

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 234736	Invoice Date: 12/16/2019 9:38:09 AM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: TSK

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201909861	BRIARCREEK BORO
	Grantor - KISH, JOHN S		12/16/19 9:38:12 AM	
	Grantee - FEDERAL HOME LOAN MORTGAGE CORP			
	Consideration - \$4,015.50			
	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: 8750 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

WELLS FARGO BANK      VS.    JOHN & MICHELLE KISH

NO.    88-2019    ED

NO.    547-2018    JD

DATE/TIME OF SALE:      SEPTEMBER 11 AT 9:00 AM

BID PRICE (INCLUDES COST)

\$ 70000.00 (2365.50)

POUNDAGE – 2% OF BID

\$ 1400.00

TRANSFER TAX – 2% OF FAIR MKT

\$ —

MISC. COSTS

\$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 4015.50

PURCHASER(S): \_\_\_\_\_

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

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

PURCHASER(S) SIGNATURE(S): Patricia Bowman

TOTAL DUE:

\$ 4015.50

LESS DEPOSIT:

\$ 1350.00

DOWN PAYMENT:

\$ —

TOTAL DUE IN 8 DAYS

\$ 2665.50

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
WELLS FARGO BANK N.A.

vs.

**Defendant**  
JOHN S KISH  
MICHELLE R KISH

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

**Sheriff's Sale Date:** Wednesday, September 11, 20

**Writ of Execution No. :** 2019CV371

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 2330 WEST FRONT STREET, 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.	\$1,465.25
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	\$15.00
Surcharge	\$130.00
Tax Claim Search	\$5.00

**Total Sheriff Costs** **\$2,293.75**

## Distribution Costs

Recording Fees	\$71.75
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**Total Distribution Costs** **\$71.75**

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**Grand Total:** **\$2,365.50**

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



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

September 26, 2019

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

Re: Wells Fargo Bank, N.A. v.  
John S. Kish, et al.  
Property Address: 2330 West Front Street, Berwick, PA 18603  
Docket No. 2019-CV-371  
Our File Number: 19-027583

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 **Federal Home Loan Mortgage Corporation, 8200 Jones Branch Drive, McLean, VA 22102-3110**. Please issue the Deed to the specified assignee.

Also enclosed are the following:

- two (2) original Realty Transfer Tax Affidavits of Value;
- a copy of the Mortgage and Assignment of Mortgage (if applicable)
- a self-addressed, stamped envelope for return of the deed.

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

Should you have any questions, please feel free to contact me at 614-947-5679 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

Enclosures

**REV-183**

BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE  
COMPLETE EACH SECTION**

State Tax Paid:

Book

Page:

Instrument Number:

Date Recorded:

**SECTION I TRANSFER DATA**

Date of Acceptance of Document 09/11/2019					
Grantor(s)/Lessor(s) Sheriff of Columbia County		Telephone Number 570-389-5622		Grantee(s)/Lessee(s) Federal Home Loan Mortgage Corporation	
Mailing Address 35 West Main Street, P.O. Box 380		Mailing Address 8200 Jones Branch Drive			
City Bloomsburg	State PA	Zip Code 17815	City McLean	State VA	Zip Code 22102-3110

**SECTION II REAL ESTATE LOCATION**

Street Address 2330 West Front Street		City, Township, Borough Borough of Briar Creek	
County Columbia	School District BERWICK AREA SD	Tax Parcel Number 06-1B2-005-00,000	

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
1. Actual Cash Consideration 70,000.00	2. Other Consideration +0.00	3. Total Consideration = 70,000.00
4. County Assessed Value 22,511.00	5. Common Level Ratio Factor X 4.41	6. Computed Value = 99,273.51

**SECTION IV 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 for Exemption Claimed.**

☐ Will or intestate succession. \_\_\_\_\_  
(Name of Decedent) (Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)

☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)

☐ 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.)

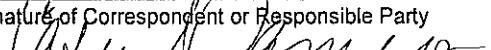
☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☒ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)  
Exempt pursuant to Section 303(e) of the Federal Home Loan Mortgage Corporation Act, 12 U.S.C. §1452(e) and Delaware County, Pennsylvania v. Federal Housing Finance Agency, et al., 747 F.3d 215 (3d Cir. 2014)

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

Name Casey Dameron		Telephone Number 614-947-5679	
Mailing Address P. O. Box 15028	City Columbus	State OH	ZIP Code 43216-5028

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 	Date 9/26/19
--	-----------------

# SHERIFF'S SALE COST SHEET

18-547

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>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</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>15.00</u>	
TOTAL *****		\$ <u>413.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1639.40</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1889.40</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	\$	
WATER 20	\$ <u>546.73</u>	1074.18
TOTAL *****		\$ <u>1074.18</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. <u>Westmoreland Co. Sheriff</u>	\$ <u>93.42</u>	
TOTAL *****		\$ <u>93.42</u>

TOTAL COSTS (OPENING BID) \$ 3687.85

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

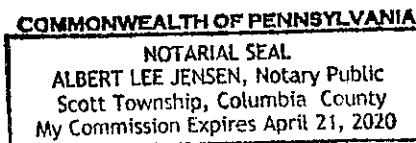
Brandon Eyerly being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice August 21, 28 & September 4, 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 ..... 9 ..... day of ..... September 20 19 .....

