

COLUMBIA COUNTY TAX CLAIM BUREAU

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815
(570) 389-5648

May 20, 2008

Karen:

On May 19, 2008, Tax Claim Bureau received two checks from the Sheriff's office.

#1) This check # 3862 was written in the amount of \$ 1869.72 to payoff parcel the 2006 & 2007 delinquent taxes on parcel 004A,02-139-00,000, assessed in the name of Ralph & Stephanie Kelchner. The Tax Claim office only has a delinquent amount of \$ 1749.72.

#2) This check # 3863 was written in the amount of \$ 1608.37 to payoff the 2007 delinquent taxes on parcel 23,05F-006-00,000, assessed in the name of Gerald & Susan Seabridge Sr. The Tax Claim office only has a delinquent amount of \$ 1573.38.

Please provide an exchange check for the Sheriff office for the total difference of \$ 144.99.

If you have any further questions, please call me. Thank You.

Parcel # 04A-02-139-00,000

23-08

Delinquent taxes - \$ 1749.72

Lien Certificate Fee - \$ + 5.00

Total Due \$ 1754.72

Sheriff check (# 3862) \$ 1869.72

Difference Due on
Exchange check : \$ 115.00

23-05F-006-00,000

24-08

1573.38

+ 5.00

\$ 1578.38

(3863) \$ 1608.37

\$ 29.99

Sincerely,

Renee Newhart

Renee Newhart
Tax Claim Office Manager

Rep. 6-20-08

~~CC, Sheriff, DEB~~

SHERIFF'S SALE COST SHEET

Beneficial Cons. D.S. Co. vs. 124/ph & Stephanie Keldner
 NO. 23-08 ED NO. 1970-07 JD DATE/TIME OF SALE 4-23-08 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>22.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.50</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>7.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>481.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>743.16</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>968.16</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>285.96</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>1869.72</u>	
TOTAL *****	\$ <u>2155.68</u>	

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>582.80</u>	
WATER 20	\$	
TOTAL *****	\$ <u>582.80</u>	

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 4389.14

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Beneficial Cars Dis Co. vs 124/ph + Stephanie Kehlman

NO. 23-08 ED NO. 1970-07 JD

DATE/TIME OF SALE: 4-23-08 930

BID PRICE (INCLUDES COST) \$ 4389.14

POUNDAGE - 2% OF BID \$ 87.78

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4476.92

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Luck

TOTAL DUE: \$ 4476.92

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2476.92

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 600
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 401
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914)-636-8901
Also servicing Connecticut

SUITE 302
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia
and Virginia

April 29, 2008

Of Counsel
DEBORAH K. CURRAN* - MD & DC
LAURA H.G. O'SULLIVAN** - MD & DC
STEPHANIE H. HURLEY*** - MD
JOSEPH F. RIGA* - PA & NJ

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAIRO
LISA L. WALLACE†
BRENDA L. BROGDON*
FRANK DUBIN
ANDREW L. MARKOWITZ
GAYL C. SPIVAK*
KEVIN P. DISKIN*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI**
JASON BROOKS^
DEBORAH K. CURRAN±*
LAURA H.G. O'SULLIVAN±*
STEPHANIE H. HURLEY±*

* Licensed in PA & NJ
** Licensed in PA & NY
^ Licensed in NY
^^ Licensed in NJ
^ Licensed in PA & WA
*** Licensed in PA, NJ & NY
* Licensed in NY & CT
* Licensed in MD & DC
** Licensed in MD
+ Managing Attorney for NY
± Managing Attorney for MD

Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815
Attn: Sheriff Timothy Chamberlain

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of PA
vs.
Ralph H. Kelchner, III and Stephanie D. Kelchner
CCP, Columbia, No. 2007-CV-1970
Premises: 210-A Summerhill Avenue, Berwick, PA 18603

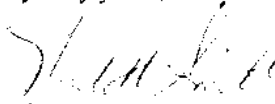
Dear Sheriff Chamberlain:

Enclosed please find check in the amount of \$2,476.92 which represents the amount necessary to complete settlement with regards to above referenced matter.

Please be advised that title to this property should be transferred to **Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of PA, 961 Weigel Drive, Elmhurst, IL 60126** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,


Novlett A. Smith
Legal Assistant

/nas
Enclosures

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Beneficial Cons Dev Co. vs Ralph + Stephanie KelchnerNO. 23-08 ED NO. 1970-07 JDDATE/TIME OF SALE: 4-23-08 0930BID PRICE (INCLUDES COST) \$ 4389.14POUNDAGE - 2% OF BID \$ 87.78

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4476.92

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): TOTAL DUE: \$ 4476.92LESS DEPOSIT: \$ 222.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2476.92

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW
FIRST UNION BUILDING
123 S. BROAD STREET, SUITE 2080
PHILADELPHIA, PA 19108



WACHOVIA

3-50/310

NUMBER

35670

PAY Two Thousand Four Hundred Seventy Six ***** 92/100

DATE

APR 28/2008

AMOUNT

\$2,476.92

TO THE Sheriff of Columbia County

ORDER

OF

ESCROW TRUST
VOID AFTER 90 DAYS

Balance Due Sheriff --

Kelchner III, Ralph H.

Stephanie G.

Margaret Hano

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK - TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

⑈035670⑈ ⑆031000503⑆ 2000012430022⑈

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry 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 April 2, 9, 16, 2008 as printed and published; 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 17th day of April, 2008.

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires
Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
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.



