

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Kirchke
 NO. 48-05 ED NO. 233-05 JD DATE/TIME OF SALE Stacy

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>22.78</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>7.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>397.28</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>737.72</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>887.72</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ _____
TOTAL ***** \$ <u>-0-</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	\$	_____
TOTAL ***** \$ <u>-0-</u>			

SURCHARGE FEE (DSTE)	\$ <u>60.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1350.00

Law Offices
PHELAN HALLINAN & SCHMIEG, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Main Fax (215)563-5534
Ph: (215)563-7000

Katherine Trautz
Sale Department, Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

August 29, 2005

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815

**Re: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME
MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.
v. STEPHEN J. KUCHKA and LAVONNE K. KUCHKA
No. 2005-CV-233
Premises: 1510 SPRING GARDEN AVENUE, BERWICK, PA 18603**

Dear Sir or Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for 8/31/05.

Very truly yours,

Katherine Trautz
/kjm

VIA TELECOPY 570-389-5625

Cc: STEPHEN J. KUCHKA
LAVONNE K. KUCHKA
1510 SPRING GARDEN AVENUE
BERWICK, PA 18603

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Stephen & Laverne Knick
 NO. 48-05 ED NO. 233-05 JD DATE/TIME OF SALE 8-31-05 /000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</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>7.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>475.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>737.72</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>962.72</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>pd.</u>	
SCHOOL DIST. 20	\$ <u>927.53</u>	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL ***** \$ <u>932.53</u>		

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL ***** \$ <u>-0-</u>		

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2582.25

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank vs Stephen & Laverne Ruchka

NO. 48-05 ED NO. 253-05 JD

DATE/TIME OF SALE: 8-31-05 1000

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

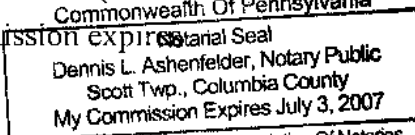
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, President, 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 June 8, 15, 22, 2005, as printed and published; that the affiant is one of the officers 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 27th day of June, 2005.



(Notary Public)
Commonwealth Of Pennsylvania
My commission expires 
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
Member, Pennsylvania Association Of Notaries

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.

.....

Law Offices
PHELAN HALLINAN & SCHMIEG, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Main Fax: (215)563-5534
Ph: (215)563-7000

Katherine Trautz
Sale Department, Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

June 29, 2005

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815

**Re: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME
MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.
v. STEPHEN J. KUCHKA and LAVONNE K. KUCHKA
No. 2005-CV-233
Premises: 1510 SPRING GARDEN AVENUE, BERWICK, PA 18603**

Dear Sir or Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for 6/29/05. Please relist the property for the 8/31/05 sale.

Very truly yours,

Katherine Trautz
/kjm

VIA TELECOPY 570-389-5625

**Cc: STEPHEN J. KUCHKA
LAVONNE K. KUCHKA
1510 SPRING GARDEN AVENUE
BERWICK, PA 18603**

Sales

TUS

OPEN

ORIGINAL SALE DATE

6/29/2005 10:00:00 AM

ED/DOCKET #

48-B2005

DATE RECEIVED

4/18/2005

DATE CLOSED

JD#

233JD2005

TaxID#

04d-05-045

PLAINTIFF

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO
HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE,
INC.

DEFENDANT

STEPHEN J. KUCHKA
LAVONNE K. KUCHKA

STREET ADDRESS

1510 SPRING GARDEN AVE.

UNIT

CITY

BERWICK

ZIP

18603

DATE SOLD

Bankruptcy Number

ATTORNEY

DANIEL G. SCHMIEG

New/Edit Attorney

FIRM

PHELAN HALLINAN AND SCHMIEG

FIRM

PHELAN HALLINAN AND SCHMIEG

1617 JOHN F KENNEDY BLVD ONN PENN CENTER
Suite 140
PHILADELPHIA PA 19103

Assessment Value

\$21,150.00

x CLR 3.05

Fair Market Value:

\$64,507.50

Opening Bid:

\$657.00

Show Opening Bid Sheet

NOTES:

POSTING IS 5/25/05
5/25/05 POSTED
BY ARTER

FEES

JUDGEMENT

SOLD

DEED

PUBLICATIONS

CALENDAR

EXIT

Sales Agreement w/ Mike Jonick of
Strausser Real Estate.

Deposit & Sales agreement signed
6-27-05 @ 1625

1510 Spring Garden Ave. Berwick

-Kuchka-

PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operated Assisted # 215-563-7000 ext 1478
Fax # 215-563-8656
Lisa.Steinman@fedphe.com

June 6, 2005

Office of the Sheriff
COLUMBIA County Courthouse
P.O. BOX 380
BLOOMSBURG, PA 17815

RE: WELLD FARGO BANK, N.A. S/B/M TO WELLS FARGO
HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC.
V. STEPHEN J. KUCHKA and LANONNE K. KUCHKA
COLUMBIA COUNTY, NO. 2005-CV-233

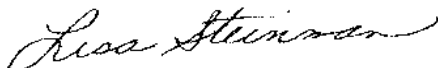
RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129
Dear Sir or Madam:

Enclosed please find the following:
XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

*******IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.*******

Yours truly,



LISA STEINMAN
for PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 6/29/05 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: WELLD FARGO BANK, N.A. S/B/M TO WELLS FARGO
HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC.

) CIVIL ACTION

vs.

STEPHEN J. KUCHKA) CIVIL DIVISION
LANONNE K. KUCHKA) NO. 2005-CV-233

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) **SS:**

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **WELLD FARGO BANK, N.A.
S/B/M TO WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE,
INC.** hereby verify that on **4/27/05** true and correct copies of the Notice of Sheriff's sale
were served by certificate of mailing to the recorded lienholders, and any known
interested party see Exhibit "A" attached hereto.



