

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 230422	Invoice Date: 06/18/2019 3:36:56 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201904543	BERWICK BORO
	Grantor - KECK, DAVID J		06/18/19 3:36:57 PM	
	Grantee - WELLS FARGO BANK			
	Consideration - \$2,748.41			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8604 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		



MANLEYDEAS.COM

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

May 30, 2019

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

Re: Wells Fargo Bank, NA v.  
David J. Keck, AKA D. J. Keck  
Property Address: 607 Hillside Drive, Berwick, PA 18603  
Docket No. 2018CV1083  
Our File Number: 18-023959

Dear Sir or Madam:

Our office is the attorney on the Writ for the above-referenced sale. Please be advised that we are assigning the bid to **Wells Fargo Bank, NA, 3476 Stateview Boulevard, Fort Mill, South Carolina 29715**. Please issue the Deed to the specified assignee.

Also enclosed are the following:

- a check in the amount of \$1,453,38, representing the amount due per the cost sheet. If any additional amount is due, please contact me and I will forward it immediately;
- two (2) original Realty Transfer Tax Affidavits of Value;
- a copy of the Mortgage and Assignment of Mortgage (if applicable)
- a self-addressed, stamped envelope for return of the deed.

Please bill us for any unpaid costs or refund any excess from our advance.

Should you have any questions, please feel free to contact me at 614-947-5679 or email [cldameron@manleydeas.com](mailto:cldameron@manleydeas.com).

Very truly yours,

MANLEY DEAS KOCHALSKI LLC

By: Casey Dameron  
Casey Dameron, Legal Assistant - Post Sale



**pennsylvania**  
DEPARTMENT OF REVENUE  
Bureau of Individual Taxes  
PO BOX 280603  
Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

### A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Casey Dameron	Telephone Number: 614-947-5679
Mailing Address P. O. Box 165028	City Columbus
	State OH
	ZIP Code 43216-5028

### B. TRANSFER DATA

Date of Acceptance of Document 05/29/2019	
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: 570-389-5622
	Grantee(s)/Lessee(s) Wells Fargo Bank, NA
	Telephone Number: 800-678-7986
Mailing Address 35 West Main Street, P.O. Box 380	Mailing Address 3476 Stateview Boulevard
City Bloomsburg	State PA
ZIP Code 17815	City Fort Mill
	State South Carolina
	ZIP Code 29715

### C. REAL ESTATE LOCATION

Street Address 607 Hillside Drive	City, Township, Borough Borough of Berwick
County Columbia	School District Berwick Area SD
	Tax Parcel Number 04A-11-150-09,000

### D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 2,748.41	2. Other Consideration +0.00	3. Total Consideration = 2,748.41
4. County Assessed Value 22,900.00	5. Common Level Ratio Factor x3.91	6. Computed Value = 89,539.00

### E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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### 2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party Casey Dameron <i>Casey Dameron</i>	Date 05/30/2019
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

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

WELLS FARGO BANK NA

VS. DAVID KECK

NO. 45-2019 ED

NO. 1083-2018 JD

DATE/TIME OF SALE: MAY 29, 2019 @ 9:00 AM

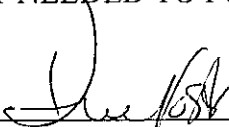
BID PRICE (INCLUDES COST) \$ 2748.41

POUNDAGE - 2% OF BID \$ 54.97

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2803.38

PURCHASER(S):  Denise L. Keck

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

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

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2803.38

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 1453.38

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

Plaintiff  
WELLS FARGO BANK N.A.

vs.

Defendant  
DAVID KECK

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

Sheriff's Sale Date: Wednesday, May 29, 2019

Writ of Execution No. : 2018CV1083

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 607 HILLSIDE DRIVE, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,146.00
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

Total Sheriff Costs \$1,969.50

## Municipal Costs

Sewer \$707.16

Total Municipal Costs \$707.16

## Distribution Costs

Recording Fees \$71.75

Total Distribution Costs \$71.75

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Grand Total: \$2,748.41

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

## SHERIFF'S SALE COST SHEET

18-1083

VS.