April 16, 2008

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

VS.

RALPH & STEPHANIE KELCHNER

DOCKET #

JD #

Dear Timothy:

The amount due on sewer account #121464 for the property located at 210 Rear
Summerhill Avenue Berwick, Pa through June 30, 2008 is \$582.80.

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

Sincerely,

Kelly Greer
Authority Clerk

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.

BENEFICIAL CONSUMER DISCOUNT CO..

VS.

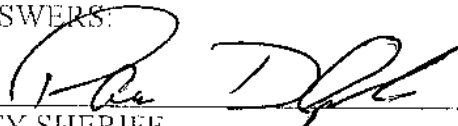
RALPH & STEPHANIE KELCHNER

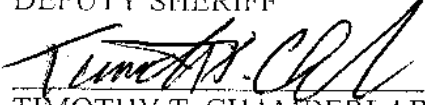
WRIT OF EXECUTION #23 OF 2008 ED

POSTING OF PROPERTY

March 17, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF RALPH & STEPHANIE KELCHNER AT 210-A SUMMERHILL AVE. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 18TH DAY OF MARCH 2008



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

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) 784-4300

BENEFICIAL CONSUMER DISCOUNT
COMPANY D/B/A BENEFICIAL MORTGAGE
COMPANY OF PENNSYLVANIA

VS

Docket # 23ED2008

MORTGAGE FORECLOSURE

RALPH H. KELCHNER, III
STEPHANIE D. KELCHNER

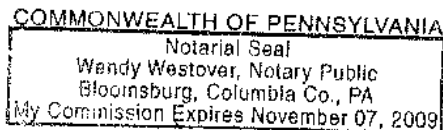
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, FEBRUARY 20, 2008, AT 4:45 PM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON STEPHANIE KELCHNER AT 130 E. 6TH STREET,
BERWICK BY HANDING TO STEPHANIE KELCHNER, 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 FRIDAY, FEBRUARY 22, 2008


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

BENEFICIAL CONSUMER DISCOUNT
COMPANY D/B/A BENEFICIAL MORTGAGE
COMPANY OF PENNSYLVANIA

VS

Docket # 23ED2008

MORTGAGE FORECLOSURE

RALPH H. KELCHNER, III
STEPHANIE D. KELCHNER

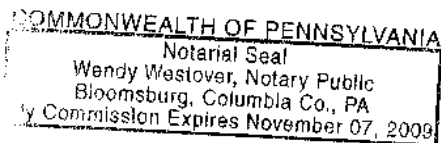
AFFIDAVIT OF SERVICE


NOW, THIS WEDNESDAY, FEBRUARY 20, 2008, AT 4:45 PM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON RALPH KELCHNER, III AT 130 E. 6TH STREET,
BERWICK BY HANDING TO STEPHANIE KELCHNER, WIFE, A TRUE AND ATTESTED COPY
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

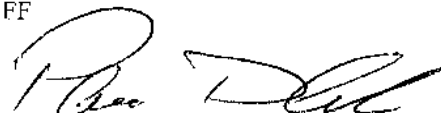
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, FEBRUARY 22, 2008


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
P. D'ANGELO
DEPUTY SHERIFF

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAIRO
LISA L. WALLACE+†
BRENDA L. BROGDON*
MICHELLE M. MONTE ~
MONICA G. CHRISTIE +
FRANK DUBIN
ANDREW L. MARKOWITZ
ROBERT W. CUSICK *
BONNIE DAFU,*
ANGELA M. MICHAEL~
SCOTT JAGGART*
DEBORAH K. CURRAN+*
LAURA H.G. O'SULLIVAN+*
STEPHANIE H. HURLEY**

* Licensed in PA & NJ
** Licensed in PA & NY
+ Licensed in NY
~ Licensed in NJ
v Licensed in PA & WA
*** Licensed in PA, NJ & NY
† Licensed in NY & CT
+ Licensed in MD & DC
++ Licensed in MD
† Managing Attorney for NY
± Managing Attorney for MD

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 600
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 205
53 WEST 36TH STREET
NEW YORK, NY 10018
(917) 351-1188
FAX (917) 351-0363

SUITE 302
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-1196
FAX (301) 490-1568

SUITE 206W
6800 JERICHO TURNPIKE
SYOSSET, NY 11791
(917) 351-1188
FAX (917) 351-0363

Of Counsel
PITNICK & MARGOLIN, LLP - NY
DEBORAH K. CURRAN* - MD & DC
LAURA H.G. O'SULLIVAN* - MD & DC
STEPHANIE H. HURLEY** - MD
JOSEPH F. RIGA* - PA & NJ

February 26, 2008

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of PA
vs. Ralph H. Kelchner, III and Stephanie D. Kelchner
CCP, Columbia, No. 2007-CV-1970
Premises: 210-A Summerhill Avenue, Berwick, PA 18603


Dear Sir/Madam:

Enclosed please find the original and one copy of the Affidavit of Service relative to the above-captioned matter. Kindly file the original of record with the Court and return to my attention the time-stamped copy in the stamped, self-addressed envelope which is provided.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance in this matter.

Sincerely,


Liz Campoli,
Legal Assistant for
McCabe, Weisberg & Conway, P.C.

/eci

Enclosure

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
FRANK DUBIN, ESQUIRE - ID # 19280
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
KEVIN DISKIN, ESQUIRE - ID # 86727

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Company of Pennsylvania
Plaintiff

v.