..... Albert Lee Jensen .....

(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.

.....

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

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

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





MANLEYDEAS.COM

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

August 14, 2019

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

Re: Wells Fargo Bank, N.A. v.  
John S. Kish, et al.  
Property Address: 2330 West Front Street, Berwick, PA 18603  
Docket No. 2019-CV-371  
Our File Number: 19-027583

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

19-027583\_AMR

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.

Plaintiff,

vs.

John S. Kish; Michelle R. Kish

Defendants.

CIVIL DIVISION

Docket No.: 2019-CV-371

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

The undersigned affiant does hereby certify the following regarding the service of  
Plaintiff's Notice of Sheriff's Sale:

1. Manley Deas Kochalski, LLC ("MDK") is counsel for Plaintiff in these proceedings.
2. I am employed by MDK as an Attorney. I am over the age of eighteen (18) years and am competent to testify to the matters stated in this affidavit.

3. The information in this affidavit is taken from MDK's business records. I have personal knowledge of MDK's procedures for creating and maintaining these records. They were: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; (b) kept in the course of MDK's regularly conducted business activities; and (c) created by MDK as a regular practice.

4. Defendants John S. Kish and Michelle R. Kish are the record owners of the real property.

5. On or about July 29, 2019, Defendant John S. Kish 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 89 Riparian Lane, Ranson, WV 25438. A true and correct copy of said Proof of Service is marked Exhibit "A", attached hereto and made a part hereof.

6. On or about July 29, 2019, Defendant Michelle R. Kish 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 89 Riparian Lane, Ranson, WV 25438. A true and correct copy of said Proof of Service is marked Exhibit "B", attached hereto and made a part hereof.

7. On or about July 18, 2019, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, postage pre-paid, with a Certificate of Mailing. True and correct copies of said Certificates of Mailing are marked Exhibit "C", attached hereto and made a part hereof.



**CERTIFICATION**

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.



---

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

# EXHIBIT A

IN THE CIRCUIT COURT OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.

Plaintiff(s)

Court No.: 2019-CV-371

VS.

John S. Kish; Michelle R. Kish

Defendant(s)

AFFIDAVIT OF SPECIAL PROCESS SERVER

I, John D. Fink, 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: John S. Kish

SERVED NON-SERVED the within named defendant on: 7/29/19 @ 7:30 AM/PM

ADDRESS WHERE ATTEMPTED OR SERVED: 89 Kiparian Lane  
Ranson, WV, 25438

THE DESCRIPTION OF THE PERSON WITH WHOM THE COPY OF THIS PROCESS WAS LEFT IS AS FOLLOWS:  
Age 50 Gender M (F) Race NON-WHITE Height 5'0" Weight 150 Hair Dark 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: Michelle R. Kish  
(Relationship): Wife, a family member or person residing therein who is the age of 18 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 NO

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.

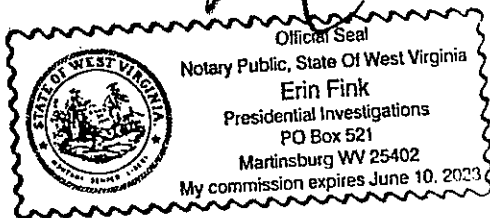
Subscribed and sworn before me on 7/29/2019

Notary Public

Signature of Process Server

John D. Fink

Printed Name of Process Server



762348\_3803630\_0\_26\_V3

Page 1 of 1  
File Number: MDK19-008163  
Reference Number: 3803630  
Case Number: 2019-CV-371  
Client: Mantley Deas Kochalski LLC -  
FORECLOSURE  
Doc Generated: 07/17/2019 03:33:35:055 PM

# EXHIBIT B



IN THE CIRCUIT COURT OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.

VS.

John S. Kish; Michelle R. Kish

Plaintiff(s)

Court No.: 2019-CV-371

Defendant(s)

AFFIDAVIT OF SPECIAL PROCESS SERVER

I, John D. Fink,

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: Michelle R. Kish

I SERVED/NON-SERVED the within named defendant on: 7/29/19 @ 7:30 AM/PM

ADDRESS WHERE ATTEMPTED OR SERVED: 89 Riparian Lane  
Ranson, WV, 25438

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

Age 50 Gender M (E) Race Not-White Height 5'0" Weight 150 Hair Dark 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 family member or person residing therein who is the age of 18 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

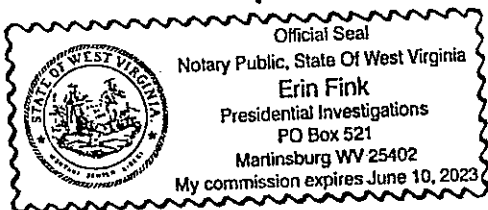
☐ NON-SERVICE for the reason that after diligent investigation found \_\_\_\_\_

MILITARY No  
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 7.29 2019  
[Signature]  
Notary Public

[Signature]  
Signature of Process Server  
John D. Fink  
Printed Name of Process Server



762348\_3803628\_0\_26\_V3

Page 1 of 1  
File Number: MDK19-008163  
Reference Number: 3803628  
Case Number: 2019-CV-371  
Client: Manley Deas Kochalski LLC -  
FORECLOSURE  
Doc Generated: 07/17/2019 03:33:08:304 PM

# EXHIBIT C

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of  
Mailing

To pay fee, affix stamps or  
meter postage here.