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>428.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1146.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1396.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

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

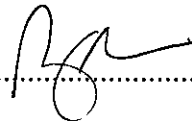
MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>707.16</u>	
WATER 20	\$	
TOTAL *****		\$ <u>707.16</u>

SURCHARGE FEE (DSTE)		\$ <u>130.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0</u>

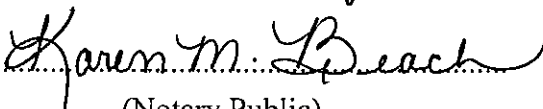
TOTAL COSTS (OPENING BID) \$ 2748.41

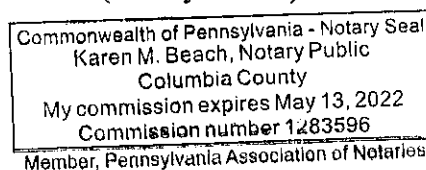
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 May 8, 15, 22, 2019 and 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 22<sup>nd</sup> day of May 2019.....

.....  
(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.

.....

# 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 03/22/19

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380  
BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Ad ID:	1163328
Description:	SHERIFF'S SALE By Virtue
of a Writ o	
Run Dates:	05/08/19 to 05/22/19
Class:	2
Agate Lines:	189
Blind Box:	

<b>Total Ad Cost</b>	<b>\$1,146.00</b>			
<b>Amount Paid</b>	<b>\$0.00</b>			
<u><b>Publication</b></u>	<u><b>Start</b></u>	<u><b>Stop</b></u>	<u><b>Inserts</b></u>	<u><b>Cost</b></u>
Press Enterprise	05/08/19	05/22/19	3	\$1,146.00

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2018CV1083

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, MAY 29, 2019 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 lot, piece or parcel of land situate in the Borough of Berwick, county of Columbia and State of Pennsylvania, bounded and described as follows, to wit: Beginning at a point on the southerly side of Hillside drive at the northeasterly corner of Lot Number Thirteen (13); thence along the southerly side of said hillside drive North Sixty-Seven (67) degrees Forty-Three (43) minutes East, a distance of Eighty (80) feet to the North westerly corner of Lot Number Fifteen (15); thence along the westerly side of said Lot Number Fifteen (15), South Twenty-two (22) degrees Seventeen (17) minutes East, a distance of Ninety (90) feet to the northerly side of a Fifteen foot alley; thence along the northerly side of said alley, South Sixty-Seven (67) degrees Forty-Three (43) minutes West, a distance of Eighty (80) feet to the southeasterly corner of lot number Thirteen (13); thence along the easterly side of said lot number Thirteen (13), North Twenty-Two (22) degrees Seventeen (17) minutes West, a distance of Ninety (90) feet to the place of beginning.

Parcel No.: 04A 11 15 009

Being the same property conveyed to David J. Keck, who acquired title by virtue of a deed from John H. Zofcin, by his attorney-in-fact Harold J. Zofcin, and Hilda E. Zofcin, his wife, by her attorney-in-fact Harold J. Zofcin, dated August 29, 2008, recorded October 7, 2008, at Instrument Number 200810453, Office of the Recorder of Deeds, Columbia County, Pennsylvania. Property known as 607 Hillside Drive, Berwick, PA 18603

PROPERTY ADDRESS: 607 HILLSIDE DRIVE, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04A 11 15 009

Seized and taken into execution to be sold as the property of DAVID KECK in suit of WELLS FARGO BANK N.A.. TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania





May 8, 2019

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

VS.

DAVID J. KECK

NO: 2018-CV-1083

Dear Timothy:

The amount due on the sewer account #120401 for the property located at 607 Hillside Drive, Berwick, Pa through June 30, 2019 is \$707.16. Our office did not receive notification of this Sheriff sale so hope it is not too late to give you this amount for sewer.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
DAVID KECK

Case Number  
2018CV1083

## SHERIFF'S RETURN OF SERVICE

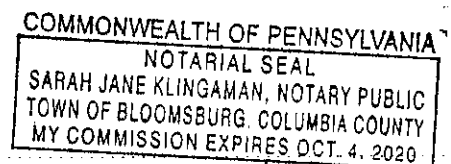
04/24/2019 10:56 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON TH REAL ESTATE LOCATED AT 607 HILLSIDE DRIVE, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 24, 2019



