

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



ONEWEST BANK, FSB
vs.
RALPH KELCHNER (et al.)

Case Number
2012CV717

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
12/03/2012	Advance Fee	Advance Fee	40181	\$0.00	\$1,500.00
12/03/2012	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/03/2012	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/03/2012	Crying Sale			\$10.00	\$0.00
12/03/2012	Docketing			\$15.00	\$0.00
12/03/2012	Levy			\$15.00	\$0.00
12/03/2012	Mailing Costs			\$30.00	\$0.00
12/03/2012	Posting Handbill			\$15.00	\$0.00
12/03/2012	Press Enterprise Inc.			\$1,721.22	\$0.00
12/03/2012	Sheriff Automation Fund			\$50.00	\$0.00
12/03/2012	Web Posting			\$100.00	\$0.00
01/16/2013	Service			\$165.00	\$0.00
01/16/2013	Service Mileage			\$24.00	\$0.00
01/16/2013	Copies			\$5.50	\$0.00
01/16/2013	Notary Fee			\$15.00	\$0.00
01/16/2013	Surcharge			\$120.00	\$0.00
01/30/2013	Tax Claim Search			\$5.00	\$0.00
03/06/2013	Recorder, Lien Search			\$250.00	\$0.00
				\$2,573.22	\$1,500.00

TOTAL BALANCE: \$(1,073.22)

Due ↗

Amended 3-19-13

46584

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT

111 WOODCREST ROAD

CHERRY HILL, NJ 08003



3-7568/2360

NUMBER
46584

AMOUNT
*****1,073.22

DATE

March 25, 2013

One Thousand Seventy-Three and 22/100

PAY
TO THE
ORDER
OF

Columbia County Sheriff
Courthouse
P.O. Box 380
Bloomensburg, PA 17815

VOID AFTER 90 DAYS

[Signature]

Diane Guljan

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

⑈046584⑈ ⑆236075689⑆ 9500077186⑈

RECEIVED
OFFICE
TAXPAYER

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



ONEWEST BANK, FSB
vs.
RALPH KELCHNER (et al.)

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2012CV717

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12/03/2012	Mailing Costs			\$30.00	\$0.00
12/03/2012	Posting Handbill			\$15.00	\$0.00
12/03/2012	Press Enterprise Inc.			\$1,721.22	\$0.00
12/03/2012	Sheriff Automation Fund			\$50.00	\$0.00
12/03/2012	Web Posting			\$100.00	\$0.00
01/16/2013	Service			\$165.00	\$0.00
01/16/2013	Service Mileage			\$24.00	\$0.00
01/16/2013	Copies			\$5.50	\$0.00
01/16/2013	Notary Fee			\$15.00	\$0.00
01/16/2013	Surcharge			\$120.00	\$0.00
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TOTAL BALANCE:	\$(1,073.22)
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
ONEWEST BANK, FSB

vs.

Defendant
RALPH KELCHNER
DORIS KELCHNER

Attorney for the Plaintiff:
UDREN LAW OFFICES, PC
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

Sheriff's Sale Date: Wednesday, March 6, 2013

Writ of Execution No. : 2012CV717

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 38 LAKE ROAD, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,721.22
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Surcharge	\$120.00
Tax Claim Search	\$5.00
Total Sheriff Costs	\$2,493.22

Distribution Costs

Recording Fees	\$56.00
Total Distribution Costs	\$56.00
Grand Total:	\$2,549.22

7250.00

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

OneWest Bank, FSB

Plaintiff

v.

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right, Title or Interest From or Under Doris
Kelchner, Deceased

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right, Title or Interest From or Under Ralph
H. Kelchner a/k/a Ralph H. Kelchner, Jr.,
Deceased

Doris Kelchner, Deceased

Ralph H. Kelchner a/k/a Ralph H. Kelchner,
Jr., Deceased

Defendant

NO. 2012-CV-717

CLERK OF COURTS OFFICE
JULIA A. JAMES, PA

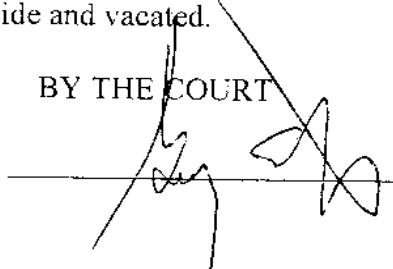
2013 MAR 19 A 9:00

FILED
PROTHONOTARY

ORDER

AND NOW, to wit, this 18th day of March, 2013, upon
consideration of Plaintiff's Motion to Set Aside Sheriff's Sale, and the response thereto, if any, it
is hereby **ORDERED** and **DECREED** that the Sheriff's Sale of Property located at 38 Lake
Road, Berwick, PA 18603, held on March 6, 2013, is set aside and vacated.

BY THE COURT


J.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

OneWest Bank, FSB

Plaintiff

v.

NO. 2012-CV-717

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right, Title or Interest From or Under Doris
Kelchner, Deceased

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right, Title or Interest From or Under Ralph
H. Kelchner a/k/a Ralph H. Kelchner, Jr.,
Deceased

Doris Kelchner, Deceased

Ralph H. Kelchner a/k/a Ralph H. Kelchner,
Jr., Deceased

Defendant

ORDER

AND NOW, to wit, this day of , 2013, upon
consideration of Plaintiff's Motion to Set Aside Sheriff's Sale, and the response thereto, if any, it
is hereby **ORDERED** and **DECREED** that the Sheriff's Sale of Property located at 38 Lake
Road, Berwick, PA 18603, held on March 6, 2013, is set aside and vacated.

