

PANCEYDEAS,COM

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

September 5, 2017

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, NA v. Dean H. Bogert, et al.

Property Address: 3312 Third Street, Bloomsburg, PA 17815

Docket No. 2017-CV-317 Our File Number: 17-009603

#### Dear Sir/Madam:

Please consider this correspondence a formal request to stay the Sheriff's sale scheduled for September 6, 2017. Funds were received in the amount of \$9,053.97.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC Enclosures COLUMBIA COUNTY SHERIFF'S OFFICE PO BOX 380 PH 570-389-5622| FAX 570-389-5625 www.sheriffofcolumbiacounty.com

# fax

TO: Manley, Deas, Kochals	ki FROM: Sheriff Timothy Chamberlain
FAX:	PAGES: 2
PHONE:	DATE: September 6, 2017
RE: Dean Bogert	CC:
Urgent For Review	Please Comment Please Reply Please Recycle
l wooding district the second	

I received your stay, attached is a cost sheet showing a balance due of \$600.46.

### Manley Deas Kochalski LLC

#### FIRST MERCHANTS BANK

Columbus, OH 43214 25-280/440 001993

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

DATE

AMOUN

9/7/2017

\$600.46

to the Order of :

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

Pay Six hundred dollars and 46 cents\*\*\*\*\*\*\*\*\*

17-009603, 2017-CV-317, Bogert

Par Ous

"OO1993" 10749006571 9001045366"

Ċ

COLUMBIA COUNTY SHERIFF'S OFFICE PO BOX 380 PH 570-389-5622| FAX 570-389-5625 www.sheriff of columbia county.com

# fax

TO:	Manley, Deas, Kochalski	FROM: Sheriff Timothy Chamberlain
FAX:		PAGES: 2
PHON	<u> </u>	DATE: September 6, 2017
RE:	Dean Bogert	CC:
Urg	ent For Review P)	ease Comment 🔲 Please Reply 📗 Please Recycl
	ived your stay, attached of \$600.46.	d is a cost sheet showing a balance

### TX RESULT REPORT

NAME : TEL : DATE :SEP.06.2017 07:12

SESSION	TX	NO.	DESTINATION STATION	DATE	71ME	PAGE	DURATION	MODE	RESULT
3940	FUNCTION	001		SEP.06	07:10	002	OOhO2minO1s	G3	OK
			NG PAGE: 1,			!			

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO vs. DEAN BOGERT (et al.)

Case Number 2017CV317

#### PROPERTY ADDRESS

3312 THIRD STREET, BLOOMSBURG, PA 17815

### **REAL ESTATE SALE REQUEST LEDGER**

DATE	CATEGORY	<i>MEMO</i>	СНК #	DEBIT	CREDIT
06/07/2017	Advance Fee	Advance Fee	T19137	\$0.00	\$1,350.00
06/07/2017	Advertising Sale (Newspaper)			\$15.00	\$0.00
06/07/2017	Advertising Sale Bills & Copies			\$17.50	\$0.00
06/07/2017	Crying Sale			\$10.00	\$0.00
06/07/2017	Docketing			\$15.00	\$0.00
06/07/2017	Levy			\$15.00	\$0.00
06/07/2017	Mailing Costs			\$30.00	\$0.00
06/07/2017	Posting Handbill				
06/07/2017	Press Enterprise Inc			\$15.00	\$0.00
06/07/2017	Sheriff Automation Fund			\$1,183.38	\$0.00
06/07/2017	Web Posting			\$50.00	\$0.00
08/30/2017	Service			\$100.00	\$0.00
08/30/2017	Service Mileage			\$165.00	\$0.00
08/30/2017	Copies			\$8.00	\$0.00
08/30/2017	•			\$5.50	\$0.00
	Notary Fee			\$15.00	\$0.00
08/30/2017	Tax Claim Search			\$5.00	\$0.00
08/30/2017	Surcharge			\$120.00	\$0.00
09/06/2017	Poundage			\$181.08	\$0.00

\$1,950.46 \$1,350.00

TOTAL BALANCE: \$(600.46)

Printed: 9/6/2017 8:14:19AM

## COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

VS DEAN & ANN BOGERT	WELLS FARGO
NO. 317-2017 JD	NO. 66-2017 ED
PTEMBER 6, 2017 @ 9:00 AM	DATE/TIME OF SALE: SEPTER
ST)	BID PRICE (INCLUDES COST)
\$	POUNDAGE – 2% OF BID
FAIR MKT \$	TRANSFER TAX – 2% OF FAIR
\$	MISC. COSTS
O TO PURCHASE \$	TOTAL AMOUNT NEEDED TO
RE(S):	
DUE: \$	TOTAL DU
	LESS DEPO
PAYMENT: \$	DOWN PAY
L DUE IN 8 DAYS \$	TOTAL DU
DEPOSIT: \$ I PAYMENT: \$	LESS DEPO