NOTARY

Affirmed and subscribed to before me this

24TH day of APRIL, 2019

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2018CV1083

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**WEDNESDAY, MAY 29, 2019**  
**AT 9:00 O'CLOCK A.M.**

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---

All that certain lot, piece or parcel of land situate in the Borough of Berwick, county of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the southerly side of Hillside drive at the northeasterly corner of Lot Number Thirteen (13); thence along the southerly side of said hillside drive North Sixty-Seven (67) degrees Forty-Three (43) minutes East, a distance of Eighty (80) feet to the North westerly corner of Lot Number Fifteen (15); thence along the westerly side of said Lot Number Fifteen (15), South Twenty-two (22) degrees Seventeen (17) minutes East, a distance of Ninety (90) feet to the northerly side of a Fifteen foot alley; thence along the northerly side of said alley, South Sixty-Seven (67) degrees Forty-Three (43) minutes West, a distance of Eighty (80) feet to the southeasterly corner of lot number Thirteen (13); thence along the easterly side of said lot number Thirteen (13), North Twenty-Two (22) degrees Seventeen (17) minutes West, a distance of Ninety (90) feet to the place of beginning.

Parcel No.: 04A11 15009

Being the same property conveyed to David J. Keck who acquired title by virtue of a deed from John H. Zofcin, by his attorney-in-fact Harold J. Zofcin, and Hilda E. Zofcin, his wife, by her attorney-in-fact Harold J. Zofcin, dated August 29, 2008, recorded October 7, 2008, at Instrument Number 200810453, Office of the Recorder of Deeds, Columbia County, Pennsylvania. Property known as 607 Hillside Drive, Berwick, PA 18603

PROPERTY ADDRESS: 607 HILLSIDE DRIVE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A 11 15 009

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Seized and taken into execution to be sold as the property of DAVID KECK in suit of WELLS FARGO BANK N.A..

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**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

45

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

REAL ESTATE TAX CERTIFICATION

Date: 04/05/2019

Fee: \$5.00

Cert. NO: 34951

KECK DAVID J  
607 HILLSIDE DRIVE  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20081 -0453  
Location: LOT 14  
Parcel Id:04A-11 -150-09,000

Assessment: 22,900  
Balances as of 04/05/2019

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

By: **COLUMBIA COUNTY SHERIFF**

Per: \_\_\_\_\_

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

Wells Fargo Bank, NA

Plaintiff,

vs.

David J. Keck, AKA D. J. Keck

Defendant.

CIVIL DIVISION

Docket No.: 2018CV1083

2019-ED-45

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

TO: David J. Keck, AKA D. J. Keck  
607 Hillside Drive  
Berwick, PA 18603-1444

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on May 29 2019 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:

607 Hillside Drive, Berwick, PA 18603

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

No. 2018CV1083

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

David J. Keck, AKA D. J. Keck

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, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 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**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
DAVID KECK

Case Number  
2018CV1083

## SHERIFF'S RETURN OF SERVICE

03/27/2019 11:37 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 KERRY KECK - SPOUSE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JANE DOE UNKNOWN SPOUSE OF DAVID J. KECK AT 2233 BENTLEY DRIVE, BLOOMSBURG, PA 17815.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

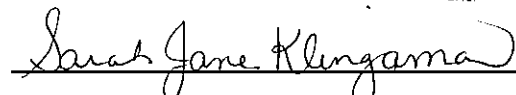
March 28, 2019

NOTARY

Affirmed and subscribed to before me this

28TH day of MARCH, 2019

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
SARAH JANE KLINGAMAN, NOTARY PUBLIC  
TOWN OF BLOOMSBURG, COLUMBIA COUNTY  
MY COMMISSION EXPIRES OCT 4, 2021



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

(Print Name of Notary Public)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
DAVID KECK

Case Number  
2018CV1083

## SHERIFF'S RETURN OF SERVICE

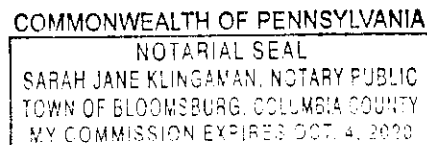
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KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