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

From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

POSTAGE  
PAID  
PERMIT NO. 3001, 454

OFFICE OF THE  
CLERK OF THE  
COURT

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  
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From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

POSTAGE  
PAID  
PERMIT NO. 3001, 454

OFFICE OF THE  
CLERK OF THE  
COURT

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

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From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

127 FEB 2008 01:45

127 FEB 2008 01:45

To : PA DEPT. OF REVENUE – INHERITANCE TAX  
DIVISION

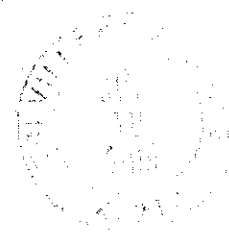
Postmark Here

6<sup>th</sup> Floor, Strawberry Square

Dept. 280601

Harrisburg, PA 17128-0601

County of P.Q.: Columbia



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



Certificate Of Mailing

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From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

127 FEB 2008 01:45

127 FEB 2008 01:45

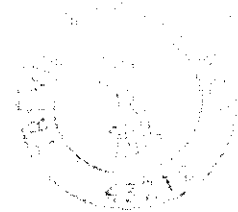
To : UNKNOWN TENANT OR TENANTS

Postmark Here

2330 West Front Street

Berwick, PA 18603

County of P.Q.: Columbia



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

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of  
Mailing

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meter postage here.

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may be used for domestic and international mail.

From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

04/23/07 10:10 AM  
COLUMBUS, OH 43216-5028

ELIOT, OH 43021  
04/23/07 10:10 AM

To : COLUMBIA COUNTY TAX CLAIM BUREAU

Postmark Here

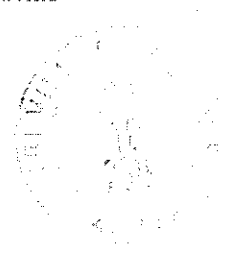
11 West Main Street

Main Street County Annex

Bloomsburg, PA 17815

County of P.Q.: Columbia

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



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
JOHN S KISH (et al.)

Case Number  
2019CV371

## SHERIFF'S RETURN OF SERVICE

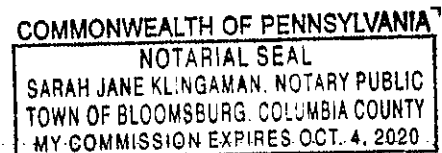
08/07/2019 10:17 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 2330 WEST FRONT STREET, BERWICK, PA 18603.

  
MICHAEL TKACH, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 08, 2019



NOTARY

Affirmed and subscribed to before me this

8TH day of AUGUST, 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.  
KISH, JOHN S (et al.)

Case Number  
2019CV371

## SERVICE COVER SHEET

**Service Details:**

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

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 09/11/2019 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 2330 WEST FRONT STREET  
BERWICK, PA 18603

**Phone:**

**DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:**

**Relation:**

**Date:**

8/7/19

**Time:**

10:17

**Deputy:**

6

**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)

2019CV371

2330 WEST FRONT STREET, BERWICK, PA 18603

NO EXPIRATION

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



71901140006000162996

JOHN S. KISH  
89 RIPARIAN LANE

RANSON W 25438  
V

---



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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

John S. Kish; Michelle R. Kish

Defendants.

CIVIL DIVISION

Docket No.: 2019-CV-371

2019 - ED - 88

**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>88,254.90</u>
Interest from March 16, 2019 to June 27, 2019	\$	<u>1,256.69</u>
Interest from June 28, 2019 to date of sale at the per diem of \$14.67	\$	<u>                    </u>
Total	\$	<u>                    </u>
(Costs to be added)		

Dated: July 2, 2019

Barbara N. Minetti  
Prothonotary

(SEAL)

By: Stephen Stracy  
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, N.A.

CIVIL DIVISION

Plaintiff,

Docket No.: 2019-CV-371

vs.

John S. Kish; Michelle R. Kish

Defendants.

**Legal Description**

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

Beginning at a point on the Southern boundary of U. S. Route No. 11, being also the State Highway leading from Bloomsburg to Berwick, said point being Fifty-five (55) feet in a South Eighty-nine (89 degrees) degrees Fifty-four (54) minutes Easterly direction from a stone at the Northeast corner of land now or late of Ernest Paden; thence South Six (6 degrees) degrees Thirty-eight (38) minutes West along the Eastern boundary of land of H. B. Hagenbuch a distance of One Hundred Ninety-five (195) feet more or less to an iron pin corner in line of land now or late of Hagenbuch; thence South Eighty-nine (89 degrees) degrees Fifty-four (54) minutes East a distance of One Hundred Six (106) feet more or less to land now or late of Rea Croop; thence North along land of Rea Croop a distance of One Hundred Ninety (190) feet to the South side of the State Highway leading from Bloomsburg to Berwick aforementioned; thence along said State Highway in a Westerly direction and parallel with the same a distance of One Hundred Six (106) feet more or less to a point the place of beginning.

