



MANLEYDEAS.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

17-009603_TM

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

fax

TO: Manley, Deas, Kochalski	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

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

Manley Deas Kochalski LLC

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

FIRST MERCHANTS BANK

Columbus, OH 43214
25-280/440

001993

	DATE	AMOUNT
Pay Six hundred dollars and 46 cents*****	9/7/2017	\$600.46

to the Order of :

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



17-009603, 2017-CV-317, Bogert

⑈001993⑈ ⑆074900657⑆ 9001045366⑈

fax

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

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
3940	TX	001	P4	SEP.06	07:10	002	00h02min01s	G3	OK
			NG PAGE: 1,						

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
06/07/2017	Advance Fee	Advance Fee	119137	\$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			\$15.00	\$0.00
06/07/2017	Press Enterprise Inc			\$1,183.38	\$0.00
06/07/2017	Sheriff Automation Fund			\$50.00	\$0.00
06/07/2017	Web Posting			\$100.00	\$0.00
08/30/2017	Service			\$165.00	\$0.00
08/30/2017	Service Mileage			\$8.00	\$0.00
08/30/2017	Copies			\$5.50	\$0.00
08/30/2017	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)	

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

WELLS FARGO

VS DEAN & ANN BOGERT

NO. 66-2017 ED

NO. 317-2017

JD

DATE/TIME OF SALE: SEPTEMBER 6, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE COST SHEET

317-17

VS.
 NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>396.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1183.38</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL *****	\$ <u>1433.38</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>152.38</u>
WATER 20	\$
TOTAL *****	\$ <u>152.38</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING 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

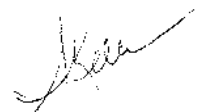
3312 Third Street, Bloomsburg, PA 17815

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

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

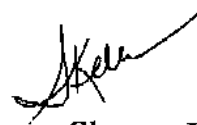
Reference Docket # 2017-CV-317
3312 Third Street, Bloomsburg, PA 17815

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

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 ROSPENDOWSKI, DEPUTY

SO ANSWERS,

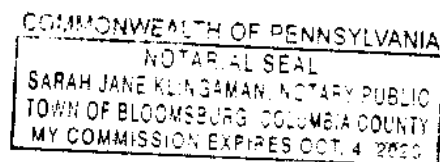

TIMOTHY T. CHAMBERLAIN, SHERIFF

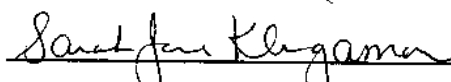
August 01, 2017

NOTARY

Affirmed and subscribed to before me this

1ST day of AUGUST, 2017





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



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 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

17-009603_AMC1

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

Wells Fargo Bank, NA

Plaintiff,

vs.

Dean H. Bogert; Mary Ann Bogert

Defendants.

CIVIL DIVISION

Docket No.: 2017-CV-317

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

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 Christ

Signature

Allison Christ

Printed Name

Legal Assistant

Manley Deas Kochalski LLC

7-28-17

Date

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

28 day of July 2017.

My Commission Expires June 28, 2020

Jennifer L. Hartsook
Notary Public

NOTARY SEAL:



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

EXHIBIT A

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, NA

VS.

Plaintiff(s)

Court No.: 2017-CV-317

Dean H. Bogert; Mary Ann Bogert

Defendant(s)

AFFIDAVIT OF SPECIAL PROCESS SERVER

I, Jeffrey Clonessy, being first duly sworn on oath depose and state as follows:
I am over the age of 18, not a party to this action, and an employee or agent of Firefly Legal, Inc., a licensed private detective agency, license number 117.001465.

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

Defendant to be served: Dean H. Bogert

☒ SERVED/☐ NON-SERVED the within named defendant on: 6/20/17 @ 150 AM PM

ADDRESS WHERE ATTEMPTED OR SERVED: 3312 Third Street
Bloomsburg, PA, 17815

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

Age 55 Gender M F Race W Height 5'5" Weight 200 Hair Gray Glasses Y N

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

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

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

☐ POSTED

☐ NON-SERVICE for the reason that after diligent investigation found _____

MILITARY _____

Additional Comments _____

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

Subscribed and sworn before me on 6/21/17

Jeffrey Clonessy
Signature of Process Server

Notary Public _____

Jeffrey Clonessy
Printed Name of Process Server

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eric M. Afflerbach, Notary Public
Washington Township, Berks County
My Commission Expires November 18, 2017



677131_3542356_0_26_V3

Page 1 of 1
File Number: MDK17-009603
Reference Number: 3542356
Case Number: 2017-CV-317
Doc Generated: 06/19/2017 12:14:22:086 PM

EXHIBIT B

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, NA

VS.