DATE: June 6, 2005

DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and Address Of Sender
PHILAN HALLINAN & SCHMIEG, LLP
One Penn Center at Suburban Station Suite 1400
Philadelphia, PA 19103-1814
TEAM 3/

Line	A. Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	Tenant/Occupant 1510 SPRING GARDEN AVENUE BERWICK, PA 18603	
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomsburg, PA 17815	
4		CITIFINANCIAL, INC. 2100 INTERPLEX DRIVE TREVISO, PA 19253	
5		CITIFINANCIAL, INC. 3200 ROBBINS ROAD SPRINGFIELD, IL 62704	
6		CITIFINANCIAL, INC. 405 SW 5TH STREET DES MOINES, IA 55309	
7		CITIFINANCIAL, INC. 1115 OLD BERWICK ROAD BLOOMSBURG, PA 17815	
8			
9			
10			
11			
12			
		RE: STEPHEN J. KUCHKA	TEAM 3
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name Of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional insurance. See Domestic Mail Manual R900.5913 and S921 for limitations of coverage.



COMPLETE THIS SECTION ON DELIVERY

A. Signature *John [unclear]*

☒ X *John [unclear]*

B. Received by (Printed Name) *John [unclear]*

C. Date of Delivery **APR 22**

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number **7004 0550 0000 7003 7000**
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature 48 <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X <i>David H. [Signature]</i></p>
<p>1. Article Addressed to:</p>	<p>B. Received by (Printed Name) C. Date of Delivery</p> <p><i>DAVID H. GREEN</i> <i>2 2 2005</i></p>
<p>INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label)</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>4. Article Number</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7004 0550 0000 7003 7017</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2 and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<div style="border: 1px solid black; padding: 5px;"> <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>A. Signature</p> <p><i>Samuel J. Venturi</i></p> </div> <div style="width: 35%; text-align: right;"> <p>48</p> <p>Agent <input type="checkbox"/></p> <p>Address <input checked="" type="checkbox"/></p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 60%;"> <p>B. Received by (Printed Name)</p> </div> <div style="width: 35%; text-align: right;"> <p>C. Date of Delivery</p> <p>APR 21 2005</p> </div> </div> <div style="margin-top: 10px;"> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p style="padding-left: 20px;">If YES, enter delivery address below: <input type="checkbox"/> No</p> </div> </div>
<p>1. Article Addressed to:</p> <p>COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230</p>	<div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>3. Service Type</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><input checked="" type="checkbox"/> Certified Mail</p> <p><input type="checkbox"/> Registered</p> <p><input type="checkbox"/> Insured Mail</p> </div> <div style="width: 45%;"> <p><input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> C.O.D.</p> </div> </div> </div>
<p>2. Article Number</p> <p><i>(Transfer from service label)</i></p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7004 0550 0000 7003 6980</p>	


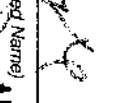
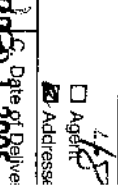
SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  ☒ Agent ☐ Address
- B. Received by (Printed Name)  Date of Delivery 

Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7004 0550 0000 7003 6942

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

OFFICE OF FAIR
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  ☒ Agent ☐ Address
- B. Received by (Printed Name)  Date of Delivery 

Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7004 0550 0000 7003 6997

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

WELLS FARGO BANK, N.A.

VS.

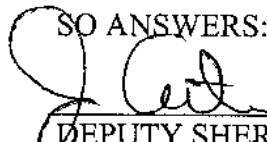

STEVEN & LAVONNE KUCHKA

WRIT OF EXECUTION #48 OF 2005 ED

POSTING OF PROPERTY

May 25, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF STEPHEN & LAVONNE KUCHKA AT 1510 SPRING GARDEN AVE. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF J. ARTER.

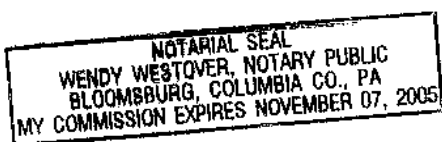
SO ANSWERS:


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 26TH DAY OF MAY 2005





TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE, INC.,
F/K/A NORWEST MORTGAGE, INC.

VS

Docket # 48ED2005

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

STEPHEN J. KUCHKA
LAVONNE K. KUCHKA

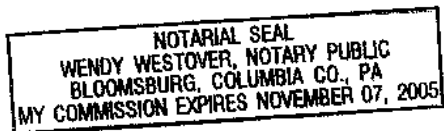
AFFIDAVIT OF SERVICE

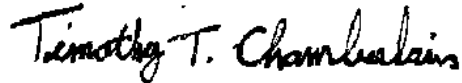
NOW, THIS FRIDAY, APRIL 22, 2005, AT 4:05 PM, SERVED THE WITHIN WRIT OF EXECUTION -
MORTGAGE FORECLOSURE UPON STEPHEN KUCHKA AT 1631 WEST FRONT ST.,
BERWICK BY HANDING TO HARRY KUCHKA, Father, A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, APRIL 25, 2005


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 764-6300

WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE, INC.,
F/K/A NORWEST MORTGAGE, INC.