Ralph H. Kelchner, III and Stephanie D. Kelchner
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2007-CV-1970

AFFIDAVIT OF SERVICE

I, the undersigned, attorney for the Plaintiff in the within matter, hereby certify that on the 26th day of February, 2008, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A."

Copies of the letter and certificates of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 26TH DAY

OF FEBRUARY, 2008.

Chrissandra Shaye Hamilton
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Chrissandra Shaye Hamilton, Notary Public
City of Philadelphia, Phila. County
My Commission Expires January 4, 2009

McCABE, WEISBERG, AND CONWAY, P.C.

BY: *Marc S. Weisberg*

Attorneys for Plaintiff
TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
FRANK DUBIN, ESQUIRE
ANDREW L. MARKOWITZ, ESQUIRE
KEVIN DISKIN, ESQUIRE

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
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ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
KEVIN DISKIN, ESQUIRE - ID # 86727

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Attorneys for Plaintiff

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Company of Pennsylvania
Plaintiff

v.

Ralph H. Kelchner, III and Stephanie D.
Kelchner

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2007-CV-1970

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 210-A Summerhill Avenue, Berwick, PA 18603, a copy of the description of said property is attached hereto and marked Exhibit "A".

1. Name and address of Owners or Reputed Owners:

Name

Address

Ralph H. Kelchner, III

130 East 6th Street
Berwick, PA 18603

Stephanie D. Kelchner

130 East 6th Street
Berwick, PA 18603

2. Name and address of Defendants in the judgment:

Exhibit A

Name	Address
Ralph H. Kelchner, III	130 East 6th Street Berwick, PA 18603
Stephanic D. Kelchner	130 East 6th Street Berwick, PA 18603

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

Name	Address
None other.	

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

Name	Address
None other.	

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

Name	Address
None.	

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

Name	Address
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:

Name	Address
Tenants	210-A Summerhill Avenue, Berwick, PA 18603
Commonwealth of PA Department of Public Welfare	P.O. Box 2675 Harrisburg, PA 17105

Exhibit A

Commonwealth of Pennsylvania Inheritance Tax Office	1400 Spring Garden Street Philadelphia, PA 19130
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
Domestic Relations Columbia County	700 Sawmill Road Bloomsburg, PA 17815
Internal Revenue Service Technical Support Group	William Green Federal Bldg. Room 3259, 600 Arch Street Philadelphia, PA 19106
United States of America c/o U.S. Attorney for the Middle District of PA	235 North Washington Street Scranton, PA 18503
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales

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.

DATE: February 26, 2008

McCABE, WEISBERG, AND CONWAY, P.C.

BY:

Marc S. Weisberg
Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

FRANK DUBIN, ESQUIRE

ANDREW L. MARKOWITZ, ESQUIRE

KEVIN DISKIN, ESQUIRE

Exhibit A

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
FRANK DUBIN, ESQUIRE - ID # 19280
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
KEVIN DISKIN, ESQUIRE - ID # 86727

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Company of Pennsylvania
Plaintiff

v.

Ralph H. Kelchner, III and Stephanie D. Kelchner
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2007-CV-1970
Number 2008-ED-23

DATE: February 26, 2008

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Ralph H. Kelchner, III and Stephanie D. Kelchner

PROPERTY: 210-A Summerhill Avenue, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Sheriff's Sale on **WEDNESDAY, APRIL 23, 2008, at 9:30 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

Exhibit

Check type of mail or service:

☐ Certified ☐ Recorded Delivery (International)

☐ COD ☐ Registered

☐ Delivery Confirmation ☐ Return Receipt for Merchandise

☐ Express Mail ☐ Signature Confirmation

☐ Insured

Exhibit B	Exhibit
-----------	---------

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Clearance Support
Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office										
9											

Exhibit C

Exhibit B

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/15/2008

SERVICE# 3 - OF - 15 SERVICES
DOCKET # 23ED2008

PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A
BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT RALPH H. KELCHNER, III
STEPHANIE D. KELCHNER
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
210R SUMMERHILL AVENUE	
BERWICK	

SERVED UPON POSTED / VACANT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02-20-08 TIME 1655 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. [Signature]

DATE

02-20-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/15/2008

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 23ED2008

PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A
BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT RALPH H. KELCHNER, III
STEPHANIE D. KELCHNER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
RALPH KELCHNER, III	MORTGAGE FORECLOSURE
130 E. 6TH STREET	
BERWICK	

SERVED UPON STEPHANIE KELCHNER

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 02-20-08 TIME 1645 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

Pha D. M.

DATE

02-20-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/15/2008

SERVICE# 2 - OF - 15 SERVICES
DOCKET # 23ED2008

PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A
BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT RALPH H. KELCHNER, III
STEPHANIE D. KELCHNER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
STEPHANIE KELCHNER	MORTGAGE FORECLOSURE
130 E. 6TH STREET	
BERWICK	

SERVED UPON STEPHANIE KELCHNER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 0220 08 TIME 1645 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

T. Chamberlain

DATE 0220 08

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 20-FEB-08

FEE: \$5.00

CERT. NO: 4285

KELCHNER RALPH H & STEPHANIE
130 E 6TH ST
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 0473-0457
LOCATION: 210 REAR SUMMERHILL AVE BERWICK
PARCEL: 04A-02 -139-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2006	PRIM	722.71	0.00		55.00	777.71
2007	PRIM	1,027.01	0.00		60.00	1,087.01
TOTAL DUE :						\$1,864.72