Containing 20,352 square feet of land more or less.

Parcel No.: 06-1B2-005-00,000

Being the same property conveyed to John S. Kish and Michelle R. Kish, no marital status shown who acquired title by virtue of a deed from Beth Ann Bodwalk and June T. Boston, Executrices of the Last Will and Testament of Bertha M. Kacyon, deceased, dated July 15, 2005, recorded July 19, 2005, at Instrument Number 200507500, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 2330 West Front Street, Berwick, PA 18603

**Exhibit "A"**

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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

John S. Kish; Michelle R. Kish

Defendants.

CIVIL DIVISION

Docket No.: 2019-CV-371

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

TO: Michelle R. Kish  
89 Riparian Lane  
Ranson, WV 25438  
AND  
2330 West Front Street  
Berwick, PA 18603

**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 Sept. 11 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:

**2330 West Front Street, Berwick, PA 18603**

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

**No. 2019-CV-371**

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

**John S. Kish; Michelle R. Kish**

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**

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

REAL ESTATE TAX CERTIFICATION

Date: 07/25/2019

Fee: \$5.00

Cert. NO: 35646

KISH JOHN S & MICHELLE R  
89 RIPARIAN LN  
RANSON WV 25438

District: BRIARCREEK BORO  
Deed: 20050 -7500  
Location: 2330 W FRONT ST  
Parcel Id:06 -1B2-005-00,000

Assessment: 22,511  
Balances as of 07/25/2019

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

By: COLUMBIA COUNTY SHERIFF Per: \_\_\_\_\_

# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2019 - REAL ESTATE

As of Date: 07/25/2019 08:57:54 AM

Owner: KISH JOHN S & MICHELLE R

89 RIPARIAN LN

RANSON WV 25438

Municipality: BRIAR CREEK BOROUGH

Parcel #: 06 -1B2-005-00,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
010107	R	\$80.06	04/30/2019	\$81.69	06/30/2019	\$89.86	08/31/2019
		Discount Payment		04/30/2019		\$80.06	
010107	G	\$251.16	04/30/2019	\$256.29	06/30/2019	\$281.92	08/31/2019
		Discount Payment		04/30/2019		\$251.16	
010107	S	\$22.06	04/30/2019	\$22.51	06/30/2019	\$24.76	08/31/2019
		Discount Payment		04/30/2019		\$22.06	
Totals:		\$353.28		\$360.49		\$396.54	

Total Paid To Date:

\$353.28

S/KE  
Signature

7-25-19  
Date

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

# 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 07/09/19

Account:

Name:

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

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

Telephone: (570) 389-5622

Ad ID: 1172717  
Description: **JOHN AND MICHELLE**  
**KISH SALE**  
Run Dates: **08/21/19 to 09/04/19**  
Class: **2**  
Agate Lines: **225**  
Blind Box:

**Total Ad Cost \$1,465.25**  
**Amount Paid \$0.00**

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	08/21/19	09/04/19	3	\$1,465.25

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2019CV371

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 11, 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.

### Legal Description:

All that certain piece or parcel of land situate in the Borough of Briar Creek in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: Beginning at a point on the Southern boundary of U. S. Route No. 1, being also the State Highway leading from Bloomsburg to Berwick, said point being Fifty-five (55) feet in a South Eighty-nine (89) degrees Fifty-four (54) minutes Easterly direction from a stone at the Northeast corner of land now or late of Ernest Paden; thence South Six (6) degrees Thirty-eight (38) minutes West along the Eastern boundary of land of H. B. Hagenbuch a distance of One Hundred Ninety-five (195) feet more or less to an iron pin corner in line of land now or late of Hagenbuch; thence South Eighty-nine (89) degrees Fifty-four (54) minutes East a distance of One Hundred Six (106) feet more or less to land now or late of Rea Croop; thence North along land of Rea Croop a distance of One Hundred Ninety (190) feet to the South side of the State Highway leading from Bloomsburg to Berwick aforementioned; thence along said State Highway in a Westerly direction and parallel with the same a distance of One Hundred Six (106) feet more or less to a point the place of beginning.

Containing 20,352 square feet of land more or less.

Parcel No: 06-1B2-005-00,000

Being the same property conveyed to John S. Kish and Michella R. Kish, no marital status shown who acquired title by virtue of a deed from Beth Ann Bodwalk and June T. Boston, Executrices of the Last Will and Testament of Bertha M. Kacyon, deceased, dated July 15, 2005, recorded July 19, 2005, at Instrument Number 200507500, Office of the Recorder of Deeds, Columbia County, Pennsylvania. Property known as 2330 West Front Street, Berwick, PA 18603

PROPERTY ADDRESS: 2330 WEST FRONT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 06-1B2-005-00,000

Seized and taken into execution to be sold as the property of JOHN S. KISH, MICHELLE R. KISH 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.

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK N.A.  
vs.  
KISH, JOHN S (et al.)