VS

Docket # 48ED2005

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

STEPHEN J. KUCHKA
LAVONNE K. KUCHKA

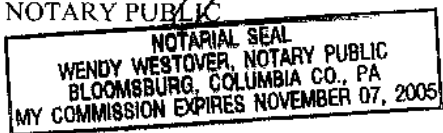
AFFIDAVIT OF SERVICE

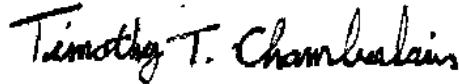
NOW, THIS FRIDAY, APRIL 22, 2005, AT 5:15 PM, SERVED THE WITHIN WRIT OF EXECUTION -
MORTGAGE FORECLOSURE UPON LAVONNE KUCHKA AT 1510 SPRING GARDEN
AVE., BERWICK BY HANDING TO LAVONNE KUCHKA, , A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, APRIL 25, 2005


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

Federman and Phelan is now
PHELAN HALLINAN & SCHMIEG
Suite 1400
16 17 JFK Boulevard
Philadelphia, PA 19103-1814
215-563-7000

Office of the Sheriff
COLUMBIA County Courthouse

Re: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.,
F/K/A NORWEST MORTGAGE, INC.
v. STEPHEN J. KUCHKA and LAVONNE K. KUCHKA
No. 2005-CV-233
Premises: 1510 SPRING GARDEN AVENUE, BERWICK, PA 18603

Dear Sir/madam,

Please find attached a copy of the original Affidavit(s), which has been sent for filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

Yours truly,

Nicole Kuchman

Nicole Kuchman
for Federman and Phelan, LLP

*****PROPERTY IS LISTED FOR THE JUNE 29, 2005 SHERIFF'S SALE.*****

AFFIDAVIT OF SERVICE

Plaintiff: WELLS FARGO BANK, N.A., S/B/M TO WELLS
FARGO HOME MORTGAGE, INC., F/K/A NORWEST
MORTGAGE, INC.

Defendant(s): STEPHEN J. KUCHKA
LAVONNE K. KUCHKA

Address: 1631 WEST FRONT STREET
BERWICK, PA 18603

WJ1
COLUMBIA County
No 2005-CV-233

Our File #112456
Type of Action
- Notice of Sheriff's Sale

Sale Date: 6/22/05

PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES

SERVED

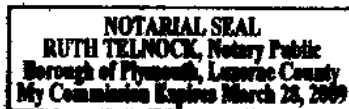
Served and made known to STEPHEN J. KUCHKA, Defendant, on the 2ND day of MAY, 2005, at 6:30 o'clock P.m., at 1631 W. FRONT ST, BERWICK, Commonwealth of PA, 18603, in the manner described below:

☒ Defendant personally served.
☒ Adult family member with whom Defendant(s) (reside(s)) Relationship is FATHER HARRY KUCHKA
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.
☐ _____ an officer of said Defendant(s)'s company.
☐ Other: _____

Description: Age 65 Height 5'-8" Weight 170 Race W Sex M Other _____

I, George Telnock, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 2 day
of MAY, 2005
Notary: Ruth Telnock



By: _____

NOT SERVED

On the _____ day of _____, 200____, at _____ o'clock ____m., Defendant **NOT FOUND** because:

____ Moved ____ Unknown ____ No Answer ____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200____
Notary: _____

By: _____

Attorney for Plaintiff
Daniel G. Schmieg, Esquire - I.D. No. 62205
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Phelan Hallinan & Schmi L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A., S/B/M
TO WELLS FARGO HOME
MORTGAGE, INC., F/K/A NORWEST
MORTGAGE, INC.

Plaintiff

vs.

STEPHEN J. KUCHKA
LAVONNE K. KUCHKA

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-233
:

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praeipce for the Writ of Execution was filed the following information concerning the real property located at **1510 SPRING GARDEN AVENUE, BERWICK, PA 18603.**

1. Name and address of Owner(s) or reputed Owner(s):

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

STEPHEN J. KUCHKA

1631 WEST FRONT STREET
BERWICK, PA 18603

LAVONNE K. KUCHKA

1510 SPRING GARDEN AVENUE
BERWICK, PA 18603

2. Name and address of Defendant(s) in the judgment:

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

SAME AS ABOVE

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


DANIEL G. SCHMIEG, ESQUIRE

Date: **4/14/05**

Phelan Hallinan & Schmieg, L.L.P.

By: DANIEL G. SCHMIEG

Identification No. 62205

ATTORNEY FOR PLAINTIFF

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

WELLS FARGO BANK, N.A., S/B/M

: COLUMBIA County

TO WELLS FARGO HOME

:

MORTGAGE, INC., F/K/A NORWEST

: Court of Common Pleas

MORTGAGE, INC.

:

Plaintiff

: CIVIL DIVISION

vs.

:

: NO. 2005-CV-233

STEPHEN J. KUCHKA

:

LAVONNE K. KUCHKA

:

Defendant(s)

:

AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praeipe for the Writ of Execution was filed the following information concerning the real property located at **1510 SPRING GARDEN AVENUE, BERWICK, PA 18603.**

1. Name and address of Owner(s) or reputed Owner(s):

NAME

LAST KNOWN ADDRESS

STEPHEN J. KUCHKA

**1631 WEST FRONT STREET
BERWICK, PA 18603**

LAVONNE K. KUCHKA

**1510 SPRING GARDEN AVENUE
BERWICK, PA 18603**

2. Name and address of Defendant(s) in the judgment:

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

NONE

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

<u>NAME</u>	<u>LAST KNOWN ADDRESS</u>
CITIFINANCIAL, INC.	2100 INTERPLEX DRIVE TREVOSE, PA 19253
CITIFINANCIAL, INC.	3200 ROBBINS ROAD SPRINGFIELD, IL 62704
CITIFINANCIAL, INC.	405 S.W. 5 TH STREET DES MOINES, IA 55309
CITIFINANCIAL, INC.	1115 OLD BERWICK ROAD BLOOMSBURG, PA 17815

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

NONE


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:

NONE

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:

DOMESTIC RELATIONS OF COLUMBIA COUNTY	COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomsburg, PA 17815
TENANT/OCCUPANT	1510 SPRING GARDEN AVENUE BERWICK, PA 18603
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE	P.O. BOX 2675 HARRISBURG, PA 17105

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: **4/14/05**

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

NAME DATE OF BIRTH SOCIAL SECURITY#

Stephen J Kuchka _____

DATE: 4/29/05

REQUESTOR: Sheriff

Print Name

2005-CV-233
Signature

II. Lien information (To be provided by DRS)

 WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED
INDIVIDUAL.

X WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

 WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED
BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A
LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED
BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue Support

Next Due Date

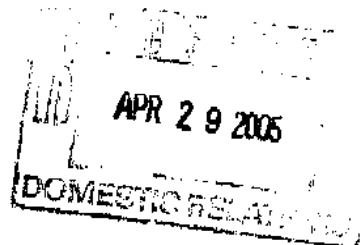
Next Payment Amount

Date: 4/29/05

BY: [Signature]

TITLE: Cus. SRS

Certified from the record
this 29 day of April 2005
Gail K. Jodon
Director Domestic Relations Section
By [Signature]



DATE: 4/14/05

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE,
INC., F/K/A NORWEST MORTGAGE, INC.

vs.

STEPHEN J. KUCHKA
LAVONNE K. KUCHKA

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

OWNER(S): STEPHEN J. KUCHKA (D)
LAVONNE K. KUCHKA (P)

PROPERTY: 1510 SPRING GARDEN AVENUE
BERWICK, PA 18603

Improvements: Residential dwelling

Judgment Amount: \$68,449.50

COLUMBIA COUNTY

NO. 2005-CV-233

The above-captioned property is scheduled to be sold at the Columbia
County Sheriff's Sale on June 29, 2005, at the Columbia County Courthouse, P.O.
Box 380, Bloomsburg, PA 17815 at 10:00 AM.

Our records indicate that you may hold a mortgage, judgment, or other interest on the
property, which may be extinguished by the sale. You may wish to attend the sale to protect
your interests. If you have any questions regarding the type of lien or the effect of the
Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY**, as
we are not permitted to give you legal advice.

The Sheriff will file a schedule of Distribution on a date specified by the Sheriff
not later than 30 days after sale. Distribution will be made in accordance with the
schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

C

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

NAME Stephen J. Kuchka DATE OF BIRTH 5/4/62 SOCIAL SECURITY# 183-52-1791

DATE: 4/25/05

REQUESTOR: Sheroff
Print Name

JD # 233 JD 2005
Signature

II. Lien information (To be provided by DRS)

 WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED INDIVIDUAL.

X WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

 WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue Support

Next Due Date

Next Payment Amount

-0-

Date:

4/25/05

BY:

[Signature]

TITLE:

cust - STS

Certified from the record

this 25 day of Apr 2005

Gail K. Jodon

Director Domestic Relations Section

By: [Signature]



SHERIFF OF COLUMBIA COUNTY
COUNTY HOUSE - P.O. BOX 280
BLOOMSBURG, PA 17815
FAX: (717) 370-1825

PHONE
(717) 370-5625

TELEPHONE
(717) 370-5625

Tuesday, April 19, 2005

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE,
INC., F/K/A NORWEST MORTGAGE, INC.

VS

STEPHEN J. KUCHKA
LAVONNE K. KUCHKA

DOCKET # 48ED2005

JD # 233JD2005

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

*Cred. +
Bd*

Tax Notice 2005 County & Municipality

MAKE CHECKS PAYABLE TO: BERWICK BORO

Connie C Gingham
1515 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM
CLOSED WEDNESDAY & HOLIDAYS.
CLOSED FRIDAY AFTER DISCOUNT
PHONE: 570-752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

KUCHKA LAVONNE K & STEPHEN J
1510 SPRING GARDEN AVE
BERWICK PA 18603

If you desire a receipt, send a self-addressed stamped envelope with your payment.
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

COUNTY		DATE		BILL NO.	
		03/01/2005		4540	
ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY	
21,150	5.646 1,345 .75 1.75 6.6	117.02 27.88 15.54 36.27 136.80	119.41 28.45 15.86 37.01 139.59	131.35 31.30 16.65 38.86 146.57	
PAY THIS AMOUNT		333.51	340.32	364.73	
		If paid on or before April 30	If paid on or before June 30	If paid after June 30	
Discount	CNTY 2 %	TWP 2 %	This tax returned to courthouse on: January 1, 2006		
Penalty	10 %	5 %			
PARCEL: 04D-05 -045-00,000					
PT LOT 53 1510 SPR GAR AVE					
.1136 Acres	Land	2,500			
	Buildings	18,650			
Total Assessment		21,150			
FILE COPY					

FILE COPY

58

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/18/2005

SERVICE# 2 - OF - 16 SERVICES
DOCKET # 48ED2005

PLAINTIFF WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO
HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE,
INC.

DEFENDANT STEPHEN J. KUCHKA
LAVONNE K. KUCHKA

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
LAVONNE KUCHKA	WRIT OF EXECUTION - MORTGAGE
1510 SPRING GARDEN AVE.	FORECLOSURE
BERWICK	

SERVED UPON LAVONNE KUCHKA

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04-22-05 TIME 1715 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

04-22-05 1615 DANCER 4/c

DEPUTY

[Signature] DATE 04-22-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/18/2005

SERVICE# - OF - 16 SERVICES
DOCKET # 48ED2005

PLAINTIFF WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO
HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE,
INC.

DEFENDANT STEPHEN J. KUCHKA
LAVONNE K. KUCHKA
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
STEPHEN KUCHKA
1631 WEST FRONT ST.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON ITORY KUCHKA

RELATIONSHIP FATHER IDENTIFICATION _____

DATE 04.22.05 TIME 1605 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

Paul C. B.

DATE 04.22.05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/18/2005

SERVICE# 8 - OF - 16 SERVICES
DOCKET # 48ED2005

PLAINTIFF WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO
HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE,
INC.

DEFENDANT STEPHEN J. KUCHKA
LAVONNE K. KUCHKA

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGER-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
1615 LINCOLN AVE.	FORECLOSURE
BERWICK	

SERVED UPON CONNIE GINGER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04-22-05 TIME 1425 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB ☒ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

Paul D. Hall

DATE

04-22-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/18/2005

SERVICE# 9 - OF - 16 SERVICES
DOCKET # 48ED2005

PLAINTIFF WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO
HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE,
INC.