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May , 2008

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2007

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/15/2008

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 23ED2008

PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A
BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT RALPH H. KELCHNER, III
STEPHANIE D. KELCHNER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

SERVED UPON MAUREEN COLE

RELATIONSHIP Custom Service IDENTIFICATION _____

DATE 2-20-08 TIME 6903 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) _____

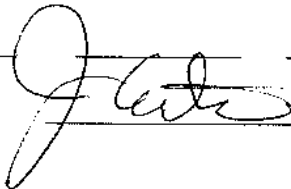
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 2-20-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/15/2008

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 23ED2008

PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A
BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT RALPH H. KELCHNER, III
STEPHANIE D. KELCHNER
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	MORTGAGE FORECLOSURE
PO BOX 380	
BLOOMSBURG	

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 2-20-8 TIME 0820 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

[Signature]

DATE 2-20-8

McCABE, WEISBERG AND CONWAY, P.C.**BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496****MARC S. WEISBERG, ESQUIRE - ID # 17616****EDWARD D. CONWAY, ESQUIRE - ID # 34687****MARGARET GAIRO, ESQUIRE - ID # 34419****FRANK DUBIN, ESQUIRE - ID # 19280****ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009****KEVIN DISKIN, ESQUIRE - ID # 86727****123 South Broad Street, Suite 2080****Philadelphia, Pennsylvania****Attorneys for Plaintiff****Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Company of Pennsylvania
Plaintiff****v.****Ralph H. Kelchner, III and Stephanie D. Kelchner
Defendants****COURT OF COMMON PLEAS
COLUMBIA COUNTY****Number 2007-CV-1970****AFFIDAVIT OF NON-MILITARY SERVICE****COMMONWEALTH OF PENNSYLVANIA:****SS.****COUNTY OF PHILADELPHIA**

The undersigned, being duly sworn according to law, deposes and says that the Defendants, Ralph H. Kelchner, III and Stephanie D. Kelchner, 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; and that the Defendants, Ralph H. Kelchner, III and Stephanie D. Kelchner, are over eighteen (18) years of age, and reside as follows:

Ralph H. Kelchner, III
130 East 6th Street
Berwick, PA 18603

Stephanie D. Kelchner
130 East 6th Street
Berwick, PA 18603

SWORN TO AND SUBSCRIBED**BEFORE ME THIS 29th DAY****OF JANUARY, 2008.****NOTARY PUBLIC****McCABE, WEISBERG, AND CONWAY, P.C.****BY:****Attorneys for Plaintiff****TERRENCE J. McCABE, ESQUIRE****MARC S. WEISBERG, ESQUIRE****EDWARD D. CONWAY, ESQUIRE****MARGARET GAIRO, ESQUIRE****FRANK DUBIN, ESQUIRE****ANDREW L. MARKOWITZ, ESQUIRE****KEVIN DISKIN, ESQUIRE****COMMONWEALTH OF PENNSYLVANIA****Notarial Seal**

Susan J. Markowitz, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires Feb. 13, 2011

Member Pennsylvania Association of Notaries

REAL ESTATE OUTLINE

ED # 23-08

DATE RECEIVED 2-15-08
DOCKET AND INDEX 2-19-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR <u>2000.00</u>	<input checked="" type="checkbox"/>	CK# <u>12661</u>

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

SALE DATE	<u>4-23-08</u>	TIME <u>0930</u>
POSTING DATE	<u>3-18-08</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>4-2</u>	
	2 ND WEEK <u>9</u>	
	3 RD WEEK <u>16, 08</u>	

SHERIFF'S SALE

WEDNESDAY APRIL 23, 2008 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 23 OF 2008 ED AND CIVIL WRIT NO. 1970 OF 2007 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 lot, piece or parcel of land situate in the Borough of Berwick, Columbia County and State of Pennsylvania, on which is erected a large frame dwelling, bounded and described as follows, to wit:

BEGINNING at a corner on an alley in the rear of Lot No. 3, east from Summerhill Avenue at corner of Lot No. 4; thence along said alley in a southerly direction Forty-nine and One-half (49 1/2) feet to a corner in line of Lot No. 2; thence along said lot in an westerly direction Sixty-nine (69) feet to corner of other land now or late of Frank C. Sitler and Emma Sitler, his wife; thence in a northerly direction along other lands now or late of the said Sitler and parallel with Summerhill Avenue a distance of Forty-nine and One-half (49 1/2) feet to a corner in line of Lot No. 4; thence along line of Lot No. 4 in an easterly direction a distance of Sixty nine (69) feet to the alley the place of BEGINNING.

HAVING THEREON ERECTED dwelling house known as 210-A Summerhill Avenue, Berwick, PA 18603.

BEING TAX PARCEL NO. 04A-02-139.

BEING THE SAME PREMISES which Florence Nuss, Widow, by Deed dated May 7, 1991 and recorded May 9, 1991 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 473, Page 457, granted and conveyed unto Ralph H. Kelchner, III and Stephanie D. Kelchner, his wife.