Plaintiff(s)

Court No.: 2017-CV-317

Dean H. Bogert; Mary Ann Bogert

Defendant(s)

AFFIDAVIT OF SPECIAL PROCESS SERVER

I, Jeffrey Clohessy, being first duly sworn on oath depose and state as follows:

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

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

Defendant to be served: Mary Ann Bogert

☒ SERVED / NON-SERVED the within named defendant on: 6/20/17 @ 150 AM/PM

ADDRESS WHERE ATTEMPTED OR SERVED: 3312 Third Street
Bloomsburg, PA, 17815

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

Age 55 Gender M Race W Height 5'5" Weight 200 Hair Gray Glasses Y N

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

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

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

☐ POSTED

☐ NON-SERVICE for the reason that after diligent investigation found _____

MILITARY _____

Additional Comments _____

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

Subscribed and sworn before me on 6/20/17

Jeffrey Clohessy
Signature of Process Server

Notary Public _____

Jeffrey Clohessy
Printed Name of Process Server

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Eric M. Afflerbach, Notary Public
Washington Township, Berks County
My Commission Expires November 18, 2017



677131_3542357_0_26_V3

Page 1 of 1 File Number: MDK17-009603
Reference Number: 3542357
Case Number: 2017-CV-317
Doc Generated: 06/19/2017 12:14:44:064 PM

EXHIBIT C

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

To pay fee, affix stamp or meter postage here

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

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF WELFARE

P.O. Box 2675

Harrisburg, PA 17105

County of P.Q.: Columbia

Postmark Here

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



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

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

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE

11 West Main Street, 2nd Floor

Bloomsburg, PA 17815

County of P.Q.: Columbia

Postmark Here

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



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

To pay fee, affix stamps, or meter postage here

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

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

To: PA DEPT. OF REVENUE - INHERITANCE 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

Postmark here



Certificate Of Mailing

To pay fee, affix stamps, or meter postage here

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

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

To: UNKNOWN TENANT OR TENANTS

3312 Third Street
Bloomsburg, PA 17815
County of P.Q.: Columbia

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

Postmark here



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

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

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

To: UNKNOWN SPOUSE
3312 Third Street
Bloomsburg, PA 17815
County of P.Q.: Columbia

Postmark Here



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



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

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

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

To: COLUMBIA COUNTY TAX CLAIM BUREAU
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815
County of P.Q.: Columbia

Postmark Here



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
BOGERT, DEAN (et al.)

Case Number
2017CV317

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Zone:

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 3312 THIRD STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

7/3/17

Time:

1851

Deputy:

YES

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2017CV317

3312 THIRD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

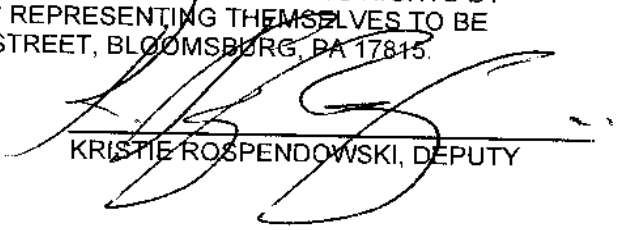


WELLS FARGO
vs.
DEAN BOGERT (et al.)

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, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

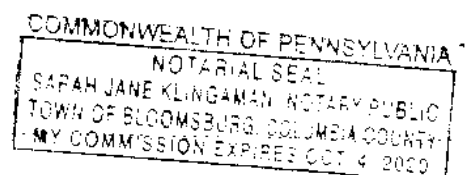

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 12, 2017

NOTARY

Affirmed and subscribed to before me this

12TH day of JUNE, 2017

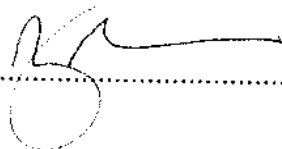




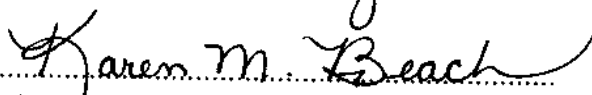
Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43216-5028

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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

.....