DEFENDANT STEPHEN J. KUCHKA
LAVONNE K. KUCHKA

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	WRIT OF EXECUTION - MORTGAGE
1108 FREAS AVE.	FORECLOSURE
BERWICK	

SERVED UPON KELLY GREEN

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 04-22-05 TIME 1400 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ☒ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

F. R. D. G. L.

DATE 04-22-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/18/2005

SERVICE# 10 - OF - 16 SERVICES
DOCKET # 48ED2005

PLAINTIFF WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO
HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE,
INC.

DEFENDANT STEPHEN J. KUCHKA
LAVONNE K. KUCHKA

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Stephen Kuchka

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-22-05 TIME 1455 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB ☒ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Galt

DATE 4-22-05



April 22, 2005

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

**WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME
MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.**

VS

**STEPHEN J. KUCHKA
LAVONNE K. KUCHKA**

DOCKET # 48ED2005

JD # 233JD2005

Dear Timothy:

The balance on sewer account #116620 for the property located at 1510 Spring Garden Avenue, Berwick through June 2005 is \$0.

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

Sincerely,

Kelly Greer
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 04/21/2005

Fee: \$5.00

Cert. NO: 777

KUCHKA LAVONNE K & STEPHEN J
1510 SPRING GARDEN AVE
BERWICK PA 18603

District: BERWICK BORO
Deed: 0471 -1077
Location: PT LOT 53 1510 SPR G
Parcel Id: 04D-05 -045-00,000

Assessment: 21,150
Balances as of 04/21/2005

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

By: Timothy T. Chamberlain Per: dm.
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/18/2005

SERVICE# 13 - OF - 16 SERVICES
DOCKET # 48ED2005

PLAINTIFF

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO
HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE,
INC.

DEFENDANT

STEPHEN J. KUCHKA
LAVONNE K. KUCHKA

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

DEB Miller

RELATIONSHIP

IDENTIFICATION

DATE 4-21-5

TIME

0755

MILEAGE

OTHER

Race

Sex

Height

Weight

Eyes

Hair

Age

Military

TYPE OF SERVICE:

A. PERSONAL SERVICE AT POA POB ☒ POE CCSO

B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA

C. CORPORATION MANAGING AGENT

D. REGISTERED AGENT

E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Galt

DATE

4-21-5

REAL ESTATE OUTLINE

ED # 48-05

DATE RECEIVED 4-18-05
DOCKET AND INDEX 4-19-05
SET FILE FOLDER UP 4-19-05

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 421328

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

SALE DATE June 29, 05 TIME 1600
POSTING DATE May 25, 05
ADV. DATES FOR NEWSPAPER
1ST WEEK June 8
2ND WEEK 15
3RD WEEK 22, 05

SHERIFF'S SALE

WEDNESDAY JUNE 29, 2005 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 48 OF 2005 ED AND CIVIL WRIT NO. 233 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE AND 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 SPRING GARDEN AVENUE AT THE NORTHWEST CORNER OF LOT NO. 54; THENCE IN A WESTERLY DIRECTION ALONG SPRING GARDEN AVENUE, A DISTANCE OF FORTY-FIVE (45) FEET TO A CORNER IN LINE OF LOT NO. 52; THENCE IN A SOUTHERLY DIRECTION ALONG THE LINE OF LOT NO. 52, A DISTANCE OF ONE HUNDRED TEN (110) FEET TO A DIVIDING LINE; THENCE IN AN EASTERLY DIRECTION ALONG SAID DIVIDING LINE A DISTANCE OF FORTY-FIVE (45) FEET TO THE LINE OF LOT NO. 54; THENCE IN A NORTHERLY DIRECTION ALONG LINE OF LOT NO. 54, A DISTANCE OF ONE HUNDRED TEN (110) FEET TO SPRING GARDEN AVENUE, THE PLACE OF BEGINNING. BEING A PART OR PARCEL OF LOT NO. 53 AS SHOWN ON THE PLOT OR PLAN OF BERWICK LAND AND IMPROVEMENT ADDITION TO BERWICK.

BEING THE SAME PREMISES WHICH WINIFRED A. ROESE, WIDOW, BY HER DEED DATED JANUARY 9, 1987 AND RECORDED IN COLUMBIA COUNTY RECORD BOOK VOLUME 381, PAGE 695, GRANTED AND CONVEYED UNTO FRANK P. RAYONE, GRANTOR HEREIN.

TITLE TO SAID PREMISES IS VESTED IN LAVONNE K. KUCHKA AND STEPHEN J. KUCHKA, HUSBAND AND WIFE BY DEED FROM ALBERT E. CREVELING AND PATRICIA A. CREVELING, HUSBAND AND WIFE, DATED 7/21/95 AND RECORDED 7/24/95 IN BOOK 601 PAGE 463.

PARCEL# 04D-05-045

PROPERTY BEING KNOWN AS: 1510 SPRING GARDEN AVENUE, BERWICK, PA 18603

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 (8) days after the sale is 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 either to 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 a default all sums paid by 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.

Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
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PROPERTY BEING KNOWN AS: 1510 SPRING GARDEN AVENUE, BERWICK, PA 18603

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

**WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE,
INC., F/K/A NORWEST MORTGAGE,
INC.**

Plaintiff

vs.

**STEPHEN J. KUCHKA
LAVONNE K. KUCHKA**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2005-CV-233**

**:
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

*Writ
2005 ED 48*

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):

Premises: 1510 SPRING GARDEN AVENUE
BERWICK, PA 18603

(see attached legal description)

Amount Due \$68,449.50

Interest from 4/15/05 \$ _____
to sale date
(per diem-\$11.25)

Total \$ _____ Plus Costs as endorsed.