### SHERIFF'S SALE COST SHEET

	V	S.		
NOED	NO	JD DATE/TIN	ME OF SALE_	
DOCKET/RETURN		\$15.00		
SERVICE PER DEF.		\$ 165,00		
LEVY (PER PARCE)		\$15.00	-	
MAILING COSTS	•	\$ 30,60		
ADVERTISING SALI	F BILLS & CODIES	\$17.50	•	
ADVERTISING SALI		\$15.00		
MILEAGE		\$ 8,00		
POSTING HANDBIL	Ι.	\$15.00		
CRYING/ADJOURN		\$10.00		
SHERIFF'S DEED	~· <b>.</b>	\$35.00		
TRANSFER TAX FOI	RM	\$25.00		
DISTRIBUTION FOR	M	\$25.00		
COPIES		\$ 5.50		
NOTARY		Φ <b></b> Φ		
•	TOTAL *******	******	\$ 396,00	_
WEB POSTING		\$150.00		
PRESS ENTERPRISE	INC.	\$ 1183.38		
SOLICITOR'S SERVI	CES	\$100.00		
SOLICITOR'S SERVI	TOTAL *******	*****	\$ 1433,38	3
RECORDER OF DEFI	DS	\$ 67.00		
PROTHONOTARY (N RECORDER OF DEEI	TOTAL ********	*******	\$ 77,00	
REAL ESTATE TAXE				
BORO, I WP &	COUNTY 20	\$		
SCHOOL DIST	20	\$		
DELINQUENT		\$ 5,00	. 50 m/3	
	OIAL *******	*****	\$ 3100	
MUNICIPAL FEES DU	JE:			
SEWER		\$ 152.38		
	20	\$ <u>, , , , , , , , , , , , , , , , , , ,</u>		
Т	20 TOTAL *******	******	\$ 152,38	
SURCHARGE FEE (D	•		\$ 120.00	
MISC	17 TV M.	\$		
	OTAL ********	\$		
Ί	OIAL ********	********	\$	
Т	OTAL COSTS (OPE	ENING BID)		\$ 2183.76

## **SCOTT TOWNSHIP AUTHORITY**

### 350 Tenny Street Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~~ Fax ~ 570-784-6553

August 24, 2017

Columbia County Sheriff's Office Attn: Tim Chamberlin PO Box # 380 35 West Main Street Bloomsburg, PA 17815

> Reference Docket # 2017-CV-317 3312 Third Street, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

Scott Township Sewer Authority will have an outstanding balance for the home owner's – Dean & Maryann Bogert for the property located at 3312 Third Street, Bloomsburg, PA 17815, Columbia County in the amount of \$152.38. The total amount due takes it up to the date of the Sale on September 6, 2017.

If this sale has been cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,

Sharon Keller

Administrative Assistant

cc P. Jeffrey Hill, Esquire Scott Township Authority Board Members File

## **SCOTT TOWNSHIP AUTHORITY**

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Phone ~ 570-784-6639 ~~ Fax ~ 570-784-6553

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If this sale has been cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,

Sharon Keller

Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO	
VS.	
DEAN BOGERT (et a	l. Y

Case Number 2017CV317

### SHERIFF'S RETURN OF SERVICE

07/31/2017 06:51 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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 3312 THIRD STREET, BLOOMSBURG, PA 17815.

KRISTIE KOSPENDOWSKI, DEPUT

SO ANSWERS

August 01, 2017

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

NOTAFIAL SEAL

SARAH JANE KLINGAMAN, NOTAFY PUBLIC
TOWN OF BLOOMSBURG COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2000

**NOTARY** 

Affirmed and subscribed to before me this

1ST day of ALL

AUGUST

2017

Saul for Klegamon





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

July 27, 2017

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

Re: Wells Fargo Bank, NA v.

Dean H. Bogert, et al.

Property Address: 3312 Third Street, Bloomsburg, PA 17815

Docket No. 2017-CV-317 Our File Number: 17-009603

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, NA

CIVIL DIVISION

Plaintiff,

Docket No.: 2017-CV-317

VS.

Dean H. Bogert; Mary Ann Bogert

Defendants.

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

I, Allison Christ, a Legal Assistant with the firm of Manley Deas Kochalski LLC, attorneys for Plaintiff, Wells Fargo Bank, NA ("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 Dean H. Bogert and Mary Ann Bogert are the record owners of the real property.
- 2. On or about June 20, 2017, Defendant Dean H. Bogert was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Firefly Legal Inc. at the address of the mortgaged premises, 3312 Third Street, Bloomsburg, PA 17815-3316. A true and correct copy of said Proof of Service is marked Exhibit "A", attached hereto and made a part hereof.
- 3. On or about June 20, 2017, Defendant Mary Ann Bogert was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Firefly Legal Inc. at the address of the mortgaged premises, 3312 Third Street, Bloomsburg, PA 17815-3316.

A true and correct copy of said Proof of Service is marked Exhibit "B", attached hereto and made a part hereof.

4. On or about July 20, 2017, 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.

Allison, Clip Signature
Allison Christ Printed Name Legal Assistant Manley Deas Kochalski LLC
7-21-17 Date

Sworn to/affirmed and subscribed before me, a notary public, by \_\_Allison Christ\_\_ on this

28 day of 504

2017.

My Commission Expires

Notary Public

NOTARY SEAL:

JENNIFER L. HARTSOOK Notary Public, State of Ohio My Commission Expires 06-28-2020

17-009603\_AMC1

## **EXHIBIT A**

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

Wells Fargo Bank, NA

VS.	Plaintiff(s)		Court No.: 2017-CV-317
	Mary Ann Bogert		
	Defendant(s)		
	**	ECIAL PROCESS SER	VFR
I. Jeffrey Clokess I am over the age of 18, number 117.001465.	4 , being first duly sworm on	oath denose and state as f	
Type of Process: Not	ice of Sheriff's Sale of Real Property Pursuan	it to Pennsylvania Rule o	Civil Procedure 3129
ADDRESS WHERE AT	Dean H. Bogert  /ED the within named defendant on: 4/2  TEMPTED OR SERVED: 3312 Third  Bloomsbur	l Street 1g, PA, 17815	AM(PM)
Age 55 Gender	F THE PERSON WITH WHOM THE COPY  M(F) Race W Height 5'5"	OF THIS PROCESS WA Weight 200	AS LEFT IS AS FOLLOWS:  Hair Ger Glasses Y N
SUBSTITUTE S (Relationship): Sound resides at the above addr CORPORATE C POSTED	ERVICE by leaving a copy of this process at 5.5.  , a person re ess and informed that person of the contents of GOVERNMENT SERVICE by leaving	his/her usual place of ab siding therein who is the thereof. a copy of this process wit opt service and informed t	age of 13 years or upwards confirmed the defendan
MILITARY			
Additional Comments			
Subscribed and sworn	ed States citizen, over the age of 18 and not a sefore me on 11 /17	Old Signature of Pr	F CL ( ) rocess Server
NOTAR Eric M. Afflerbi Washington Town	PIAL SEAL Both, Notary Public Inship, Berks County Fres November 18, 2017		