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
Andrew Markowitz
123 South Broad Street
Philadelphia, PA 19109

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

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) [Signature] ☒ Addressee

C. Date of Delivery 22 FEB 2008

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

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) [Signature] ☒ Addressee

C. Date of Delivery 22 FEB 2008

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

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) [Signature] ☒ Addressee

C. Date of Delivery 21 FEB 2008

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

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) [Signature] ☒ Addressee

C. Date of Delivery 21 FEB 2008

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

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

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4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

07 0710 0002 4094 8249

007 0710 0002 4094 8201

0710 0002 4094 8256

7007 0710 0002 4094

Return Receipt

102595-02-M-1540

Return Receipt

102595-02-M-1540

Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) [Signature] ☒ Addressee

C. Date of Delivery 21 FEB 2008

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

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) [Signature] ☒ Addressee

C. Date of Delivery 21 FEB 2008

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

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) [Signature] ☒ Addressee

C. Date of Delivery 21 FEB 2008

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

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) [Signature] ☒ Addressee

C. Date of Delivery 21 FEB 2008

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

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

SALE

CN

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

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3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

Return Receipt

102595-02-M-1540

Return Receipt

102595-02-M-1540

Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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.

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) [Signature] ☒ Addressee

C. Date of Delivery 21 FEB 2008

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

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.

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) [Signature] ☒ Addressee

C. Date of Delivery 21 FEB 2008

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

SHERIFF'S SALE

WEDNESDAY APRIL 23, 2008 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 23 OF 2008 ED AND CIVIL WRIT NO. 1970 OF 2007 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 lot, piece or parcel of land situate in the Borough of Berwick, Columbia County and State of Pennsylvania, on which is erected a large frame dwelling, bounded and described as follows, to wit:

BEGINNING at a corner on an alley in the rear of Lot No. 3, east from Summerhill Avenue at corner of Lot No. 4; thence along said alley in a southerly direction Forty-nine and One-half (49 1/2) feet to a corner in line of Lot No. 2; thence along said lot in an westerly direction Sixty-nine (69) feet to corner of other land now or late of Frank C. Sitler and Emma Sitler, his wife; thence in a northerly direction along other lands now or late of the said Sitler and parallel with Summerhill Avenue a distance of Forty-nine and One-half (49 1/2) feet to a corner in line of Lot No. 4; thence along line of Lot No. 4 in an easterly direction a distance of Sixty nine (69) feet to the alley the place of BEGINNING.

HAVING THEREON ERECTED dwelling house known as 210-A Summerhill Avenue, Berwick, PA 18603.

BEING TAX PARCEL NO. 04A-02-139.

BEING THE SAME PREMISES which Florence Nuss, Widow, by Deed dated May 7, 1991 and recorded May 9, 1991 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 473, Page 457, granted and conveyed unto Ralph H. Kelchner, III and Stephanie D. Kelchner, his wife.

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
Andrew Markowitz
123 South Broad Street
Philadelphia, PA 19109

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

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

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Company of Pennsylvania
Plaintiff

v.

Ralph H. Kelchner, III and Stephanie D. Kelchner
Defendants

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

No. 2007-ED-23 Term _____ E.D.

No. _____ Term _____ A.D..

No. 2007-CV-1970 Term _____ J.D.

WRIT OF EXECUTION
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania :
: SS.
County of Columbia :

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):

All real property and improvements thereon located at:

210-A Summerhill Avenue, Berwick, PA 18603

Amount Due	\$ 84,219.07
Interest from 02/01/2008 to DATE OF SALE	\$
@ \$19.15 per diem	
Costs	\$
Total	\$ Plus Costs as endorsed.

Dated: 02-14-2008
(SEAL)

James B. Dine
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Elizabeth A. Barron Deputy

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

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Company of Pennsylvania
Plaintiff

v.

Ralph H. Kelchner, III and Stephanie D. Kelchner
Defendants

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

No. 2007-ED-23 Term _____ E.D.

No. _____ Term _____ A.D..

No. 2007-CV-1970 Term _____ J.D.

WRIT OF EXECUTION
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania :
County of Columbia : SS.

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):

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Amount Due \$ 84,219.07

Interest from 02/01/2008 to DATE OF SALE \$

@ \$19.15 per diem

Costs \$

Total \$ Plus Costs as endorsed.

Dated: 02-14-2008
(SEAL)

James B. Kline
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Elizabeth G. Surran Deputy

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

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Company of Pennsylvania
Plaintiff

v.

Ralph H. Kelchner, III and Stephanie D. Kelchner
Defendants

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

No. 2007-ED-23 Term _____ E.D.

No. _____ Term _____ A.D..

No. 2007-CV-1970 Term _____ J.D.

WRIT OF EXECUTION
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania :
: SS.
County of Columbia :

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):

All real property and improvements thereon located at:

210-A Summerhill Avenue, Berwick, PA 18603

Amount Due \$ 84,219.07

Interest from 02/01/2008 to DATE OF SALE \$
@ \$19.15 per diem

Costs \$

Total \$ Plus Costs as endorsed.

Dated: 02-14-2008
(SEAL)

Fanni B. Blinn
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Elizabeth A. Swann Deputy

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
FRANK DUBIN, ESQUIRE - ID # 19280
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
KEVIN DISKIN, ESQUIRE - ID # 86727

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Beneficial Consumer Discount Company d/b/a Beneficial
Mortgage Company of Pennsylvania
Plaintiff

v.

Ralph H. Kelchner, III and Stephanie D. Kelchner
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2007-CV-1970

2007-CV-1970

TO: Sheriff of Columbia County
Courthouse, Main Street
P.O. Box 380
Bloomsburg, PA 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:
210-A Summerhill Avenue, Berwick, PA 18603
(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Ralph H. Kelchner, III
130 East 6th Street
Berwick, PA 18603

Stephanie D. Kelchner
130 East 6th Street
Berwick, PA 18603

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying 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.