Sworn and subscribed to before me this 30th day of August 2017

.....

(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.

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



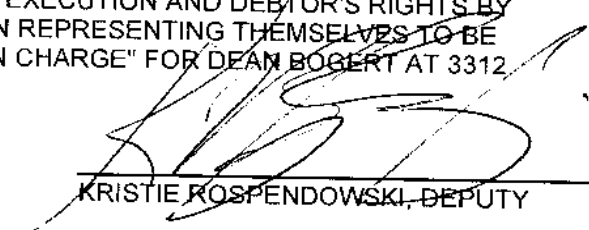
Earl D. Mordan, Jr.
Chief Deputy

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,

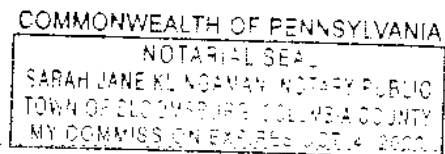

TIMOTHY T. CHAMBERLAIN, SHERIFF

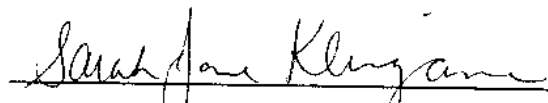
June 12, 2017

NOTARY

Affirmed and subscribed to before me this

12TH day of JUNE, 2017





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

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

REAL ESTATE TAX CERTIFICATION

Date: 07/18/2017

Fee: \$5.00

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 AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
BOGERT, DEAN (et al.)

Case Number
2017CV317

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 666

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: ANN BOGERT

Primary Address: 3312 3RD STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 901 PATTERSON DRIVE
RECYCLING CENTER
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: ANN BOGERT

Relation: SELF

Date: 6/9/17

Time: 1142

Deputy: 4

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

BOGERT, ANN

2017CV317

3312 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
BOGERT, DEAN (et al.)

Case Number
2017CV317

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

666

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DEAN BOGERT

Primary Address: 3312 3RD STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address: 901 PATTERSON DRIVE
RECYCLING CENTER
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: ALAN BOGERT

Relation: WIFE

Date: 6/9/17

Time: 1142

Deputy: 4

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BOGERT, DEAN

2017CV317

3312 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
BOGERT, DEAN (et al.)

Case Number
2017CV317

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 66

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: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: SHERIFF EVANS

Relation: Clerk

Date: 6/9/17

Time: 1041

Deputy: 4

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV317

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
BOGERT, DEAN (et al.)

Case Number
2017CV317

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 66

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: Domestic Relations Office of Columbia Co
Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: MICHELLE SALTOR

Relation: CLERK

Date: 6/9/17 Time: 1044

Deputy: H Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2017CV317

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

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

Date: 06/09/2017

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

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

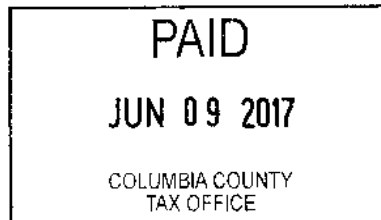
Assessment: 19,990

Balances as of 06/09/2017

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

COLUMBIA COUNTY SHERIFF

By: _____ Per: _____



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
BOGERT, DEAN (et al.)

Case Number
2017CV317

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 66

Warrant:

Expires:

Serve To:

Name: H. James Hock

Primary Address: 2626 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-7823

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: MAILBOX

Relation:

Date: 6/8/17

Time: 1311

Deputy: 4

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

HOCK, H. JAMES

2017CV317

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

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone: (570) 389-5622

Ad ID: 1108270
Description: **Bogert Sheriff Sale**
Run Dates: **08/16/17 to 08/30/17**
Class: 2
Agate Lines: 216
Blind Box:

Total Ad Cost \$1,183.38
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	08/16/17	08/30/17	3	\$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 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 73 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 PLS., 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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 1-614-220-5611

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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 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

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

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 1-614-220-5611

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, NA

Plaintiff,

vs.

Dean H. Bogert; Mary Ann Bogert

Defendants.