Clerk *Terri B. Kline* *EAB*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *4-18-2005*
(Seal)

ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN THE
BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF
PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

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DISTANCE OF ONE HUNDRED TEN (110) FEET TO A DIVIDING LINE;
THENCE IN AN EASTERLY DIRECTION ALONG SAID DIVIDING LINE A
DISTANCE OF FORTY-FIVE (45) FEET TO THE LINE OF LOT NO. 54;
THENCE IN A NORTHERLY DIRECTION ALONG LINE OF LOT NO. 54, A
DISTANCE OF ONE HUNDRED TEN (110) FEET TO SPRING GARDEN AVENUE,
THE PLACE OF BEGINNING.

BEING A PART OR PARCEL OF LOT NO. 53 AS SHOWN ON THE PLOT OR
PLAN OF BERWICK LAND AND IMPROVEMENT ADDITION TO BERWICK.

BEING THE SAME PREMISES WHICH WINIFRED A. ROESE, WIDOW, BY HER
DEED DATED JANUARY 9, 1987 AND RECORDED IN COLUMBIA COUNTY
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TITLE TO SAID PREMISES IS VESTED IN LAVONNE K. KUCHA AND STEPHEN
J. KUCHKA, HUSBAND AND WIFE BY DEED FROM ALBERT E. CREVELING
AND PATRICIA A. CREVELING, HUSBAND AND WIFE, DATED 7/21/95 AND
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PARCEL# 04D-05-045

PROPERTY BEING KNOWN AS: 1510 SPRING GARDEN AVENUE, BERWICK,
PA 18603

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

**WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE,
INC., F/K/A NORWEST MORTGAGE,
INC.**

Plaintiff

vs.

**STEPHEN J. KUCHKA
LAVONNE K. KUCHKA**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2005-CV-233**

**: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

*Writ
2005 ED 48*

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BERWICK, PA 18603

(see attached legal description)

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to sale date
(per diem-\$11.25)

Total \$ _____ Plus Costs as endorsed.

Clerk *Tammi B. Kline*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *4-18-2005*
(Seal)

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PARCEL# 04D-05-045

PROPERTY BEING KNOWN AS: 1510 SPRING GARDEN AVENUE, BERWICK,
PA 18603

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

**WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE,
INC., F/K/A NORWEST MORTGAGE,
INC.**

Plaintiff

VS.

**STEPHEN J. KUCHKA
LAVONNE K. KUCHKA**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2005-CV-233**

**:
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

*Writ
2005 E D 48*

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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Premises: 1510 SPRING GARDEN AVENUE
BERWICK, PA 18603

(see attached legal description)

Amount Due \$68,449.50

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to sale date
(per dicm-\$11.25)

Total \$ _____ Plus Costs as endorsed.

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Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *4-18-2005*
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PARCEL# 04D-05-045

PROPERTY BEING KNOWN AS: 1510 SPRING GARDEN AVENUE, BERWICK,
PA 18603

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A., S/B/M
TO WELLS FARGO HOME
MORTGAGE, INC., F/K/A NORWEST
MORTGAGE, INC.

Plaintiff

vs.

STEPHEN J. KUCHKA
LAVONNE K. KUCHKA

Defendant(s)

: COLUMBIA COUNTY
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-233
:
:
:

VERIFICATION OF NON-MILITARY SERVICE

DANIEL G. SCHMIEG, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended


(b) that defendant **STEPHEN J. KUCHKA** is over 18 years of age and resides at **1631 WEST FRONT STREET, BERWICK, PA 18603.**

(c) that defendant **LAVONNE K. KUCHKA** is over 18 years of age, and resides at **1510 SPRING GARDEN AVENUE, BERWICK, PA 18603.**

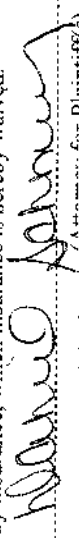
This statement is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.


DANIEL G. SCHMIEG
Attorney for Plaintiff

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within 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 o 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.

 (SEAL)
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, _____, 20____, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

 (SEAL)
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL

COLUMBIA County, Pa.

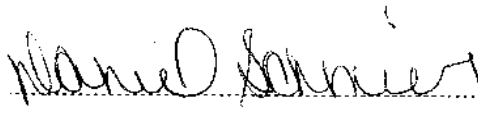
Sheriff

Sir: -- There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. vs STEPHEN J. KUCHKA and LAVONNE K. KUCHKA

The defendant will be found at 1510 SPRING GARDEN AVENUE, BERWICK, PA 18603 and 1631 WEST FRONT STREET, BERWICK, PA 18603

 Attorney for Plaintiff


If Writ of Execution, state below where defendants will be found, what foods and chattels shall/ be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises.

Please do not furnish us with the old deed or mortgage.

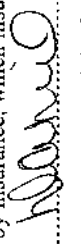
See attached legal description.....

.....
.....
.....
.....

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 (SEAL)
(Attorney for Plaintiff(s))

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(Attorney for Plaintiff(s))

HARRY A. ROADARMEL

COLUMBIA County, Pa.

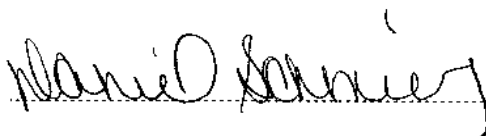
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If Writ of Execution, state below where defendants will be found, what foods and chattels shall/ be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises.

Please do not furnish us with the old deed or mortgage.

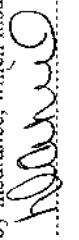
See attached legal description.....

.....
.....
.....

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within 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 o 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.

 (Attorney for Plaintiff(s)) (SEAL)

WAIVER OF INSURANCE - Now, _____, 20_____, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

 (Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEL

_____, 20_____

Sheriff

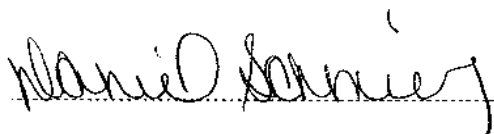
COLUMBIA County, Pa.