## **EXHIBIT B**

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

	OGGETTED: OGGETTE I I ETTER EVANTE	<b>1</b>
	Wells Fargo Bank, NA	
VS.	Plaintiff(s)	Court No.: 2017-CV-317
۲.5.	Dean H. Bogert; Mary Ann Bogert	
	Defendant(s)	
	AFFIDAVIT OF SPECIAL PROCESS SERV	TER
Lam o	ver the age of 18, not a party to this action, and an employee or agent of Firefly Legal, Inc r 117.001465.	ellows:
Туре о	f Process: Notice of Sheriff's Sale of Real Property Pursuant to Pennsylvania Rule of	Civil Procedure 3129
SER' ADDR	LESS WHERE ATTEMPTED OR SERVED:  SECRIPTION OF THE PERSON WITH WHOM THE COPY OF THIS PROCESS WAS Gender M.F. Race W. Height 5.5" Weight 2.00 INDIVIDUAL SERVICE by delivering to the within named defendant a copy of this process at the above address.  SUBSTITUTE SERVICE by leaving a copy of this process at his/her usual place of abounship):  at the above address and informed that person of the contents thereof.  CORPORATE OR GOVERNMENT SERVICE by leaving a copy of this process with a person authorized to accept service and informed the POSTED.  NON-SERVICE for the reason that after diligent investigation found	S LEFT IS AS FOLLOWS:  Hair G G Glasses Y N  occess personally. The defendant confirmed that  ide with:  ge of 13 years or upwards confirmed the defendant.  (Title)
MILI	TARY	
Additio	onal Comments	And the second second
Subso Nota C	y that I am a United States citizen, over the age of 18 and not a party to, nor otherwise interibed and sworn before me on 21/17  Signature of Processing Printed Name of Notarial Seal Eric M. Afflerbach, Notary Public Nashington Township, Barks County	



My Commission Expires November 18, 2017

## **EXHIBIT C**



#### Certificate Of Mailing

Mailing To pay fee, aftix stampest meter postage here

Pestmark Here

This Certificate of Mailing provides evidence that mod has been presented to USPS#. Let made at This form may be used for themestic and international mad.

From: Kimberly A. Bonner, Esquire

e'o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: COMMONWEALTH OF PENNSYLVANIA

DEPAREMENT OF WELFARE

P.O. Box 2675

Harrisburg, PA 17105

County of P.Q.: Columbia

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





## Certificate Of Mailing

Mailing To pay fee affix stamps of mater postage here

This Conflicate of Mathing provides an Jense that must have been presented to 1 SPSs for mading. This form must be used by dismostic and international must

From: Kimberly A. Bonner, Esquire

e o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Postmark Here

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 7530-02-000-9065





#### Certificate Of Mailing

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dostanak date

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From: Kimberly A. Bonner, Usquire

co Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

TO: PA DEPT. OF REVENUE. INTERITANCE TAX

DIVISION

6th Floor, Strawberry Square

Dept. 280601

Harrisburg, PA 17128-0601

County of P.Q.: Columbia

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





#### Certificate Of Mailing

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This Centrificate of Mailing provides evidence that mult has been presented to USPS+ for mailing. This term may be used for domestic and internals old mail

Fram: Kimberly A. Bonner, I squire

e/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: UNKNOWN TENANT OR TENANTS

3312 Third Street

Bloomsburg, PA 17815

County of P.Q.: Columbia

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





## Certificate Of Mailing

Mailing To pay tee, attix stamps or treter postage here

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	districtly of distribution of Mali

From: Kimberly A. Bonner, Esquite

e o Manley Dens Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: UNKNOWN SPOUSE
3312 Third Street

Bloomsburg, PA 17815

County of P.Q.: Columbia

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





## Certificate Of Mailing

To per fee into stamps of motor restage nerv

This Confidence of Mading provides excitence that multius been presented to UNES\* for mading. This term may be used for demotic and international mult

From: Kimberly A. Bonner, Esquire

e o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Homesak Herv

To: COLUMBIA COUNTY TAX CLAIM BUREAU

1) 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



Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. BOGERT,	ARGO DEAN (et al.)				Number 7CV317
	SERVICE CO	OVER SHI	<u>'</u> . FFT	<u> </u>	·
Service De					
Category:	Real Estate Sale - Posting - Sale Bill	· · · · · · · · · · · · · · · · · · ·	The second of th	Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 09/06/2017 AT 9:00 AM SHERIFF'S SALE BILL			·	
Serve To:		Final Servi	Ce:		
Name:	(POSTING)	Served:	Personally · Adu	ilt In Charge ·	Posted) Other
Primary Address:	3312 THIRD STREET BLOOMSBURG, PA 17815	Adult In Charge:		· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·
Phone:	DOB:	Relation:			
Alternate Address:		Date:	7/3/17	Time:	1851
Phone:	<u>.                                    </u>	Deputy:	455	Mileage:	
Attorney / (	Originator:				
Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611		
Service Att	empts:				
Date:					
Time:					
Mileage:					***************************************
Deputy:					
Service Att	empf Notes:		######################################		
1.		. *************************************	NOTIC TO ASSIST THE TOTAL AND SECURITION OF STREET	29. ISBN 19475-1944-19-20-20-20	Sinta
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3.		<del></del> -		-	
4.					
5.					
6.					· • • • • • • • • • • • • • • • • • • •

(POSTING)

2017CV31;

3312 THIRD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO vs. DEAN BOGERT (et al.)

Case Number 2017CV317

### SHERIFF'S RETURN OF SERVICE

06/09/2017 11:42 AM - DEPUTY KRISTIE ROSPENDOWSKI, 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: ANN BOGERT AT 3312 3RD STREET, BLOOMSBURG, DA 17845.