Case Number  
2019CV371

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 88

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/11/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 2330 WEST FRONT STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Ed Boyer

Relation: Lives there

Date: 7/11/19 Time: 11:30

Deputy: C 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. \_\_\_\_\_

OCCUPANT

2019CV371

2330 WEST FRONT STREET, 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.  
KISH, JOHN S (et al.)

Case Number  
2019CV371

## SERVICE COVER SHEET

**Service Details:**

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

**Zone:**

88

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:**

SALE DATE & TIME: 09/11/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** MICHELLE R KISH

**Primary Address:** 2330 WEST FRONT STREET  
BERWICK, PA 18603

**Phone:**

**DOB:**

**Alternate Address:** 89 Riparian Lane  
Ranson W.V. 25438

**Phone:**

**Final Service:**

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

**Adult In Charge:**

Send Back

**Relation:**

Out of area

**Date:**

7/11/19

**Time:**

11:30

**Deputy:**

6

**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. \_\_\_\_\_

KISH, MICHELLE R

2019CV371

2330 WEST FRONT STREET, 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.  
KISH, JOHN S (et al.)

Case Number  
2019CV371

## SERVICE COVER SHEET

**Service Details:**

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

**Zone:** 88

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 09/11/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** Joan M. Rothery

**Primary Address:** 122 Twin Church Road  
Berwick, PA 18603

**Phone:** 570-759-2118

**DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:**

**Relation:**

**Date:** 7/10/19

**Time:** 8:53

**Deputy:** 8

**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. \_\_\_\_\_

ROTHERY, JOAN M.

2019CV371

122 TWIN CHURCH ROAD, BERWICK, PA 18603

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 07/09/19

Account:

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

Ad ID: 1172717  
Description: **JOHN AND MICHELLE**  
**KISH SALE**  
Run Dates: **08/21/19 to 09/04/19**  
Class: **2**  
Agate Lines: **225**  
Blind Box:

**Total Ad Cost \$1,465.25**  
**Amount Paid \$0.00**

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	08/21/19	09/04/19	3	\$1,465.25

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Parcel No: 06-1B2-005-00,000

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Property known as 2330 West Front Street, Berwick, PA 18603

PROPERTY ADDRESS: 2330 WEST FRONT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 06-1B2-005-00,000

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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.

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK N.A.  
vs.  
KISH, JOHN S (et al.)

Case Number  
2019CV371

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 09/11/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 88

Warrant:

### 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:

DEBBIE MILLER

Relation:

CLERK

Date:

7/9/19

Time:

1449

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

2019CV371

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.  
KISH, JOHN S (et al.)

Case Number  
2019CV371

## SERVICE COVER SHEET

### Service Details:

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

**Zone:** 88

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 09/11/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** Domestic Relations Office of Columbia County

**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:** ALYSSA WIDLO

**Relation:** CLERK

**Date:** 7/9/19 **Time:** 1451

**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

2019CV371

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

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

Wells Fargo Bank, N.A.

CIVIL DIVISION

Plaintiff,

Docket No.: 2019-CV-371

vs.

John S. Kish; Michelle R. Kish

Defendants.

**Legal Description**

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

Beginning at a point on the Southern boundary of U. S. Route No. 11, being also the State Highway leading from Bloomsburg to Berwick, said point being Fifty-five (55) feet in a South Eighty-nine (89 degrees) degrees Fifty-four (54) minutes Easterly direction from a stone at the Northeast corner of land now or late of Ernest Paden; thence South Six (6 degrees) degrees Thirty-eight (38) minutes West along the Eastern boundary of land of H. B. Hagenbuch a distance of One Hundred Ninety-five (195) feet more or less to an iron pin corner in line of land now or late of Hagenbuch; thence South Eighty-nine (89 degrees) degrees Fifty-four (54) minutes East a distance of One Hundred Six (106) feet more or less to land now or late of Rea Croop; thence North along land of Rea Croop a distance of One Hundred Ninety (190) feet to the South side of the State Highway leading from Bloomsburg to Berwick aforementioned; thence along said State Highway in a Westerly direction and parallel with the same a distance of One Hundred Six (106) feet more or less to a point the place of beginning.

Containing 20,352 square feet of land more or less.

Parcel No.: 06-1B2-005-00,000

Being the same property conveyed to John S. Kish and Michelle R. Kish, no marital status shown who acquired title by virtue of a deed from Beth Ann Bodwalk and June T. Boston, Executrices of the Last Will and Testament of Bertha M. Kacyon, deceased, dated July 15, 2005, recorded July 19, 2005, at Instrument Number 200507500, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 2330 West Front Street, Berwick, PA 18603

PRESS ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: July 5th, 2019

Re: Sheriff's Sale Advertising Dates

Wells Fargo Bank N.A.

VS.

John S. and Michelle R. Kish

No 88 of 2019 E.D. and No. 371 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1<sup>st</sup> Week August 21st 2019

2<sup>nd</sup> Week August 28th 2019

3<sup>rd</sup> Week September 4th 2019

SALE DATE: September 11th 2019 at 9:00 am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.

Plaintiff,

vs.

John S. Kish; Michelle R. Kish

Defendants.

