Deputy:  3  Service Attempt Notes:  1.    fause   Jacant    2.    Fast   Jacant    3.     4.     1.    Fast   Jacant    3.     4.	Phone:	DOB:	Relation:			
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6118 F PARK ROAD, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	ARGO ICHARD (et al.)					se Number
	(et al.)	<u> </u>				14CV715
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	The second secon		Expires:	to the second se	Warrant	
Notes:	SALE DATE & TIME: 08/0 PLAINTIFF NOTICE OF S	03/2016 AT 9:00 AN SHERIFF'S SALE AI	/I ND DEBTOR'S I	RIGHTS	to deferment and account of the second	tente meno i indice e la colonia di colonia.
Serve To:			Final Serv	//ce;		
Name:	DIANE AIKEY	ACCUSATION OF THE SECOND OF TH	Served:			· Posted · Other
Primary Address:	6118 F PARK ROAD BERWICK, PA 18603		Adult In Charge:	Diane	onno concerna de la un	entente e e entente e e e e e e e e e e
Phone:	The company of the co	DOB:	Relation:	<u> </u>	e P	er er erer i skriver en
Alternate Address:	per la celebrat constitue des commerciales pour constitue de la celebrat de la ce		Date:	6-2-16	Tíme:	15i a
Phone:			Deputy:	8 4	Mileage:	german terreta in company consequence
Attorney / (	Originator:		· •	de Tanas e de La companya de la com La companya de la co	en til till senten men senten sen sen sen sen sen sen sen sen sen s	Service of the servic
Name:	ZUCKER, GOLDBERG &	ACKERMAN, LLC	Phone:	908-233-8500		
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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 SHER-

\$0.00

\$1,020.48

(FF

Address: PO BOX 380

Total Ad Cost

Amount Paid

**BLOOMSBURG, PA 17815** 

Ad ID:

1075443

Description:

Aikev Sheriff sale

Run Dates:

07/13/16 to 07/27/16

Class:

2

Agate Lines:

186

Blind Box:

<u>Publication</u>

Start

Stop

<u>Inserts</u>

Cost

Press Enterprise

07/13/1607/27/16

3 \$1,020.48

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

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 writ: Beginning at a point on an unnamed street, at the comer 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 comer of Lot No. 8 aforesaid; thence along said to 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 (3) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER, DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resall the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. AIKEY, RI	ARGO CHARD (et al.)				e Number I4CV715	
	SERVICE CO	OVER SH	EET	<u> </u>		— or
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Serve To:		Final Serv	ice:			2
Name:	BERWICK AREA JOINT SEWER AUTHORIT	Served:	Personally · 🕰	fult In Charge	Posted Other	140
Primary Address:	1108 FREAS AVENUE BERWICK, PA 18603	Adult in Charge:	Kellysta	reis		2014CV715
Phone:	DOB;	Relation:	Clerk		t asset in the same of the transfer and the	**
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Attornev / (	Originator:			i Maringon og Hongayan som		FREAS
Name:	ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone:	908-233-8500			
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. AIKEY, RI	ARGO CHARD (et al.)			<b>Case N</b> 20140	lumber CV715
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Phone:	DOB:	Relation:	To other control of a control o		
Alternate Address:		Date:	6-1-16	Time:	12:45
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Attorney / (	Originator:				
Name:	ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone:	908-233-8500		
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2014CV715

6118 F PARK ROAD, BERWICK, PA 18603

NO EXPIR

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. AIKEY, RIG	ARGO CHARD (et al.)		ļ		Number 4CV715	
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Name:	Columbia County Tax Office	Served:	Personally Adu	It In Charge	Posted · Other	. 140
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult in Charge:	Sherry	Evgav)		2014CV715
Phone:	570-389-5649 <b>DOB</b> :	Relation:	Secretar	1		ا ا ا ا
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Attorney /	Originator:					BOX 380,
Name:	ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone:	908-233-8500			
Service Att	lempts;					BLOOMSBURG
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. AIKEY, RIC	ARGO CHARD (et al.)				Number 4CV715	
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Phone:	570-759-2118 <b>DOB</b> :	Relation;	Section 1			: :
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Attorney /	Originator:					
Name:	ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone:	908-233-8500			
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. AIKEY, RIG	ARGO CHARD (et al.)				Number 4CV715
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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 failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Ankey