KRISTIE ROSPENDOWSKI, DEPUT

SO ANSWERS,

Timothy T. Chambalain

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 12, 2017

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

SAFAH JANE KLINGAMAN NOTARY PUBLIC

TOWN OF BLOOMSBURG, SQLUMBIA COUNTY

MY COMM'SSION EXPIRES CCT 4 2020

Affirmed and subscribed to before me this

12TH day of JUNE, 2017

COMMONWEALTH OF PENNSYLVANIA

NOTARY

NOTARY

AND COMMONWEALTH OF PENNSYLVANIA

SAFAH JANE KLINGAMAN NOTARY PUBLIC

MY COMM'SSION EXPIRES CCT 4 2020

ACCURATION OF BLOOMSBURG, SQLUMBIA COUNTY

MY COMM'SSION EXPIRES CCT 4 2020

ACCURATION OF BLOOMSBURG, SQLUMBIA COUNTY

MY COMM'SSION EXPIRES CCT 4 2020

ACCURATION OF BLOOMSBURG, SQLUMBIA COUNTY

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MY COMM'SSION EXPIRES CCT 4 2020

ACCURATION OF BLOOMSBURG, SQLUMBIA COUNTY

MY COMM'SSION EXPIRES CCT 4 2020

ACCURATION OF BLOOMSBURG, SQLUMBIA COUNTY

MY COMM'SSION EXPIRES CCT 4 2020

ACCURATION OF BLOOMSBURG, SQLUMBIA COUNTY

ACCURATION OF BLOOMS

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

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 August 16, 23, 30, 2017 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.

anegations in the foregoing statement as to time, place, and character of publication are true.
$\mathcal{M}_{\mathcal{A}}$
Sworn and subscribed to before me this 30th day of August 20.17.  Worth Deach (Notary Public)
(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.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO	
VS.	
DEAN BOGERT	(et al.)

Case Number 2017CV317

### SHERIFF'S RETURN OF SERVICE

06/09/2017 11:42 AM - DEPUTY KRISTIE ROSPENDOWSKI, 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 ANN BOGART, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DEAN BOGERT AT 3312, 3RD STREET, BLOOMSBURG, PA 17815.

KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

June 12, 2017

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

NOTABLE SEA

SABAH JANE KUNGANAN NOTABY PUBLIC
TOWN OF SLODYSPUBBLICS LIVER COUNTY
MY DOMMISS ON EXCLUSES JOE 4 2000

Affirmed and subscribed to before me this

12TH day of J

JUNE

2017

Saul for Klingan

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

NOTARY

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

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

Date: 07/18/2017

Cert. NO: 27757

YODER EARL E ALFONSO P KORUS 1626 FAIRVIEW AVENUE BERWICK PA 18603

District: BERWICK BORO
Deed: 0437 -0018
Location: 1626 FAIRVIEW AVE
Parcel Id:04D-05 -075-01,000

Assessment: 46,796 Balances as of 07/18/2017

YEAR TAX TYPE TAX TYPE TAX AMOUNT PENALTY DISCOUNT PAID
NO TAX CLAIM TAXES DUE BALANCE

	COLUMBIA COUNTY SHERIFF	
ву:_		Per:

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA	ARGO DEAN (et al.)				Number CV317
		OVED CHI	<u> </u> FFT		
Service De	SERVICE CO	JVER SH	EEI		en et en
	Real Estate Sale - Sale Notice			Zone:	1.1
Manner:	< Not Specified >	Expires:		Warrant:	QQ.
Notes:	SALE DATE & TIME: 09/06/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS		
					:
Serve To:		Final Servi	ce:		
Name:	ANN BOGERT	Served:	Personally Add		osted Other
Primary Address:	3312 3RD STREET BLOOMSBURG, PA 17815	Adult in Charge:	AKKI BO	GALF	
Phone:	DOB:	Relation:	SELF		The second of th
Alternate Address:	901 PATTERSON DRIVE RECYCLING CENTER BLOOMSBURG, PA 17815	Date:	6/9/17	Time:	1142
Phone:	DECOMICEDATO, 1 A 11010	Deputy:	4	Mileage:	en e
Attorney / (	Yriginator:				
Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611		
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS F					e Number
BOGERT	, DEAN (et al.)			20	17CV317
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Serve To:		Final Serv	îce:		
Name:	DEAN BOGERT	Served:	Personally A	dult In Charge	Posted Other
Primary Address:	3312 3RD STREET BLOOMSBURG, PA 17815	Adult in Charge:	ALK BE	GNET	
Phone:		Relation:	WIFF		en e
Alternate Address:		Date:	6/9/17	Time:	1142
Phone:		Deputy:	4	Mileage:	
Attorney/	Originator:				
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BOGERT, DEAN