DATE: February 12, 2008

McCABE, WEISBERG, AND CONWAY, P.C.

BY: _____

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
FRANK DUBIN, ESQUIRE
ANDREW L. MARKOWITZ, ESQUIRE
KEVIN DISKIN, ESQUIRE

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
FRANK DUBIN, ESQUIRE - ID # 19280
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
KEVIN DISKIN, ESQUIRE - ID # 86727

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Beneficial Consumer Discount Company d/b/a Beneficial
Mortgage Company of Pennsylvania
Plaintiff

v.

Ralph H. Kelchner, III and Stephanie D. Kelchner
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2007-CV-1970

2008-ED-03

TO: Sheriff of Columbia County
Courthouse, Main Street
P.O. Box 380
Bloomsburg, PA 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

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(more fully described as attached)

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Berwick, PA 18603

Stephanie D. Kelchner
130 East 6th Street
Berwick, PA 18603

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DATE: February 12, 2008

McCABE, WEISBERG, AND CONWAY, P.C.

BY: _____

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
FRANK DUBIN, ESQUIRE
ANDREW L. MARKOWITZ, ESQUIRE
KEVIN DISKIN, ESQUIRE

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

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ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

KEVIN DISKIN, ESQUIRE - ID # 86727

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

**Beneficial Consumer Discount Company d/b/a Beneficial
Mortgage Company of Pennsylvania
Plaintiff**

v.

**Ralph H. Kelchner, III and Stephanie D. Kelchner
Defendants**

Attorneys for Plaintiff

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

Number 2007-CV-1970

REC-ED-23

**TO: Sheriff of Columbia County
Courthouse, Main Street
P.O. Box 380
Bloomsburg, PA 17815**

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

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210-A Summerhill Avenue, Berwick, PA 18603
(more fully described as attached)

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130 East 6th Street
Berwick, PA 18603

Stephanie D. Kelchner
130 East 6th Street
Berwick, PA 18603

WAIVER OF WATCHMAN

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DATE: February 12, 2008

McCABE, WEISBERG, AND CONWAY, P.C.

BY: _____

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

FRANK DUBIN, ESQUIRE

ANDREW L. MARKOWITZ, ESQUIRE

KEVIN DISKIN, ESQUIRE

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

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ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

KEVIN DISKIN, ESQUIRE - ID # 86727

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Attorneys for Plaintiff

**Beneficial Consumer Discount Company d/b/a Beneficial
Mortgage Company of Pennsylvania
Plaintiff**

v.

**Ralph H. Kelchner, III and Stephanie D. Kelchner
Defendants**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

Number 2007-CV-1970

2008-ED-23

**TO: Sheriff of Columbia County
Courthouse, Main Street
P.O. Box 380
Bloomsburg, PA 17815**

SIR OR MADAM:

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INSTRUCTIONS

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130 East 6th Street
Berwick, PA 18603

Stephanie D. Kelchner
130 East 6th Street
Berwick, PA 18603

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DATE: February 12, 2008

McCABE, WEISBERG, AND CONWAY, P.C.

BY: _____

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

FRANK DUBIN, ESQUIRE

ANDREW L. MARKOWITZ, ESQUIRE

KEVIN DISKIN, ESQUIRE

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

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ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

KEVIN DISKIN, ESQUIRE - ID # 86727

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

**Beneficial Consumer Discount Company d/b/a Beneficial
Mortgage Company of Pennsylvania
Plaintiff**

v.

**Ralph H. Kelchner, III and Stephanie D. Kelchner
Defendants**

Attorneys for Plaintiff

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

Number 2007-CV-1970

207-ED-23

**TO: Sheriff of Columbia County
Courthouse, Main Street
P.O. Box 380
Bloomsburg, PA 17815**

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Berwick, PA 18603**

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130 East 6th Street
Berwick, PA 18603**

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DATE: February 12, 2008

McCABE, WEISBERG, AND CONWAY, P.C.

BY: _____

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

FRANK DUBIN, ESQUIRE

ANDREW L. MARKOWITZ, ESQUIRE

KEVIN DISKIN, ESQUIRE

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

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MARGARET GAIRO, ESQUIRE - ID # 34419

FRANK DUBIN, ESQUIRE - ID # 19280

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

KEVIN DISKIN, ESQUIRE - ID # 86727

Attorneys for Plaintiff

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

**Beneficial Consumer Discount Company d/b/a Beneficial
Mortgage Company of Pennsylvania
Plaintiff**

v.

**Ralph H. Kelchner, III and Stephanie D. Kelchner
Defendants**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

Number 2007-CV-1970

2007-CV-1970-23

**TO: Sheriff of Columbia County
Courthouse, Main Street
P.O. Box 380
Bloomsburg, PA 17815**

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

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130 East 6th Street
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DATE: February 12, 2008

McCABE, WEISBERG, AND CONWAY, P.C.