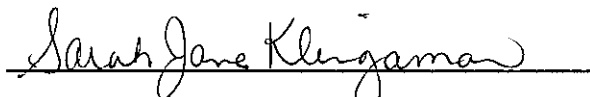
March 28, 2019



NOTARY

Affirmed and subscribed to before me this

28TH day of MARCH, 2019



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



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK N.A.  
vs.  
KECK, DAVID

Case Number  
2018CV1083

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Posting - Sale Bill

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 05/29/2019 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

**Name:** (POSTING)

**Primary Address:** 607 HILLSIDE DRIVE  
BERWICK, PA 18603

**Phone:**

**DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:**

**Time:**

**Deputy:**

**Mileage:**

### Attorney / Originator:

**Name:** MANLEY DEAS KOCHALSKI LLC

**Phone:** 1-614-220-5611

### Service Attempts:

**Date:**

**Time:**

**Mileage:**

**Deputy:**

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2018CV1083

607 HILLSIDE DRIVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
KECK, DAVID

Case Number  
2018CV1083

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Manner:** < Not Specified >

**Expires:**

**Notes:** SALE DATE & TIME: 05/29/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Zone:**

45

**Warrant:**

**Serve To:**

**Name:** OCCUPANT

**Primary Address:** 607 HILLSIDE DRIVE  
BERWICK, PA 18603

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:** House Vacant

**Date:** 4/2/19 **Time:** 9:30

**Deputy:** 6 **Mileage:**

**Attorney / Originator:**

**Name:** MANLEY DEAS KOCHALSKI LLC

**Phone:** 1-614-220-5611

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT

2018CV1083

607 HILLSIDE DRIVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
KECK, DAVID

Case Number  
2018CV1083

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Posting - Sale Bill

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 05/29/2019 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 607 HILLSIDE DRIVE  
BERWICK, PA 18603

**Phone:**

**DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:**

4-24-19

**Time:**

10:56

**Deputy:**

3

**Mileage:**

**Attorney / Originator:**

**Name:** MANLEY DEAS KOCHALSKI LLC

**Phone:** 1-614-220-5611

**Service Attempts:**

**Date:**

**Time:**

**Mileage:**

**Deputy:**


**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2018CV1083

607 HILLSIDE DRIVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK N.A.  
vs.  
KECK, DAVID

Case Number  
2018CV1083

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 45

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/29/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: DAVID KECK

Primary Address: 607 HILLSIDE DRIVE  
BERWICK, PA 18603

Phone:

DOB:

Alternate Address: 2233 BENTLEY DR.  
BLOOMSBURG PA 17815

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: DAVID KECK

Relation: WIFE

Date: 3/27/19 Time: 11:27

Deputy: 4 Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:	3/25/19	3/25/19				
Time:	10:37	11:18				
Mileage:	—	—				
Deputy:	6	6				

### Service Attempt Notes:

1. No answer, Postings still on door. Neighbor said he never sees anyone there. Check PO.
2. Checked Post Office, New address.

- 3.
- 4.
- 5.
- 6.

KECK, DAVID

2018CV1083

607 HILLSIDE DRIVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
KECK, DAVID

Case Number  
2018CV1083

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Zone:**

45

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 05/29/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** JANE DOE UNKNOWN SPOUSE OF DAVID

**Primary Address:** 607 HILLSIDE DRIVE  
BERWICK, PA 18603

**Phone:** **DOB:**

**Alternate Address:** 2233 BENTLEY DR  
COLUMBIA, PA 17015  
**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:** KERRY KECK

**Relation:** Spouse

**Date:** 3/21/19 **Time:** 1137

**Deputy:** 4 **Mileage:**

**Attorney / Originator:**

**Name:** MANLEY DEAS KOCHALSKI LLC

**Phone:** 1-614-220-5611

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

JANE DOE UNKNOWN SPC

2018CV1083

607 HILLSIDE DRIVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK N.A.  
vs.  
KECK, DAVID

Case Number  
2018CV1083

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice

**Zone:** 45

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 05/29/2019 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:** Alysia W. D. O.