CIVIL DIVISION

Docket No.: 2019-CV-371

2019 - ED - 88

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	\$ 88,254.90
Interest from March 16, 2019 to June 27, 2019	\$ 1,256.69
Interest from June 28, 2019 to date of sale at the per diem of \$14.67	\$
Total	\$
(Costs to be added)	

Dated: July 2, 2019

Barbara N. Minetti  
Prothonotary

(SEAL)

By: Stephen Stracy  
Clerk

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



# REAL ESTATE OUTLINE

ED # 2019 ED88

DATE RECEIVED 7.2.19  
DOCKET AND INDEX 2019 CV 371

## 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>✓</u>	emailed 7/3/19
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>137808</u>

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

SALE DATE Sept. 11 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>8-21</u>
2 <sup>ND</sup> WEEK	<u>8-28</u>
3 <sup>RD</sup> WEEK	<u>9-4</u>

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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

John S. Kish; Michelle R. Kish

Defendants.

CIVIL DIVISION

Docket No.: 2019-CV-371

**Legal Description**

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

Beginning at a point on the Southern boundary of U. S. Route No. 11, being also the State Highway leading from Bloomsburg to Berwick, said point being Fifty-five (55) feet in a South Eighty-nine (89 degrees) degrees Fifty-four (54) minutes Easterly direction from a stone at the Northeast corner of land now or late of Ernest Paden; thence South Six (6 degrees) degrees Thirty-eight (38) minutes West along the Eastern boundary of land of H. B. Hagenbuch a distance of One Hundred Ninety-five (195) feet more or less to an iron pin corner in line of land now or late of Hagenbuch; thence South Eighty-nine (89 degrees) degrees Fifty-four (54) minutes East a distance of One Hundred Six (106) feet more or less to land now or late of Rea Croop; thence North along land of Rea Croop a distance of One Hundred Ninety (190) feet to the South side of the State Highway leading from Bloomsburg to Berwick aforementioned; thence along said State Highway in a Westerly direction and parallel with the same a distance of One Hundred Six (106) feet more or less to a point the place of beginning.

Containing 20,352 square feet of land more or less.

Parcel No.: 06-1B2-005-00,000

Being the same property conveyed to John S. Kish and Michelle R. Kish, no marital status shown who acquired title by virtue of a deed from Beth Ann Bodwalk and June T. Boston, Executrices of the Last Will and Testament of Bertha M. Kacyon, deceased, dated July 15, 2005, recorded July 19, 2005, at Instrument Number 200507500, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 2330 West Front Street, Berwick, PA 18603

**Exhibit "A"**

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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

John S. Kish; Michelle R. Kish

Defendants.

CIVIL DIVISION

Docket No.: 2019-CV-371

Execution No.: 2019-ED-88

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Wells Fargo Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 2330 West Front Street, Berwick, PA 18603:

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

JOHN S. KISH  
89 Riparian Lane  
Ranson, WV 25438  
AND  
2330 West Front Street  
Berwick, PA 18603

MICHELLE R. KISH  
89 Riparian Lane  
Ranson, WV 25438  
AND  
2330 West Front Street  
Berwick, PA 18603

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

JOHN S. KISH  
89 Riparian Lane  
Ranson, WV 25438  
AND

2330 West Front Street  
Berwick, PA 18603

MICHELLE R. KISH  
89 Riparian Lane  
Ranson, WV 25438

AND  
2330 West Front Street  
Berwick, PA 18603

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

WELLS FARGO BANK, N.A.  
Plaintiff

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

WELLS FARGO BANK, 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

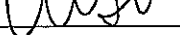
6. Name and Address of every other person who has any record interest in the property and whose interest may be affected by the sale:

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

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

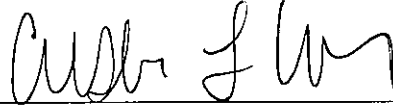
  
Cristina L. Connor, Esquire (318389)  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392)  
Matthew P. Curry, Esquire (322229)  
Holly N. Wolf, Esquire (322153)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

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:

7/1/19



---

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)  
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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

**VIA Private Process Service, Certified Mail, Private Process Service and Certified Mail**

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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

John S. Kish; Michelle R. Kish

Defendants.

CIVIL DIVISION

Docket No.: 2019-CV-371

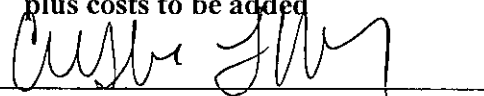
FILED  
PROTHONOTARY  
2019 JUL -2 P 12:25  
CLERK OF COURTS  
CITY OF COLUMBIA

**PRAECIPE FOR WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

To the Columbia County Prothonotary:

Issue a Writ of Execution in the above matter on the following described real estate:  
See Exhibit "A" attached.

Amount due	\$ <u>88,254.90</u>
Interest from March 16, 2019 to June 27, 2019	\$ <u>1,256.69</u>
Interest from June 28, 2019 to date of sale	
at the per diem of \$14.67	\$ _____
Total	\$ _____
Plus Costs (Costs to be added)	<b>plus costs to be added</b>



Cristina L. Connor, Esquire (318389)  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
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Columbus, OH 43216-5028  
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Attorney for Plaintiff

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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

John S. Kish; Michelle R. Kish

Defendants.