2017CV31

3312 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

4

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS F vs. BOGERT	ARGO DEAN (et al.)		Case Number 2017CV317
Service D	SERVICE Co		EET
	Real Estate Sale - Sale Notice < Not Specified >	Expires:	Zone: しゅ 🥫
Notes:	SALE DATE & TIME: 09/06/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	Zone: しゅ 見
Serve To:		Final Serv	
Name:	Columbia County Tax Office	Served:	Personally · Adult In Charge · Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult in Charge:	Personally · Adult In Charge · Posted · Other  SNEKRY EVANS
Phone:	570-389-5649 <b>DOB</b> :	Relation:	CEEK
Alternate Address:		Date:	6/9/17 Time: 1041
Phone:		Deputy:	L/ Mileage:
Attorney / (	Originator:	SONA SON SONA GARAGO	
Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611 <b>80</b>
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Name: MANLEY DEAS KOCHALSKI LLC Phone: 1-614-220-5611  Service Attempts:  Date:	WELLS F	ARGO				<u> </u>
Service Details:  Category: Real Estate Sale - Sale Notice		DEAN (et al.)				
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Manner: < Not Specified > Expires: Warrant:  Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Final Service:  Name: Domestic Relations Office of Columbia Cot. Served: Personally: Adult in Charge: Posted: Other Primary: 11 WEST MAIN STREET Adult in Charge: Michael Saluttor.  Address: Adult in Charge: Michael Saluttor.  Phone: Dob: Relation: CLELL  Alternate Address: Date: 4/9//7 Time: 104/4/  Phone: Deputy: H Mileage:  Attorney/Originator:  Name: MANLEY DEAS KOCHALSKI LLC Phone: 1-614-220-5611  Service Attempt Notes:  1. 2. 3. 4. 5.	Category:	Real Estate Sale - Sale Notice				1-10
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DOMESTIC RELATIONS OF

2017CV31

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

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Cert. NO: 27586

BOGERT DEAN H & MARY ANN 3312 THIRD STREET BLOOMSBURG PA 17815

District: SCOTT TWP Deed: 0470 -0704 Location: 3312 THIRD ST Parcel Id:31 -4C1-046-02,000

Date: 06/09/2017

Assessment: 19,990 Balances as of 06/09/2017

YEAR TAX TYPE TAX AMOUNT PENALTY DISCOUNT PAID NO TAX CLAIM TAXES DUE BALANCE

COLUMBIA COUNTY SHERIFF

Ву:	Per:

PAID

JUN 09 2017

COLUMBIA COUNTY TAX OFFICE

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET  Service Details:  Category: Real Estate Sale - Sale Notice	WELLS F	ARGO			·	<del>_</del>	
Service Details: Category: Real Estate Sale - Sale Notice  Manner:   Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To:  Name: H. James Hock  Served: Personally Adult in Charge Posted Other Primary  2828 Old Berwick Road Address: Adult in Charge: Malled Charg		DEAN (et al.)					
Service Details: Category: Real Estate Sale - Sale Notice  Manner:   Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To:  Name: H. James Hock  Served: Personally Adult in Charge Posted Other Primary  2828 Old Berwick Road Address: Adult in Charge: Malled Charg			SERVICE C	OVER SH	EET		
Manner: < Not Specified > Expires: Warrant:  Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To:  Name: H. James Hock Served: Personally Adult in Charge Posted Other Primary Address: Bloomsburg, PA 17815 Charge: Charge: Charge: Charge: Posted Other Phone: 570-784-7823 DOB: Relation:  Alternate Address: Date: 4/8/17 Time: 1311  Phone: Deputy: 4 Mileage:  Name: MANLEY DEAS KOCHALSKI LLC Phone: 1-614-220-5611  Service Attempts:  Date: 1-614-220-5611  Service Attempt Notes:  1. 2. 3. 4. 5.	Service Di	itails:					
Manner: < Not Specified > Expires: Warrant:  Notes: SALE DATE & TIME: 09/06/2017 AT 9,00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Final Service:  Name: H. James Hock Served: Personally Adult in Charge Posted Other Primary 2626 Old Berwick Road Bloomsburg, PA 17815 Charge: H. James Hock Served: Personally Adult in Charge Posted Other Primary & Charge: H. James Hock Served: Personally Adult in Charge Posted Other Primary & Charge: H. James Hock Bloomsburg, PA 17815 Ch	Category	Real Estate Sale - Sale	Notice		The second s	Zone:	lala.
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HOCK, H. JAMES

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

## PRESS \* ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

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

Fax: (570) 784-6152

Proof of Ad 06/08/17

Ad ID:

1108270

Description:

**Bogert Sheriff Sale** 

Run Dates:

08/16/17 to 08/30/17

Class:

Agate Lines: Blind Box: 216

Account:

Name:

Address:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

PO BOX 380

**BLOOMSBURG, PA 17815** 

Telephone: (570) 389-5622

Total Ad Cost Amount Paid

\$1,183.38

\$0.00

**Publication** Press Enterprise Start |

08/16/17 08/30/17

Stop Inserts

Cost \$1,183.38

#### SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2017CV317

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 o Pennsylvania on:

#### WEDNESDAY, SEPTEMBER 06, 2017 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of dis-tribution will be on file in the Sheriffs 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, parcel and tract of land situate in the Village of Almedia, Scott Town All that certain piece, parcel and tract of land situate in the Village of Almedia, Scott Town-ship. Columbia Country, Pennsykaria, bounkled and described as follows, towith Beginning at a point in the center of a 33 foot right-of-way known as Township Route No. 461, commonly called "Third Street", said point being 195.50 feet West of the Westerly line of land row or formerly of Fred E. and Ethel Magill and from the Easterly most line of lands now or formerly of Dons S. Myruk; Thence through lands now or formerly of Dons S. Myruk and through an iron pin set on line 16.79 feet from the comer. South 7 degrees 29 minutes 36 seconds East, 198.74 feet to an iron pin set in the Northerly line of lands now or formerly of Hadred H. and Shirker, B. Shoemeler. Teace-the median degrees 29 minutes 36 seconds East, 198,74 leet to an iron pin set in the Northerly line of lands now or formerly of Halland H. and Shirley B. Shoemaker. Thence along said Shoemaker lands. South 73 degrees 49 minutes 56 seconds West, 164.46 feet to an existing iron pin on the Easterly side of a 20 foot unopened alley. Thence along the Easterly side of the said 20 foot unopened alley. Morth 23 degrees 17 minutes 64 seconds West, 198.00 feet to an existing iron pipe in the center of a 33 foot right-of-way known as Township Boute No. 461. Thence along said Township Boute No. 461, North 73 degrees 49 minutes 56 seconds East 218.96 feet to a point, the place of beginning. Containing 0.865 acres of fand in all and being Tract No. 1 on a plot of three tracts prepared last. Wester a latter the 25 stops to receive 21 1041 feet the feet this desire. by L. Wayne Laidacker P.L.S., done January 21, 1991, from which this description was