**Relation:** Clerk

**Date:** 3/25/19 **Time:** 0814

**Deputy:** 4 **Mileage:**

### Attorney / Originator:

**Name:** MANLEY DEAS KOCHALSKI LLC

**Phone:** 1-614-220-5611

### Service Attempts:

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF 2018CV1083 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
KECK, DAVID

Case Number  
2018CV1083

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 45

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/29/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380

Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: SHERRY EVANS

Relation: CLERK

Date: 3/25/19 Time: 6810

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

2018CV1083

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK N.A.  
vs.  
KECK, DAVID

Case Number  
2018CV1083

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Manner:** < Not Specified >

**Expires:**

**Zone:** 45

**Warrant:**

**Notes:** SALE DATE & TIME: 05/29/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** Connie C. Gingham  
**Primary Address:** 1615 Lincoln Avenue  
Berwick, PA 18603

**Phone:** 570-752-7442 **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:** 3/22/19 **Time:** 6:09p

**Deputy:** 6 **Mileage:**

**Attorney / Originator:**

**Name:** MANLEY DEAS KOCHALSKI LLC

**Phone:** 1-614-220-5611

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

GINGHER, CONNIE C.

2018CV1083

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION



04A 1115009  
BWK BORO

REAL ESTATE OUTLINE

ED # 2019 ED 45

DATE RECEIVED 3-21-19  
DOCKET AND INDEX 2018 CV 108.3

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>	- emailed 3/22/19
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>135135</u>

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

SALE DATE May 29<sup>th</sup> TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

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

Wells Fargo Bank, NA

Plaintiff,

vs.

David J. Keck, AKA D. J. Keck

Defendant.

CIVIL DIVISION

Docket No.: 2018CV1083

2019-ED-45

All that certain lot, piece or parcel of land situate in the Borough of Berwick, county of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the southerly side of Hillside drive at the northeasterly corner of Lot Number Thirteen (13); thence along the southerly side of said hillside drive North Sixty-Seven (67) degrees Forty-Three (43) minutes East, a distance of Eighty (80) feet to the North westerly corner of Lot Number Fifteen (15); thence along the westerly side of said Lot Number Fifteen (15), South Twenty-two (22) degrees Seventeen (17) minutes East, a distance of Ninety (90) feet to the northerly side of a Fifteen foot alley; thence along the northerly side of said alley, South Sixty-Seven (67) degrees Forty-Three (43) minutes West, a distance of Eighty (80) feet to the southeasterly corner of lot number Thirteen (13); thence along the easterly side of said lot number Thirteen (13), North Twenty-Two (22) degrees Seventeen (17) minutes West, a distance of Ninety (90) feet to the place of beginning.

Parcel No.: 04A11 15009

Being the same property conveyed to David J. Keck who acquired title by virtue of a deed from John H. Zofcin, by his attorney-in-fact Harold J. Zofcin, and Hilda E. Zofcin, his wife, by her attorney-in-fact Harold J. Zofcin, dated August 29, 2008, recorded October 7, 2008, at Instrument Number 200810453, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 607 Hillside Drive, Berwick, PA 18603

**Exhibit "A"**

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

Wells Fargo Bank, NA

Plaintiff,  
vs.

David J. Keck, AKA D. J. Keck

Defendant.

CIVIL DIVISION

Docket No.: 2018CV1083

Execution No.: 2019-ED-45

**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 607 Hillside Drive, Berwick, PA 18603:

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

DAVID J. KECK, AKA D. J. KECK  
607 Hillside Drive  
Berwick, PA 18603-1444

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

DAVID J. KECK, AKA D. J. KECK  
607 Hillside Drive  
Berwick, PA 18603-1444

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

- ✓ THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
451 Seventh Street Southwest  
Washington, DC 20410

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

- ✓ JANE DOE, NAME UNKNOWN, THE UNKNOWN SPOUSE OF DAVID J. KECK,  
AKA D. J. KECK (IF ANY)  
607 Hillside Drive  
Berwick, PA 18603

- ✓ UNKNOWN TENANT OR TENANTS  
607 Hillside Drive  
Berwick, PA 18603

- ✓ PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION  
6<sup>th</sup> Floor, Strawberry Square  
Department 280601  
Harrisburg, PA 17128



MANLEYDEAS.COM

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

March 19, 2019

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

Re: Wells Fargo Bank, NA v.  
David J. Keck, AKA D. J. Keck  
Property Address: 607 Hillside Drive, Berwick, PA 18603  
Docket No. 2018CV1083  
Our File Number: 18-023959

Dear Sir or Madam,

Please find the enclosed file-stamped Writ of Execution documents executed by the Prothonotary along with the below listed documents in advance of the Sale.