CIVIL DIVISION

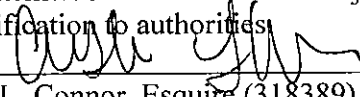
Docket No.: 2019-CV-371

2019 - E D - 88

**AFFIDAVIT OF LAST KNOWN ADDRESS**

The undersigned attorney does hereby certify that the owner(s) of the property located at 2330 West Front Street, Berwick, PA 18603 is/are individual(s) known as John S. Kish and Michelle R. Kish, whose last known address(es) are 89 Riparian Lane, Ranson, WV 25438 2330 West Front Street, Berwick, PA 18603.

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)  
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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, N.A.

Plaintiff,

vs.

John S. Kish; Michelle R. Kish

Defendants.

CIVIL DIVISION

Docket No.: 2019-CV-371

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Dated: 7/1/19



Cristina L. Connor, Esquire (318389)  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
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Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: clconnor@manleydeas.com  
Attorney for Plaintiff

**SHERIFF'S INSTRUCTION**

TO: Sheriff of Columbia County, Pennsylvania  
DOCKET NO: 2019-CV-371  
PLAINTIFF: Wells Fargo Bank, N.A.  
DEFENDANT(S): John S. Kish  
Michelle R. Kish

TYPE OF WRIT  
OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**  
SERVE AT: 2330 West Front Street, Berwick, PA 18603

**Sir: Please post the Handbill at the mortgaged premises.**

**Should you have any questions please contact Kimberly Shelton 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: Cristina L. Connor, Esquire**  
**P. O. Box 165028, Columbus, OH 43216-5028**

Dated: 7/1/19

For office use only

BY:   
Cristina L. Connor (PA ID #318389)  
Manley Deas Kochalski LLC  
P. O. Box 165028, Columbus, OH 43216-5028  
Phone: 614-220-5611; Fax: 614-220-5613

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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

John S. Kish; Michelle R. Kish

Defendants.

CIVIL DIVISION

Docket No.: 2019-CV-371

FILED  
PROTHONOTARY  
2019 JUN 10 A 11:42  
CLERK OF COURTS  
COUNTY OF COLUMBIA

**AFFIDAVIT REGARDING MILITARY STATUS**

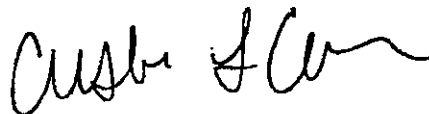
Now comes the undersigned affiant, pursuant to the Servicemembers Civil Relief Act, 50 USCS 3901 *et seq.*, and hereby states as follows:

1. Manley Deas Kochalski, LLC ("MDK") is counsel for Plaintiff in these proceedings.
2. I am employed by MDK as an attorney. I am over the age of eighteen (18) years and am competent to testify to the matters stated in this affidavit.
3. The information in this affidavit is taken from MDK's business records, including search results conducted utilizing the Department of Defense Manpower Data Center ("DMDC"). I have personal knowledge of MDK's procedures for creating and maintaining these records. They were: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; (b) kept in the course of MDK's regularly conducted business activities; and (c) created by MDK as a regular practice.

4. John S. Kish is not in the military service based upon the DMDC search results that indicate John S. Kish was not on active duty and had not been on active duty for the past 367 days on the date indicated on the attached DMDC search result.
5. Michelle R. Kish is not in the military service based upon the DMDC search results that indicate Michelle R. Kish was not on active duty and had not been on active duty for the past 367 days on the date indicated on the attached DMDC search result.

#### VERIFICATION

I verify that the statements made in this Affidavit Regarding Military Status are true and correct to the best of my knowledge, information, and belief. I understand that false statements made herein are subject to the penalties of 18 PA C.S. § 4094, relating to unsworn falsification to authorities.



Signature

Cristina L. Connor, Esquire (318389)

Printed Name: Cristina L. Connor, Esquire (318389)  
Attorney  
Manley Deas Kochalski LLC

Date

6/7/19

## Department of Defense Manpower Data Center

Results as of : Jun-07-2019 08:30:59 AM

SCRA 4.11

**Status Report  
Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-4335  
Birth Date:  
Last Name: KISH  
First Name: JOHN  
Middle Name: S  
Status As Of: Jun-07-2019  
Certificate ID: YR6FL8T7BNDPN1G

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director  
Department of Defense - Manpower Data Center  
400 Gigling Rd.  
Seaside, CA 93955

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. 7 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.idhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. 7 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

### More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC 7 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC 7 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

### Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC 7 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

## Department of Defense Manpower Data Center

Results as of: Jun-07-2019 09:31:08 AM

SCRA 4.11

**Status Report  
Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-6971  
Birth Date:  
Last Name: KISH  
First Name: MICHELLE  
Middle Name: R  
Status As Of: Jun-07-2019  
Certificate ID: 9T6FZF988S0HC8K

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director  
Department of Defense - Manpower Data Center  
400 Gigling Rd.  
Seaside, CA 93955

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. 7 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. 7 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

### More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC 7 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC 7 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

### Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC 7 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.



# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2019CV371

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 11, 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.