Parcel No.: 31-4C1-046-02,000

Parcel No.: 314(11-045-02,000 Bitting the American Processing of the Processing of t

Property known as 3312 Third Street, Bloomsburg, PA 17815

#### PROPERTY ADDRESS: 3312 THIRD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-4C1-046-02,000

Seized and taken into execution to be sold as the property of DEAN BOGERT, ANN BOGERT 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, IMPORTAINT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL, CONSCOUENCES TO THE BIDDER DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITH-IN THE PRESCRIBED TIME PERIOD. If the successful bidder faults 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 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 for feitab, 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 not heriff in connection with any action against the bidder in which the bidder is of 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. TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) of the plaintiff.

Allomey for the Plaintiff.
MANLEY DEAS KOCHALSKI ILC COLUMBUS, OH 1-614-220-5611

TIMOTHY T. CHAMBERI AIN. Shoriff COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV317

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, SEPTEMBER 06, 2017 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, parcel and tract of land situate in the Village of Almedia, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point in the center of a 33 foot right-of-way known as Township Route No. 461, commonly called "Third Street", said point being 195.50 feet West of the Westerly line of land now or formerly of Fred E. and Ethel Magill and from the Easterly most line of lands now or formerly of Doris S. Mynuk; Thence through lands now or formerly of Doris S. Mynuk and through an iron pin set on line 16.79 feet from the corner, South 7 degrees 29 minutes 36 seconds East, 198.74 feet to an iron pin set in the Northerly line of lands now or formerly of Harland H. and Shirley R. Shoemaker; Thence along said Shoemaker lands, South 73 degrees 49 minutes 56 seconds West, 164.46 feet to an existing iron pin on the Easterly side of a 20 foot unopened alley; Thence along the Easterly side of the said 20 foot unopened alley, North 23 degrees 17 minutes 04 seconds West, 198.00 feet to an existing iron pin the center of a 33 foot right-of-way known as Township Route No. 461; Thence along said Township Route No. 461, North 73 degrees 49 minutes 56 seconds East, 218.96 feet to a point, the place of beginning. Containing 0.865 acres of land in all and being Tract No. 1 on a plot of three tracts prepared by L. Wayne Laidacker P.L.S., done January 21, 1991, from which this description was prepared.

Parcel No.: 31-4C1-046-02,000

Being the same property conveyed to Dean H. Bogert and Mary Ann Bogert, husband and wife, as tenants by the entirety who acquired title by virtue of a deed from Edward P. Leiby and Nancy J. Leiby, husband and wife, dated August 6, 1999, recorded August 9, 1999, at Book 734, Page 0444, Office of the Recorder of Deeds, Columbia County, Pennsylvania. Property known as 3312 Third Street, Bloomsburg, PA 17815

PROPERTY ADDRESS: 3312 THIRD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-4C1-046-02,000

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

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

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

Wells Fargo Bank, NA

CIVIL DIVISION

Plaintiff,

Docket No.: 2017-CV-317

V\$.

2017-ED-66

Dean H. Bogert; Mary Ann Bogert

Amount due

Defendants.

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

#### TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

#### SEE EXHIBIT "A" ATTACHED

Interest from March 16, 2017 to date Total (Costs to be added)	\$ 1,090.64 \$ 33,163.86
Dated: June 10, 2017	Barbara N. Www. Prothonotary
(SEAL)	By: Attephous Attap

Proth & Clerk of Sev. Courts My Com. Ex. 1st Monday in 2020

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

Wells Fargo Bank, NA

CIVIL DIVISION

Plaintiff,

Docket No.: 2017-CV-317

VS.

Dean H. Bogert; Mary Ann Bogert

Defendants.

All that certain piece, parcel and tract of land situate in the Village of Almedia, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point in the center of a 33 foot right-of-way known as Township Route No. 461, commonly called "Third Street", said point also being 195.50 feet West of the Westerly line of land now or formerly of Fred E. and Ethel Magill and from the Easterly most line of lands now or formerly of Doris S. Mynuk; Thence through lands now or formerly of Doris S. Mynuk and through an iron pin set on line 16.79 feet from the corner, South 7 degrees 29 minutes 36 seconds East, 198.74 feet to an iron pin set in the Northerly line of lands now or formerly of Harland H. and Shirley R. Shoemaker; Thence along said Shoemaker lands, South 73 degrees 49 minutes 56 seconds West, 164.46 feet to an existing iron pin on the Easterly side of a 20 foot unopened alley; Thence along the Easterly side of the said 20 foot unopened alley, North 23 degrees 17 minutes 04 seconds West, 198.00 feet to an existing iron pipe in the center of a 33 foot right-of-way known as Township Route No. 461; Thence along said Township Route No. 461, North 73 degrees 49 minutes 56 seconds East, 218.96 feet to a point, the place of beginning. Containing 0.865 acres of land in all and being Tract No. 1 on a plot of three tracts prepared by L. Wayne Laidacker P.L.S., done January 21, 1991, from which this description was prepared.

Parcel No.: 31-4C1-046-02,000

Being the same property conveyed to Dean H. Bogert and Mary Ann Bogert, husband and wife, as tenants by the entirety who acquired title by virtue of a deed from Edward P. Leiby and Nancy J. Leiby, husband and wife, dated August 6, 1999, recorded August 9, 1999, at Book 734, Page 0444, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 3312 Third Street, Bloomsburg, PA 17815

#### Exhibit "A"

Wells Fargo Bank, NA

Plaintiff.