BY: _____

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

FRANK DUBIN, ESQUIRE

ANDREW L. MARKOWITZ, ESQUIRE

KEVIN DISKIN, ESQUIRE

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAIRO
LISA L. WALLACE†
BRENDA L. BROGDON*
FRANK DUBIN
ANDREW L. MARKOWITZ
GAYL C. SPIVAK*
KEVIN DISKIN*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI^^
JASON BROOKS^
DEBORAH K. CURRAN±
LAURA H.G. O'SULLIVAN±
STEPHANIE H. HURLEY**
ALISA LACHOW-TIURSTON^^^

* Licensed in PA & NJ
** Licensed in PA & NY
^ Licensed in NY
^^ Licensed in NJ
± Licensed in PA & WA
*** Licensed in PA, NJ & NY
† Licensed in NY & CT
* Licensed in MD & DC
** Licensed in MD
^^^ Licensed in VA
! Managing Attorney for NY
+ Managing Attorney for MD

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 600
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 401
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914)-636-8901
Also servicing Connecticut

SUITE 302
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-1196
FAX (301) 490-1568
Also servicing The District of Columbia
and Virginia

Of Counsel
PITNICK & MARGOLIN, LLP^ - NY
DEBORAH K. CURRAN^ - MD & DC
LAURA H.G. O'SULLIVAN^ - MD & DC
STEPHANIE H. HURLEY** - MD
ALISA LACHOW-TIURSTON^^^ - VA
JOSEPH F. RIGA* - PA & NJ

February 12, 2008

Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of PA
vs. Ralph H. Kelchner, III and Stephanie D. Kelchner
Columbia County, Number 2007-CV-1970
Premises: 210R Summerhill Avenue, Berwick, PA 18603

Dear Sir or Madam:

Enclosed please find 6 copies of Notice of Sheriff's Sale of Real Estate Pursuant to P.A.R.C.P. 3129 relative to the above matter. I would appreciate your serving the Notice upon the Defendants as follows:

Ralph H. Kelchner, III
130 East 6th Street
Berwick, PA 18603

Stephanie D. Kelchner
130 East 6th Street
Berkwick, PA 18603

Kindly advise our office, at your earliest convenience, when a date has been assigned for Sheriff's Sale. Also, after service has been completed, kindly forward to our office, in the enclosed, self-addressed, stamped envelope, an affidavit indicating same.

Your assistance is most appreciated.

ALM/sma
Enclosures

Very truly yours,

Andrew L. Markowitz, Esquire
McCabe, Weisberg and Conway, P.C.

*This is a communication from a debt collector.
This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.*

CIVIL ACTION LAW

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Company of Pennsylvania

v.

Ralph H. Kelchner, III and Stephanie D. Kelchner

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2007-CV-1970

2007-ED-23

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Ralph H. Kelchner, III
130 East 6th Street
Berwick, PA 18603

Stephanie D. Kelchner
130 East 6th Street
Berwick, PA 18603

Your house (real estate) at 210-A Summerhill Avenue, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on _____ at _____ a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$84,219.07 obtained by Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania against you.

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 canceled if you pay to Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
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 the following notice 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 McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
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 a 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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760**

ASSOCIATION DE LICENCIADOS

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760**

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, Columbia County and State of Pennsylvania, on which is erected a large frame dwelling, bounded and described as follows, to wit:

BEGINNING at a corner on an alley in the rear of Lot No. 3, east from Summerhill Avenue at corner of Lot No. 4; thence along said alley in a southerly direction Forty-nine and One-half (49 1/2) feet to a corner in line of Lot No. 2; thence along said lot in an westerly direction Sixty-nine (69) feet to corner of other land now or late of Frank C. Sitler and Emma Sitler, his wife; thence in a northerly direction along other lands now or late of the said Sitler and parallel with Summerhill Avenue a distance of Forty-nine and One-half (49 1/2) feet to a corner in line of Lot No. 4; thence along line of Lot No. 4 in an easterly direction a distance of Sixty-nine (69) feet to the alley the place of BEGINNING.

HAVING THEREON ERECTED dwelling house known as 210-A Summerhill Avenue, Berwick, PA 18603.

BEING TAX PARCEL NO. 04A-02-139.

BEING THE SAME PREMISES which Florence Nuss, Widow, by Deed dated May 7, 1991 and recorded May 9, 1991 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 473, Page 457, granted and conveyed unto Ralph H. Kelchner, III and Stephanie D. Kelchner, his wife.

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIR, ESQUIRE - ID # 34419

FRANK DUBIN, ESQUIRE - ID # 19280

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

KEVIN DISKIN, ESQUIRE - ID # 86727

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Company of Pennsylvania
Plaintiff

v.

Ralph H. Kelchner, III and Stephanie D.
Kelchner

Defendants

Attorneys for Plaintiff

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

Number 2007-CV-1970

207-ED-23

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 210R Summerhill Avenue, Berwick, PA 18603, a copy of the description of said property is attached hereto and marked Exhibit "A".

1. Name and address of Owners or Reputed Owners:

Name

Address

Ralph H. Kelchner, III

130 East 6th Street
Berwick, PA 18603

Stephanie D. Kelchner

130 East 6th Street
Berwick, PA 18603

2. Name and address of Defendants in the judgment:

Name	Address
Ralph H. Kelchner, III	130 East 6th Street Berwick, PA 18603
Stephanie D. Kelchner	130 East 6th Street Berwick, PA 18603

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

Name	Address
None other.	

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

Name	Address
None other.	

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

Name	Address
None.	

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

Name	Address
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:

Name	Address
Tenants	210R Summerhill Avenue, Berwick, PA 18603

Commonwealth of PA Department of Public Welfare	P.O. Box 2675 Harrisburg, PA 17105
Commonwealth of Pennsylvania Inheritance Tax Office	1400 Spring Garden Street Philadelphia, PA 19130
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
Domestic Relations Columbia County	700 Sawmill Road Bloomsburg, PA 17815
Internal Revenue Service Technical Support Group	William Green Federal Bldg. Room 3259, 600 Arch Street Philadelphia, PA 19106
United States of America c/o U.S. Attorney for the Middle District of PA	235 North Washington Street Scranton, PA 18503
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales

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.