1. an original Writ of Execution (with Legal Description attached);
2. an original Notice of Sheriff's Sale for David J. Keck, AKA D. J. Keck (with Legal Description attached) for your files (**PLEASE NOTE: Plaintiff's counsel will serve defendants Notice of Sheriff Sales personally and also serve via certified mail, return receipt requested**);
3. One (1) copy of an Affidavit Pursuant to Rule 3129.1;
4. Five (5) copies of a Long Legal Description;
5. One (1) original Affidavit of Last Known Address;
6. One (1) copy of a Waiver of Watchman;
7. One (1) copy of an Affidavit of Non-Military Service; ✓
8. One (1) original Sheriff Service Form for posting the property with the Handbill;
9. One (1) self-addressed stamped envelope for return of the Sheriff Service Form to our office;
10. A Sheriff's Service Form for posting of the Notice of Sale per Order of Court, along with a self-addressed, stamped envelope for return of the Sheriff Service form to our Office;
11. **1 copy of an Order of Court for Special Service;**
12. **Check in the amount of \$1,350.00, made payable to the Sheriff of Columbia County, for advanced sale costs.**

**Please be advised that Plaintiff's counsel will serve the Notices of Sheriff's Sale personally and/or via certified mail with return receipt requested.**

Should you have any questions or need further documentation, please feel free to contact me at 614-220-5611 or at [PennsylvaniaSale@manleydeas.com](mailto:PennsylvaniaSale@manleydeas.com).

Very truly yours,

Manley Deas Kochalski LLC

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

Wells Fargo Bank, NA

Plaintiff,

vs.

David J. Keck, AKA D. J. Keck

Defendant.

CIVIL DIVISION

Docket No.: 2018CV1083

2019-ED-45

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Parcel No.: 04A11 15009

Being the same property conveyed to David J. Keck who acquired title by virtue of a deed from John H. Zofcin, by his attorney-in-fact Harold J. Zofcin, and Hilda E. Zofcin, his wife, by her attorney-in-fact Harold J. Zofcin, dated August 29, 2008, recorded October 7, 2008, at Instrument Number 200810453, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 607 Hillside Drive, Berwick, PA 18603

**Exhibit "A"**

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

Wells Fargo Bank, NA

Plaintiff,

vs.

David J. Keck, AKA D. J. Keck

Defendant.

CIVIL DIVISION

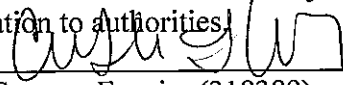
Docket No.: 2018CV1083

2019-ED-45

**AFFIDAVIT OF LAST KNOWN ADDRESS**

The undersigned attorney does hereby certify that the owner(s) of the property located at 607 Hillside Drive, Berwick, PA 18603 is/are individual(s) known as David J. Keck, AKA D. J. Keck, whose last known address is 607 Hillside Drive, Berwick, PA 18603-1444.

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.

  
Cristina L. Connor, Esquire (318389)  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392)  
Matthew P. Curry, Esquire (322229)  
Holly N. Wolf, Esquire (322153)  
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: clconnor@manleydeas.com  
Attorney for Plaintiff



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

Wells Fargo Bank, NA

Plaintiff,

vs.

David J. Keck, AKA D. J. Keck

Defendant.

CIVIL DIVISION

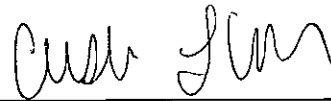
Docket No.: 2018CV1083

2019-ED-45

**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: 3/20/19



Cristina L. Connor, Esquire (318389)  
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)  
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Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: clconnor@manleydeas.com  
Attorney for Plaintiff

FILED  
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2018 NOV 15 P 2:44  
CLERK OF COURTS DEPT. C  
COUNTY OF COLUMBIA, PA

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, NA

Plaintiff,

vs.

David J. Keck, AKA D. J. Keck

Defendant.