VS.

Dean H. Bogert; Mary Ann Bogert

Defendants.

CIVIL DIVISION

Docket No.: 2017-CV-317

3017 - ED -66

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

Dean H. Bogert 3312 Third Street Bloomsburg, PA 17815-3316

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on

Sept. 12 201 at 9.00 am prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

### 3312 Third Street, Bloomsburg, PA 17815

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

No. 2017-CV-317

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

#### Dean H. Bogert Mary Ann Bogert

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, 35 WEST MAIN STREET, P.O. Box 380, Bloomsburg, Pennsylvania 17815.

# THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

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

(800) 692-7375

### THE LEGAL RIGHTS YOU MAY HAVE ARE:

- 1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
- 2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

Dated: 0|5|17

Cristina Sloras

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)
Pristina L. Connor, Esquire (318389)
Holly N. Wolf, Esquire (322153)
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

Telephone: 614-222-4921 Fax: 614-220-5613

Email: kabonner@manleydeas.com

Attorney for Plaintiff

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND VIA PERSONAL SERVICE





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

May 31, 2017

Office of the Columbia County Sheriff 35 WEST MAIN STREET P.O. Box 380 Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, NA v.

Dean H. Bogert, et al.

Property Address: 3312 Third Street, Bloomsburg, PA 17815

Docket No. 2017-CV-317 Our File Number: 17-009603

#### 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 614-220-5611.

MANLEY DEAS KOCHALSKI LLC

Alex Throckmorton Legal Assistant

Wells Fargo Bank, NA

CIVIL DIVISION

Plaintiff,

Docket No.: 2017-CV-317

VS.

Execution No.: 2017 - ED - 66

Dean H. Bogert; Mary Ann Bogert

Defendants.

#### **AFFIDAVIT PURSUANT TO RULE 3129.1**

Wells Fargo Bank, NA, 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 3312 Third Street, Bloomsburg, PA 17815:

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

DEAN H. BOGERT 3312 Third Street Bloomsburg, PA 17815-3316

MARY ANN BOGERT 3312 Third Street Bloomsburg, PA 17815-3316

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

DEAN H. BOGERT 3312 Third Street Bloomsburg, PA 17815-3316

MARY ANN BOGERT 3312 Third Street Bloomsburg, PA 17815-3316

17-009603 AT F70

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

WELLS FARGO BANK, NA Plaintiff

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

WELLS FARGO BANK, NA Plaintiff

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

COLUMBIA COUNTY TAX CLAIM BUREAU 11 West Main Street Main Street County Annex Bloomsburg, PA 17815

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

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

7. Name and Address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE 11 West Main Street, 2nd Floor Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS 3312 Third Street Bloomsburg, PA 17815

UNKNOWN SPOUSE 3312 Third Street 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: 6 5 17

custing & mm

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)
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Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028

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

Fax: 614-220-5613

Email: kabonner@manleydeas.com

Attorney for Plaintiff

### REAL ESTATE OUTLINE

ED# <u>2017 E1)66</u>

DATE RECEIVED 6-6-2	lori
DOCKET AND DIDER	17 CV 317
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	X
COPY OF DESCRIPTION	$\frac{\overline{X}}{X}$
WHEREABOUTS OF LKA	<u> </u>
NON-MILITARY AFFIDAVIT	
NOTICES OF SHERIFF SALE	
WAIVER OF WATCHMAN	<del>V</del>
AFFIDAVIT OF LIENS LIST	X
CHECK FOR \$1,350.00 OR	$\frac{\lambda}{\lambda}$ CK# 119137
**IF ANY OF ABOVE IS MISSIN	
SALE DATE	Sept. (0 17 TIME 9:00
POSTING DATE	7,50
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK
	2 <sup>ND</sup> WEEK
	3 <sup>RD</sup> WEEK

Wells Fargo Bank, NA

Plaintiff.

vs.

Dean H. Bogert; Mary Ann Bogert

Defendants.

CIVIL DIVISION

Docket No.: 2017-CV-317

2017 - ED-66

All that certain piece, parcel and tract of land situate in the Village of Almedia, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point in the center of a 33 foot right-of-way known as Township Route No. 461, commonly called "Third Street", said point also being 195.50 feet West of the Westerly line of land now or formerly of Fred E. and Ethel Magill and from the Easterly most line of lands now or formerly of Doris S. Mynuk; Thence through lands now or formerly of Doris S. Mynuk and through an iron pin set on line 16.79 feet from the corner, South 7 degrees 29 minutes 36 seconds East, 198.74 feet to an iron pin set in the Northerly line of lands now or formerly of Harland H. and Shirley R. Shoemaker; Thence along said Shoemaker lands, South 73 degrees 49 minutes 56 seconds West, 164.46 feet to an existing iron pin on the Easterly side of a 20 foot unopened alley; Thence along the Easterly side of the said 20 foot unopened alley, North 23 degrees 17 minutes 04 seconds West, 198.00 feet to an existing iron pipe in the center of a 33 foot right-of-way known as Township Route No. 461; Thence along said Township Route No. 461, North 73 degrees 49 minutes 56 seconds East, 218.96 feet to a point, the place of beginning. Containing 0.865 acres of land in all and being Tract No. 1 on a plot of three tracts prepared by L. Wayne Laidacker P.L.S., done January 21, 1991, from which this description was prepared.

Parcel No.: 31-4C1-046-02,000

Being the same property conveyed to Dean H. Bogert and Mary Ann Bogert, husband and wife, as tenants by the entirety who acquired title by virtue of a deed from Edward P. Leiby and Nancy J. Leiby, husband and wife, dated August 6, 1999, recorded August 9, 1999, at Book 734, Page 0444, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 3312 Third Street, Bloomsburg, PA 17815

### Exhibit "A"

17-009603\_AT

Wells Fargo Bank, NA

Plaintiff.