Sir: — There will be placed in your hands

for service a Writ of _____EXECUTION (REAL ESTATE)_____, styled as

follows: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. vs STEPHEN J. KUCHKA and LAVONNE K. KUCHKA

The defendant will be found at 1510 SPRING GARDEN AVENUE, BERWICK, PA. 18603 and 1631 WEST FRONT STREET, BERWICK, PA 18603


 Attorney for Plaintiff

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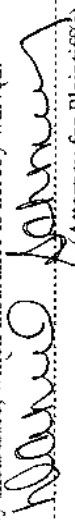
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 (SEAL)
(Attorney for Plaintiff(s))

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 (SEAL)
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL

Sheriff

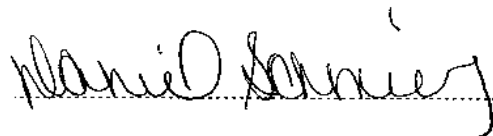
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Phelan Hallinan & Schmir L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A., S/B/M
TO WELLS FARGO HOME
MORTGAGE, INC., F/K/A NORWEST
MORTGAGE, INC.

Plaintiff

vs.

STEPHEN J. KUCHKA
LAVONNE K. KUCHKA

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-233
:
:
:

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Phelan Hallinan & Schmieg, L.P.
By: DANIEL G. SCHMIEG
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Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-233
:
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CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Phelan Hallinan & Schmieg, L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
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ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A., S/B/M
TO WELLS FARGO HOME
MORTGAGE, INC., F/K/A NORWEST
MORTGAGE, INC.

Plaintiff

vs.

STEPHEN J. KUCHKA
LAVONNE K. KUCHKA

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-233
:

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **1510 SPRING GARDEN AVENUE, BERWICK, PA 18603.**

1. Name and address of Owner(s) or reputed Owner(s):

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

STEPHEN J. KUCHKA

1631 WEST FRONT STREET
BERWICK, PA 18603

LAVONNE K. KUCHKA

1510 SPRING GARDEN AVENUE
BERWICK, PA 18603

2. Name and address of Defendant(s) in the judgment:

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

SAME AS ABOVE

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


DANIEL G. SCHMIEG, ESQUIRE

Date: **4/14/05**

Phelan Hallinan & Schmieg, L.L.P.

By: **DANIEL G. SCHMIEG**

Identification No. **62205**

ATTORNEY FOR PLAINTIFF

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

**WELLS FARGO BANK, N.A., S/B/M
TO WELLS FARGO HOME
MORTGAGE, INC., F/K/A NORWEST
MORTGAGE, INC.**

Plaintiff

vs.

**STEPHEN J. KUCHKA
LAVONNE K. KUCHKA**

Defendant(s)

**: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-233
:
:
:**

AFFIDAVIT PURSUANT TO RULE 3129.1

**WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.,
F/K/A NORWEST MORTGAGE, INC.,** Plaintiff in the above action, by its attorney, DANIEL
G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the
following information concerning the real property located at **1510 SPRING GARDEN
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1. Name and address of Owner(s) or reputed Owner(s):

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LAST KNOWN ADDRESS

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**1631 WEST FRONT STREET
BERWICK, PA 18603**

LAVONNE K. KUCHKA

**1510 SPRING GARDEN AVENUE
BERWICK, PA 18603**

2. Name and address of Defendant(s) in the judgment:

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME	LAST KNOWN ADDRESS
CITIFINANCIAL, INC.	2100 INTERPLEX DRIVE TREVOSE, PA 19253
CITIFINANCIAL, INC.	3200 ROBBINS ROAD SPRINGFIELD, IL 62704
CITIFINANCIAL, INC.	405 S.W. 5 TH STREET DES MOINES, IA 55309
CITIFINANCIAL, INC.	1115 OLD BERWICK ROAD BLOOMSBURG, PA 17815

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

NONE


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:

NONE

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:

DOMESTIC RELATIONS OF COLUMBIA COUNTY	COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomsburg, PA 17815
TENANT/OCCUPANT	1510 SPRING GARDEN AVENUE BERWICK, PA 18603
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE	P.O. BOX 2675 HARRISBURG, PA 17105

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: **4/14/05**

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
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Plaintiff

vs.

STEPHEN J. KUCHKA
LAVONNE K. KUCHKA

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-233
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:
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****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR
THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A
DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE
CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT
ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

4/14/05

TO: STEPHEN J. KUCHKA
1631 WEST FRONT STREET
BERWICK, PA 18603

LAVONNE K. KUCHKA
1510 SPRING GARDEN AVENUE
BERWICK, PA 18603

Your house (real estate) at 1510 SPRING GARDEN AVENUE, BERWICK, PA 18603, is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of \$68,449.50 obtained by WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call:
(215) 563-7000.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (814) 272-9350.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

ALL THAT CERTAIN PIECE AND 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 SPRING GARDEN
AVENUE AT THE NORTHWEST CORNER OF LOT NO. 54; THENCE IN A
WESTERLY DIRECTION ALONG SPRING GARDEN AVENUE, A DISTANCE OF
FORTY-FIVE (45) FEET TO A CORNER IN LINE OF LOT NO. 52; THENCE
IN A SOUTHERLY DIRECTION ALONG THE LINE OF LOT NO. 52, A
DISTANCE OF ONE HUNDRED TEN (110) FEET TO A DIVIDING LINE;
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THENCE IN A NORTHERLY DIRECTION ALONG LINE OF LOT NO. 54, A
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THE PLACE OF BEGINNING.

BEING A PART OR PARCEL OF LOT NO. 53 AS SHOWN ON THE PLOT OR
PLAN OF BERWICK LAND AND IMPROVEMENT ADDITION TO BERWICK.

BEING THE SAME PREMISES WHICH WINIFRED A. ROESE, WIDOW, BY HER
DEED DATED JANUARY 9, 1987 AND RECORDED IN COLUMBIA COUNTY
RECORD BOOK VOLUME 381, PAGE 695, GRANTED AND CONVEYED UNTO
FRANK P. RAYONE, GRANTOR HEREIN.