CIVIL DIVISION

Docket No.: 2018CV1083

2019-ED-45

ORDER OF COURT ON MOTION FOR ALTERNATIVE SERVICE

AND NOW, this 15<sup>th</sup> day of November, 2018, upon

review of Plaintiff's Motion for Alternate Service, and Defendant's subsequent response, if any, it is hereby ORDERED, ADJUDGED AND DECREED, pursuant to Pa.R.C.P. No. 430, that Plaintiff shall serve the Defendant(s), David J. Keck, AKA D. J. Keck, by the following

methods: 1. Advertisement pursuant to Pa.R.C.P. 430(b)(1).

2. Posting of the property: 607 Hillside Drive, Berwick, PA 18603

3. Mailing via First Class U.S. Mail, with Certificate of Mailing, postage prepaid to:

a. David J. Keck, AKA D. J. Keck, 607 Hillside Drive, Berwick, PA 18603-1444

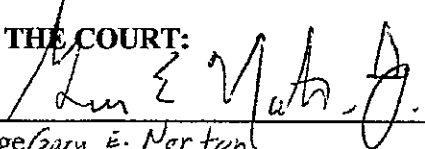
4. Mailing via Certified U.S. Mail, Return Receipt Requested, but not signature required, postage prepaid to:

a. David J. Keck, AKA D. J. Keck, 607 Hillside Drive, Berwick, PA 18603-1444

Service upon Defendant(s), David J. Keck, AKA D. J. Keck, is deemed complete upon posting and mailing as set forth herein.

Further, IT IS HEREBY ORDERED, the Plaintiff may serve all subsequent notices and pleadings that require personal service in the manner as set forth herein.

BY THE COURT:

  
\_\_\_\_\_  
Judge Gary E. Norton  
Columbia County Court of Common Pleas

## Document Receipt

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Trans #	15722	Carrier / service:	USPS Server	First-Class Mail®	3/22/2019 12:00:00 AM
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## Ship to:

COMMONWEALTH OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000153963

Doc Ref #: 2019ED45

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	15723	Carrier / service:	USPS Server	First-Class Mail®	3/22/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000153970

Doc Ref #: 2019ED45

Postage 5.4200

HARRISBURG PA 17128

## Document Receipt

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Trans #	15723	Carrier / service:	USPS Server	First-Class Mail®	3/22/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000153970

Doc Ref #: 2019ED45

Postage 5 4200

HARRISBURG PA 17128

## Document Receipt

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Trans #	15724	Carrier / service:	USPS Server	First-Class Mail®	3/22/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000153987

Doc Ref #: 2019ED45

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	15724	Carrier / service:	USPS Server	First-Class Mail®	3/22/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000153987

Doc Ref #: 2019ED45

Postage 5.4200

HARRISBURG PA 17105



## Document Receipt

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Trans #	15725	Carrier / service:	USPS Server	First-Class Mail®	3/22/2019 12:00:00 AM
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## Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION1150 FIRST AVENUE  
SUITE 1001

Tracking #: 71901140006000153994

Doc Ref #: 2019ED45

Postage 5.4200

KING OF PA 19406  
PRUSSIA

## Document Receipt

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Trans #	15725	Carrier / service:	USPS Server	First-Class Mail®	3/22/2019 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION1150 FIRST AVENUE  
SUITE 1001

Tracking #:	71901140006000153994
Doc Ref #:	2019ED45
Postage	5.4200

KING OF PA 19406  
PRUSSIA

## Document Receipt

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Trans #	15726	Carrier / service:	USPS Server	First-Class Mail®	3/22/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000154007

Doc Ref #: 2019ED45

Postage 5.4200

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	15726	Carrier / service:	USPS Server	First-Class Mail®	3/22/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000154007

Doc Ref #: 2019ED45

Postage 5.4200

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	15727	Carrier / service:	USPS Server	First-Class Mail®	3/22/2019 12:00:00 AM
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Ship to:

THE SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT

451 SEVENTH STREET SOUTHWEST

Tracking #: 71901140006000154014

Doc Ref #: 2019ED45

Postage 5.4200

WASHINGTON DC 20410

**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

135135

Pay **One Thousand Three hundred Fifty dollars and 00 cents\*\*\*\*\***  
to the Order of :

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

18-023959, 2018CV1083, Keck

**DATE**

3/20/2019

**AMOUNT**

\$1350.00

*Manley Deas*

⑈135135⑈ ⑆074900657⑆ 9001045366⑈



Security features. Details on back.