# REAL ESTATE OUTLINE

ED# <u>Juigelys 9</u>

DATE RECEIVED DOCKET AND INDEX	uoile 14 du 715			
CHECK FOR PROPER	INFO.			
WRIT OF EXECUTION	¥			
COPY OF DESCRIPTION	$\overline{\chi}$			
WHEREABOUTS OF LKA	$\frac{\overline{}}{V}$			
NON-MILITARY AFFIDAVIT	( )			
NOTICES OF SHERIFF SALE	X			
WAIVER OF WATCHMAN	X			
AFFIDAVIT OF LIENS LIST	<del></del>			
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# 108802		
**IF ANY OF ABOVE IS MISSING DO NOT PROCEED**				
SALE DATE		TIME 9.00		
POSTING DATE	<del></del>			
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK			
	2 <sup>ND</sup> WEEK			
	3 <sup>RD</sup> WEEK			

# IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.	CIVIL DIVISION
Plaintiff, vs.	Docket No.: 2014-CV-0000715
Diane Aikey; Richard E. Aikey, Jr.	
Defendants.	

### AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA	)
COUNTY OF CUMBERLAND	) SS -)

Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Jana Fridfinnsdottir, Esquire, attorney for Plaintiff, who being duly sworn according to law, deposes and says that the owners of the property located at 6118 F Park Road, Berwick, PA 18603 are: Defendant Diane Aikey, whose last known address is 6118 F Park Road, Berwick, PA 18603-5531 and P.O. Box 380, Bloomsburg, PA 17815 and

15-032966 AT F74

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 /6  NOTARY PUBLIC			
My commission expires:    COMMONWEALTH OF PENNSYLVANIA			

# 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:

Jana Fridfinnsdottir, Esquire (315944)

Scott A. Dietterick, Esquire (55650)

Kimberly A. Bonner, Esquire (89705)

Kimberly J. Hong, Esquire (7/4950)

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.

CIVIL DIVISION

Plaintiff,

Docket No.: 2014-CV-0000715

vs.

Diane Aikey; Richard E. Aikey, Jr.

Defendants.

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"





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:

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 t	he Handbill at the mortgaged premises.		
Should you have an	y questions please contact Alex Throckmorton of our office at 614-917-1764.		
Date of Service:	Time:		
Served upon (if some	cone other than defendant):		
Address (if different	than as stated above):		
Columbia County Sh	eriff's Office:		
	Name:		
Date:	Title:		
PLEASE RETURN S ENVELOPE:	SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED		
Manley Deas Kocha Attn: Jana Fridfinn P. O. Box 165028, C			
$\Omega_{\bullet}$	BY: MMM Jana Fridfinnsdottir (PA II) #315944)		
For office use only	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		

Sheriff of Columbia County, Pennsylvania

- 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)



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

# CLERK OF COLUMN STRICE CHICAGON TO COLUMN TWO IS COLUMN STATE OF THE COLUMN STATE OF T

### Writ of Execution - Mortgage Foreclosure

Dear Sir/Madam,

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

- 1. 1 Original Praecipe 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 Praecipe 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;
- 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
Błoomsburg PA 17815



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 71901140006000080757 Tracking #:

Doc Ref#: 2016ED89 Postage 5.1300

PHILADELPHIA PA 19106

	D
Document	Receipt

Trans # 8080 Carrier / service: USPS Server First-Class Mail

5/27/2016 12:00:00 AM

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

Ship to:

PHILADELPHIA DISTRICT OFFICE

900 MARKET STREET

US SMALL BUSINESS

ADMINISTRATION

Tracking #:

71901140006000080740

Doc Ref#: Postage

2016ED89 5.1300

PHILADELPHIA PA 19107-4214

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

Ship to:

OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC

WELFARE

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### Manley Deas Kochalski LLC

### **COMMERCE NATIONAL BANK**

Columbus, OH 43214 25-280/440 108802

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

DATE

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5/26/2016

\$1350.00

to the Order of :

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

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

15-032966, 2014-CV-0000715, Aikey

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