DATE: February 12, 2008

McCABE, WEISBERG, AND CONWAY, P.C.

BY: _____
Attorneys for Plaintiff
TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
FRANK DUBIN, ESQUIRE
ANDREW L. MARKOWITZ, ESQUIRE
KEVIN DISKIN, ESQUIRE

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
FRANK DUBIN, ESQUIRE - ID # 19280
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
KEVIN DISKIN, ESQUIRE - ID # 86727

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Company of Pennsylvania
Plaintiff

v.

Ralph H. Kelchner, III and Stephanie D. Kelchner
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2007-CV-1970

NOTED 23

CERTIFICATION

Andrew L. Markowitz, Esquire hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the property is not subject to the provisions of Act 91 because it is:

- ☐ () An FHA insured mortgage
- ☐ () Non-owner occupied
- ☐ () Vacant
- ☒ (X) 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.

McCABE, WEISBERG, AND CONWAY, P.C.

BY: 

Attorneys for Plaintiff

ANDREW L. MARKOWITZ, ESQUIRE

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
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Attorneys for Plaintiff

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Beneficial Mortgage Company of Pennsylvania
Plaintiff

v.

Ralph H. Kelchner, III and Stephanie D. Kelchner
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2007-CV-1970

2007-ED-23

CERTIFICATION

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- ☐ () Non-owner occupied
- ☐ () Vacant
- ☒ (X) Act 91 procedures have been fulfilled.

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McCABE, WEISBERG, AND CONWAY, P.C.

BY:

Attorneys for Plaintiff

ANDREW L. MARKOWITZ, ESQUIRE

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Plaintiff

v.

Ralph H. Kelchner, III and Stephanie D.
Kelchner

Defendants

Attorneys for Plaintiff

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

Number 2007-CV-1970

2007-ED-23

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 210R Summerhill Avenue, Berwick, PA 18603, a copy of the description of said property is attached hereto and marked Exhibit "A".

1. Name and address of Owners or Reputed Owners:

Name

Address

Ralph H. Kelchner, III

130 East 6th Street
Berwick, PA 18603

Stephanie D. Kelchner

130 East 6th Street
Berwick, PA 18603

2. Name and address of Defendants in the judgment:

Name	Address
Ralph H. Kelchner, III	130 East 6th Street Berwick, PA 18603
Stephanie D. Kelchner	130 East 6th Street Berwick, PA 18603

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

Name	Address
None other.	

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

Name	Address
None other.	

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

Name	Address
None.	

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

Name	Address
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:

Name	Address
Tenants	210R Summerhill Avenue, Berwick, PA 18603

Commonwealth of PA Department of Public Welfare	P.O. Box 2675 Harrisburg, PA 17105
Commonwealth of Pennsylvania Inheritance Tax Office	1400 Spring Garden Street Philadelphia, PA 19130
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
Domestic Relations Columbia County	700 Sawmill Road Bloomsburg, PA 17815
Internal Revenue Service Technical Support Group	William Green Federal Bldg. Room 3259, 600 Arch Street Philadelphia, PA 19106
United States of America c/o U.S. Attorney for the Middle District of PA	235 North Washington Street Scranton, PA 18503
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales

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.

DATE: February 12, 2008

McCABE, WEISBERG, AND CONWAY, P.C.

BY: _____
Attorneys for Plaintiff
TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIR, ESQUIRE
FRANK DUBIN, ESQUIRE
ANDREW L. MARKOWITZ, ESQUIRE
KEVIN DISKIN, ESQUIRE

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, Columbia County and State of Pennsylvania, on which is erected a large frame dwelling, bounded and described as follows, to wit:

BEGINNING at a corner on an alley in the rear of Lot No. 3, east from Summerhill Avenue at corner of Lot No. 4; thence along said alley in a southerly direction Forty-nine and One-half (49 1/2) feet to a corner in line of Lot No. 2; thence along said lot in an westerly direction Sixty-nine (69) feet to corner of other land now or late of Frank C. Sitler and Emma Sitler, his wife; thence in a northerly direction along other lands now or late of the said Sitler and parallel with Summerhill Avenue a distance of Forty-nine and One-half (49 1/2) feet to a corner in line of Lot No. 4; thence along line of Lot No. 4 in an easterly direction a distance of Sixty-nine (69) feet to the alley the place of BEGINNING.

HAVING THEREON ERECTED dwelling house known as 210-A Summerhill Avenue, Berwick, PA 18603.

BEING TAX PARCEL NO. 04A-02-139.

BEING THE SAME PREMISES which Florence Nuss, Widow, by Deed dated May 7, 1991 and recorded May 9, 1991 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 473, Page 457, granted and conveyed unto Ralph H. Kelchner, III and Stephanie D. Kelchner, his wife.

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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

MCCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109

WACHOVIA

3-50/310

NUMBER

12661

PAY: Two Thousand ***** 00/100

DATE

Jan 28/2008 \$2,000.00

AMOUNT

TO THE Sheriff of Columbia County
ORDER
OF

Listing for Sheriff's Sale

ATTORNEY'S ACCOUNT
VOID AFTER 90 DAYS

Thomas Mc Cito

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

012661 031000503 2000012430048

SECURE
MICROPRINTING