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**Legal Description:**

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

Beginning at a point on the Southern boundary of U. S. Route No. 11, being also the State Highway leading from Bloomsburg to Berwick, said point being Fifty-five (55) feet in a South Eighty-nine (89 degrees) degrees Fifty-four (54) minutes Easterly direction from a stone at the Northeast corner of land now or late of Ernest Paden; thence South Six (6 degrees) degrees Thirty-eight (38) minutes West along the Eastern boundary of land of H. B. Hagenbuch a distance of One Hundred Ninety-five (195) feet more or less to an iron pin corner in line of land now or late of Hagenbuch; thence South Eighty-nine (89 degrees) degrees Fifty-four (54) minutes East a distance of One Hundred Six (106) feet more or less to land now or late of Rea Croop; thence North along land of Rea Croop a distance of One Hundred Ninety (190) feet to the South side of the State Highway leading from Bloomsburg to Berwick aforementioned; thence along said State Highway in a Westerly direction and parallel with the same a distance of One Hundred Six (106) feet more or less to a point the place of beginning.

Containing 20,352 square feet of land more or less.

Parcel No.: 06-1B2-005-00,000

Being the same property conveyed to John S. Kish and Michelle R. Kish, no marital status shown who acquired title by virtue of a deed from Beth Ann Bodwalk and June T. Boston, Executrices of the Last Will and Testament of Bertha M. Kacyon, deceased, dated July 15, 2005, recorded July 19, 2005, at Instrument Number 200507500, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 2330 West Front Street, Berwick, PA 18603

PROPERTY ADDRESS: 2330 WEST FRONT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 06-1B2-005-00,000

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Seized and taken into execution to be sold as the property of JOHN S KISH, MICHELLE R KISH 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



MANLEYDEAS.COM

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

June 27, 2019

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

Re: Wells Fargo Bank, N.A. v.  
John S. Kish, et al.  
Property Address: 2330 West Front Street, Berwick, PA 18603  
Docket No. 2019-CV-371  
Our File Number: 19-008163

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 John S. Kish (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. an original Notice of Sheriff's Sale for Michelle R. Kish (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);**
4. One (1) copy of an Affidavit Pursuant to Rule 3129.1;
5. Five (5) copies of a Long Legal Description;
6. One (1) original Affidavit of Last Known Address;
7. One (1) copy of a Waiver of Watchman;
8. One (1) copy of an Affidavit of Non-Military Service;
9. One (1) original Sheriff Service Form for posting the property with the Handbill;
10. One (1) self-addressed stamped envelope for return of the Sheriff Service Form to our office;
11. **Check in the amount of \$1,350.00, made payable to the Sheriff of Columbia County, for advanced sale costs.**



MANLEYDEAS.COM

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

June 27, 2019

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

Re: Wells Fargo Bank, N.A. v.  
John S. Kish, et al.  
Property Address: 2330 West Front Street, Berwick, PA 18603  
Docket No. 2019-CV-371  
Our File Number: 19-008163

FILED  
PROTHONOTARY  
2019 JUN -2 P 12:24  
CLERK OF COURTS OF  
COUNTY OF COLUMBIA

Enclosed please find:

1. An original and one (1) copy of the Praecipe for Writ of Execution in the above-referenced case;
2. An original and one (1) copy of an unexecuted Writ of Execution;
3. An original and one (1) copy of an Affidavit Pursuant to Rule 3129.1;
4. **Check in the amount of \$25.00, payable to the Columbia County Prothonotary, for the filing fee;**
5. A self-addressed, stamped envelope;
6. A Sheriff's Sale Writ Packet.

Please file the above referenced documents upon receipt and prepare the Writ of Execution. I have enclosed an extra copy of the documents to be time-stamped and returned to me in the enclosed self-addressed, stamped envelope.

Please include the executed Writ of Execution and Affidavit Pursuant to Rule 3129.1 in the enclosed Sale Writ Packet to be sent to the Sheriff.

Very truly yours,

Manley Deas Kochalski LLC

19-008163\_KES1

## Document Receipt

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Trans #	16699	Carrier / service:	USPS Server	First-Class Mail®	7/9/2019 12:00:00 AM
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## Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION1150 FIRST AVENUE  
SUITE 1001

Tracking #: 71901140006000162989

Doc Ref #: 2019ED88

Postage 5.4200

KING OF PA 19406  
PRUSSIA

## Document Receipt

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Trans #	16697	Carrier / service:	USPS Server	First-Class Mail®	7/9/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000162965

Doc Ref #: 2019ED88

Postage 5.4200

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	16696	Carrier / service:	USPS Server	First-Class Mail®	7/9/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000162958

Doc Ref #: 2019ED88

Postage 5.4200

HARRISBURG PA 17128

## Document Receipt

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Trans #	16700	Carrier / service:	USPS Server	First-Class Mail®	7/9/2019 12:00:00 AM
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Ship to:

JOHN S. KISH

89 RIPARIAN LANE

Tracking #: 71901140006000162996

Doc Ref #: 2019ED88

Postage 5.4200

RANSON WV 25438

**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

137808

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

19-008163, 2019-CV-371, Kish

**DATE**

7/1/2019

**AMOUNT**

\$1350.00

*Manley Deas*

⑈ 137808 ⑈ ⑆074900657⑆ 900104536⑈



Security features. Details on back.