VS.

Dean H. Bogert; Mary Ann Bogert

Defendants.

CIVIL DIVISION

Docket No.: 2017-CV-317

2017-ED-66

All that certain piece, parcel and tract of land situate in the Village of Almedia, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

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Property known as 3312 Third Street, Bloomsburg, PA 17815

#### Exhibit "A"

17-009603\_AT Long Form Legal

Wells Fargo Bank, NA

Plaintiff.

VS.

Dean H. Bogert; Mary Ann Bogert

Defendants.

CIVIL DIVISION

Docket No.: 2017-CV-317

### 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: 6 5 17

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)

Pristina L. Connor, Esquire (318389)

Holly N. Wolf, Esquire (322153)

Karina Velter, Esquire (94781)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: kabonner@manleydeas.com

Attorney for Plaintiff

Wells Fargo Bank, NA

CIVIL DIVISION

Plaintiff,

Docket No.: 2017-CV-317

vs.

Dean H. Bogert; Mary Ann Bogert

Defendants.

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Property known as 3312 Third Street, Bloomsburg, PA 17815

#### Exhibit "A"

17-009603\_AT Long Form Legal

Wells Fargo Bank, NA	CIVIL DIVISION
Plaintiff, vs.	Docket No.: 2017-CV-317 2017 - ED ーしし
Dean H. Bogert; Mary Ann Bogert	

### AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA	)
	) SS
COUNTY OF PHILADELPHIA	)

Defendants.

Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Meredith H. Wooters, Esquire; Justin F. Kobeski, Esquire (200392); Cristina L. Connor, Esquire (318389); Karina Velter, Esquire (94781) attorney for Plaintiff, who being duly sworn according to law, deposes and says that the owners of the property located at 3312 Third Street, Bloomsburg, PA 17815 are: Defendant Dean H. Bogert, whose last known address is 3312 Third Street, Bloomsburg, PA 17815-3316 and Defendant Mary Ann Bogert,

17-009603\_AT F74

whose last known address is 3312 Third Street, Bloomsburg, PA 17815-3316, to the best of her knowledge, information and belief.

> 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) Cristina L. Connor, Esquire (318389) Holly N. Wolf, Esquire (322153) Karina Velter, Esquire (94781) Manley Deas Kochalski LLC P. O. Box 165028

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

Fax: 614-220-5613

Email: kabonner@manleydeas.com

Attorney for Plaintiff

Sworn to and subscribed before me this <u>5</u> day of <u>June</u>, 20<u>17</u>

My commission expires: AC 1,2020

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL

Raisa Sanchez, Notary Public City of Philadelphia, Philadelphia County My Commission Expires Dec. 1, 2020 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARILLE

SHERIFF'S INSTR	UCTION		
TO:	Sheriff of Columbia County, Pennsylvania		
DOCKET NO:	2017-CV-317		
PLAINTIFF:	Wells Fargo Bank, NA		
DEFENDANT(S):	Dean H. Bogert Mary Ann Bogert		
TYPE OF WRIT OR COMPLAINT:	WRIT OF EXECUTION (MORTGAGE FORECLOSURE)		
SERVE AT:	3312 Third Street, Bloomsburg, PA 17815		
Sir: Please post the	Handbill at the mortgaged premises.		
	y questions please contact Alex Throckmorton of our office at 614-220-5611.		
Date of Service:	Time:		
Served upon (if some	one other than defendant):		
Address (if different			
	100 CO		
Columbia County Sho			
	Name:		
Date:	Title:		
PLEASE RETURN S ENVELOPE:	ERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED		
Manley Deas Kochal Attn: Kimberly A. B P. O. Box 165028, Co			

Dated: \_

For office use only

Kimberly A. Bonner (PA ID #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)

♥ristina L. Connor, Esquire (318389)

Holly N. Wolf, Esquire (322153)

Karina Velter, Esquire (94781) Manley Deas Kochalski LLC

P. O. Box 165028, Columbus, OH 43216-5028

Phone: 614-220-5611; Fax: 614-220-5613

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



US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET

PHILADELPHIA PA 19107-4214

Trans # 10778 Carrier / service: USPS Server First-Class Maik® 6/7/2017 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP INTERNAL REVENUE

SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000106457

Doc Ref #: 2017ED66

PHILADELPHIA PA 19106 Postage 5.2600

Trans # 10777 Carrier / service: USPS Server First-Class Mail® 6/7/2017 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS

ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000106440

Doc Ref #: 2017ED66

Postage 5.2600

PHILADELPHIA PA 19107-4214

Trans #

10777

Carrier / service: USPS Server

First-Class Mail®

6/7/2017 12:00:00 AM

Ship to.

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS ADMINISTRATION

900 MARKET STREET

Tracking #:

71901140006000106440 Doc Ref #:

Postage

2017ED66 5.2600

PHILADELPHIA PA 19107-4214

Document	Receipt
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Trans# 10775 Carrier / service: USPS Server First-Class Mail® 6/7/2017 12:00:00 AM

Ship to.

OFFICE OF F.A.I.R.

PA 17105

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG

Tracking #: Doc Ref#: 2017ED66

71901140006000106426

Postage

5.2600

Trans#

10774

Carrier / service:

USPS Server

First-Class Mail®

6/7/2017 12:00:00 AM

Ship to:

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### Manley Deas Kochalski LLC

#### FIRST MERCHANTS BANK

Columbus, OH 43214 25-280/440 119137

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

DATE

AMOUNT

6/5/2017

\$1350.00

to the Order of:

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

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

17-009603, 2017-CV-317, Bogert, 17-009603

Par Oses

## 119137# ##074900657## 9001045386#