CIVIL DIVISION

Docket No.: 2017-CV-317

2017-ED-66

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

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

SEE EXHIBIT "A" ATTACHED

Amount due	\$	<u>32,073.22</u>
Interest from March 16, 2017 to date of sale	\$	<u>1,090.64</u>
Total	\$	<u>33,163.86</u>
(Costs to be added)		

Dated: June 6, 2017

Barbara N. Willett
Prothonotary

(SEAL)

By: Stephen M. Willett
Clerk

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

Plaintiff,

vs.

Dean H. Bogert; Mary Ann Bogert

Defendants.

CIVIL DIVISION

Docket No.: 2017-CV-317

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"

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

Wells Fargo Bank, NA

Plaintiff,

vs.

Dean H. Bogert; Mary Ann Bogert

Defendants.

CIVIL DIVISION

Docket No.: 2017-CV-317

2017 - 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. 6th 2017 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:

6/5/17

Cristina L. Connor

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

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



MANLEYDEAS.COM

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

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

Wells Fargo Bank, NA

Plaintiff,

vs.

Dean H. Bogert; Mary Ann Bogert

Defendants.

CIVIL DIVISION

Docket No.: 2017-CV-317

Execution No.: 2017 - E D - 666

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

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

4. 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
6th Floor, Strawberry Square
Department 280601
Harrisburg, PA 17128

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S.A. § 4904 relating to unsworn falsification to authorities.

Dated: 6/5/17

Cristina L. Connor

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: kabonnecr@manleydeas.com
Attorney for Plaintiff

REAL ESTATE OUTLINE

ED # 2017 ED 64

DATE RECEIVED 6-6-2017
DOCKET AND INDEX 2017 CV 317

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>119137</u>

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

SALE DATE Sept. 6, 17 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

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

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"

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

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"

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

Wells Fargo Bank, NA

Plaintiff,
vs.

Dean H. Bogert; Mary Ann Bogert

Defendants.

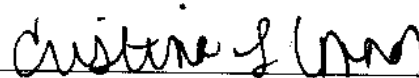
CIVIL DIVISION

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)

✓ 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

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

Wells Fargo Bank, NA

Plaintiff,

vs.

Dean H. Bogert; Mary Ann Bogert

Defendants.

CIVIL DIVISION

Docket No.: 2017-CV-317

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"

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

Cristina L. Connor

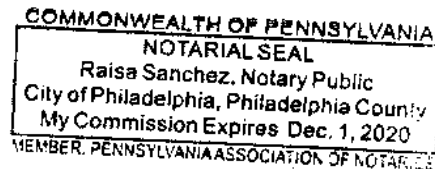
Kimberly A. Bonner, Esquire (89705)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
Matthew P. Curry, Esquire (322229)
✓Cristina L. Connor, Esquire (318389)
Holly N. 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: kbonner@manleydeas.com
Attorney for Plaintiff

Sworn to and subscribed before me this 5 day of June, 2017

R. Sanchez

NOTARY PUBLIC

My commission expires: Dec 1, 2020



SHERIFF'S INSTRUCTION

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.

Should you have any questions please contact Alex Throckmorton of our office at 614-220-5611.

Date of Service: _____ Time: _____

Served upon (if someone other than defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____

Name: _____

Title: _____

Date: _____

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

Manley Deas Kochalski LLC
Attn: Kimberly A. Bonner, Esquire
P. O. Box 165028, Columbus, OH 43216-5028

Dated: 6/5/17

BY: Cristina L Connor

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)

☒ 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

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

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



71901140006000106440

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	10778	Carrier / service:	USPS Server	First-Class Mail®	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

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

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	

Document Receipt

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

Document Receipt

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

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000106426

Doc Ref #: 2017ED66

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans #	10774	Carrier / service:	USPS Server	First-Class Mail®	6/7/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000106419

Doc Ref #: 2017ED66

Postage 5.2600

HARRISBURG PA 17128

Manley Deas Kochalski LLC

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

FIRST MERCHANTS BANK

Columbus, OH 43214
25-280/440

119137

	DATE	AMOUNT
Pay One Thousand Three hundred Fifty dollars and 00 cents*****	6/5/2017	\$1350.00

to the Order of :

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

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



⑈ 119137 ⑈ ⑆074900657⑆ 9001045366⑈