TITLE TO SAID PREMISES IS VESTED IN LAVONNE K. KUCHA AND STEPHEN
J. KUCHKA, HUSBAND AND WIFE BY DEED FROM ALBERT E. CREVELING
AND PATRICIA A. CREVELING, HUSBAND AND WIFE, DATED 7/21/95 AND
RECORDED 7/24/95 IN BOOK 601 PAGE 463.

PARCEL# 04D-05-045

PROPERTY BEING KNOWN AS: 1510 SPRING GARDEN AVENUE, BERWICK,
PA 18603

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

**WELLS FARGO BANK, N.A., S/B/M TO WELLS
FARGO HOME MORTGAGE, INC., F/K/A
NORWEST MORTGAGE, INC.**

DEFENDANT

**STEPHEN L. KUCHKA
LAVONNE K. KUCHKA**

COURT NO.: 2005-CV-233

SERVE AT:

**1510 SPRING GARDEN AVENUE
BERWICK, PA 18603**

a)TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: _____

PLEASE POST THE HANDBILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 200__, at __, o'clock __. M., at _____, Commonwealth of Pennsylvania, in the manner described below:

☐ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the _____ day of _____, 200__, at _____ o'clock __. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

I.DEPUTIZED SERVICE

Now, this____day of_____,200__, I, Sheriff of CLINTON County, Pennsylvania, do hereby deputize the Sheriff of ____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF

DANIEL G. SCHMIEG, ESQUIRE

I.D.#62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215)563-7000

ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN THE
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PARCEL# 04D-05-045

PROPERTY BEING KNOWN AS: 1510 SPRING GARDEN AVENUE, BERWICK,
PA 18603

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DISTANCE OF ONE HUNDRED TEN (110) FEET TO A DIVIDING LINE;
THENCE IN AN EASTERLY DIRECTION ALONG SAID DIVIDING LINE A
DISTANCE OF FORTY-FIVE (45) FEET TO THE LINE OF LOT NO. 54;
THENCE IN A NORTHERLY DIRECTION ALONG LINE OF LOT NO. 54, A
DISTANCE OF ONE HUNDRED TEN (110) FEET TO SPRING GARDEN AVENUE,
THE PLACE OF BEGINNING.

BEING A PART OR PARCEL OF LOT NO. 53 AS SHOWN ON THE PLOT OR
PLAN OF BERWICK LAND AND IMPROVEMENT ADDITION TO BERWICK.

BEING THE SAME PREMISES WHICH WINIFRED A. ROESE, WIDOW, BY HER
DEED DATED JANUARY 9, 1987 AND RECORDED IN COLUMBIA COUNTY
RECORD BOOK VOLUME 381, PAGE 695, GRANTED AND CONVEYED UNTO
FRANK P. RAYONE, GRANTOR HEREIN.

TITLE TO SAID PREMISES IS VESTED IN LAVONNE K. KUCHA AND STEPHEN
J. KUCHKA, HUSBAND AND WIFE BY DEED FROM ALBERT E. CREVELING
AND PATRICIA A. CREVELING, HUSBAND AND WIFE, DATED 7/21/95 AND
RECORDED 7/24/95 IN BOOK 601 PAGE 463.

PARCEL# 04D-05-045

PROPERTY BEING KNOWN AS: 1510 SPRING GARDEN AVENUE, BERWICK,
PA 18603

ALL THAT CERTAIN PIECE AND PARCEL OF LAND
BOROUGH OF BERWICK, COUNTY OF COLUMBIA
PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS,
SITUATE IN THE
AND STATE OF
TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF SPRING GARDEN AVENUE AT THE NORTHWEST CORNER OF LOT NO. 54; THENCE IN A WESTERLY DIRECTION ALONG SPRING GARDEN AVENUE, A DISTANCE OF FORTY-FIVE (45) FEET TO A CORNER IN LINE OF LOT NO. 52; THENCE IN A SOUTHERLY DIRECTION ALONG THE LINE OF LOT NO. 52, A DISTANCE OF ONE HUNDRED TEN (110) FEET TO A DIVIDING LINE; THENCE IN AN EASTERLY DIRECTION ALONG SAID DIVIDING LINE A DISTANCE OF FORTY-FIVE (45) FEET TO THE LINE OF LOT NO. 54; THENCE IN A NORTHERLY DIRECTION ALONG LINE OF LOT NO. 54, A DISTANCE OF ONE HUNDRED TEN (110) FEET TO SPRING GARDEN AVENUE, THE PLACE OF BEGINNING.

BEING A PART OR PARCEL OF LOT NO. 53 AS SHOWN ON THE PLOT OR PLAN OF BERWICK LAND AND IMPROVEMENT ADDITION TO BERWICK.

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TITLE TO SAID PREMISES IS VESTED IN LAVONNE K. KUCHA AND STEPHEN J. KUCHKA, HUSBAND AND WIFE BY DEED FROM ALBERT E. CREVELING AND PATRICIA A. CREVELING, HUSBAND AND WIFE, DATED 7/21/95 AND RECORDED 7/24/95 IN BOOK 601 PAGE 463.

PARCEL# 04D-05-045

PROPERTY BEING KNOWN AS: 1510 SPRING GARDEN AVENUE, BERWICK,
PA 18603

ALL THAT CERTAIN PIECE AND 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 SPRING GARDEN
AVENUE AT THE NORTHWEST CORNER OF LOT NO. 54; THENCE IN A
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FORTY-FIVE (45) FEET TO A CORNER IN LINE OF LOT NO. 52; THENCE
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PA 18603

PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/350

CHECK NO
421328

JMG 04/14/2005

DATE	AMOUNT
04/14/2005	*****1,350.00

Void after 90 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

To The Order Of Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Frank S. Hallinan

⑈421328⑈ ⑈035001808⑈36 150866 6⑈

PHILAN HALLINAN & SCHMIEG LLP
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ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

1,350.00