BY THE COURT

J.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

OneWest Bank, FSB

Plaintiff

v.

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right, Title or Interest From or Under Doris
Kelchner, Deceased

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right, Title or Interest From or Under Ralph
H. Kelchner a/k/a Ralph H. Kelchner, Jr.,
Deceased

Doris Kelchner, Deceased

Ralph H. Kelchner a/k/a Ralph H. Kelchner,
Jr., Deceased

Defendant

NO. 2012-CV-717

RULE TO SHOW CAUSE

NOW THIS _____ day of March 2013, upon review and consideration of the
Plaintiff's Motion to Set Aside Sheriff Sale, it
IS HEREBY ORDERED as follows:

1. A rule is issued upon **Defendants Doris Kelchner, Deceased and Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr., Deceased and Purchaser Federal National Mortgage Association c/o OneWest Bank, FSB** to show cause why the petitioner is not entitled to the relief requested.
2. **Defendants Doris Kelchner, Deceased and Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr., Deceased and Purchaser OneWest Bank, FSB** shall file a verified Answer to the Petition within twenty (20) days of receipt of service of this Order.
3. The petition shall be decided under Pa.R.C.P. No. 206.7.

4. Depositions shall be completed within _____ days of the receipt of service upon petitioner of the Answer to the Petition;
5. Hearing and/or argument shall be held on _____,
_____, 2013, at _____ o'clock ____ m in Courtroom No. _____
of the Columbia County Court House, Uniontown, Pennsylvania.
6. If Items 4 and 5 above are left blank, depositions and or argument or hearing will be considered upon the request of any party; and
7. *Notice of the entry of this Order shall be provided to all parties by the petitioner.*
8. In the case of Preliminary Objections (Local Rule 1028(a)), Motions for Judgment on the Pleadings (Local Rule 1034(a)) and Motions for Summary Judgment (Local Rule 1035(a)), parties shall follow the procedures for disposition set forth in those rules.

By the Court,

J.

UDREN LAW OFFICES, P.C.
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right, Title or Interest From or Under Doris
Kelchner, Deceased

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right, Title or Interest From or Under Ralph
H. Kelchner a/k/a Ralph H. Kelchner, Jr.,
Deceased

Doris Kelchner, Deceased

Ralph H. Kelchner a/k/a Ralph H. Kelchner,
Jr., Deceased

Defendants

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2012-CV-717

PETITION TO SET ASIDE SHERIFF'S SALE - Pa.R.C.P. 3132

Plaintiff, OneWest Bank, FSB, by its Attorney, Harry B. Reese, Esquire, respectfully requests that this Honorable Court set aside the Sheriff's Sale held on March 06, 2013, and in support thereof says as follows:

1. On March 6, 2013, the real property located at 38 Lake Road, Berwick, PA 18603 ("Property") was sold at Sheriff's Sale ("Sheriff's Sale") to enforce Plaintiff's judgment in mortgage foreclosure against the Defendant in the above matter, which judgment was entered on December 3, 2012, in the amount of \$115,822.76.

2. Plaintiff, OneWest Bank, FSB, was the successful bidder at the Sheriff's Sale, and assigned its bid to Federal National Mortgage Association.

3. Subsequent to the Sale, Plaintiff was approached by the deceased mortgagors' daughter in an effort to determine whether she may assume the loan and/or participate in loss mitigation programs offered by Plaintiff

4. Plaintiff now seeks to have the March 6, 2013 sale set aside and vacated to allow the parties to attempt to settle this matter to allow the deceased mortgagors' daughter to retain the property.

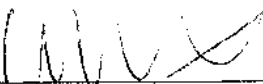
5. No party will be harmed by this Honorable Court's granting the relief requested.

6. This Petition is timely filed pursuant to Pa.R.C.P. 3132 as the Sheriff's Deed has not been delivered or recorded.

WHEREFORE, Plaintiff respectfully requests that this Honorable Court set aside the Sheriff's Sale of the subject Property held on March 6, 2013.

Respectfully submitted

UDREN LAW OFFICES, P.C.

By: 

Harry B. Reesc, Esquire
Pa. ID 310501
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right, Title or Interest From or Under Doris
Kelchner, Deceased

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Persons, Firms or Associations Claiming
Right, Title or Interest From or Under Ralph
H. Kelchner a/k/a Ralph H. Kelchner, Jr.,
Deceased

Doris Kelchner, Deceased

Ralph H. Kelchner a/k/a Ralph H. Kelchner,
Jr., Deceased

Defendants

**COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County**

NO. 2012-CV-717

PLAINTIFF'S MEMORANDUM OF LAW

Plaintiff respectfully submits the instant Memorandum of Law in Support of its Petition
to Set Aside Sale:

I. FACTS

On March 6, 2013, the real property located at 38 Lake Road, Berwick, PA
18603 ("Property") was sold at Sheriff's Sale ("Sheriff's Sale") to enforce Plaintiff's judgment in
mortgage foreclosure against the Defendant in the above matter, which judgment was entered on
December 03, 2012, in the amount of \$115,822.76. Plaintiff, OneWest Bank, FSB, was the
successful bidder at the Sheriff's Sale, and assigned its bid to Federal National Mortgage

Association. Subsequent to the Sale, Plaintiff was approached by the deceased mortgagors' daughter in an effort to determine whether she may assume the loan and/or participate in loss mitigation programs offered by Plaintiff.

II. QUESTION PRESENTED

Where a party timely filed a Petition to Set Aside Sale with good cause, should same be granted?

Suggested Answer: Yes.

III. ARGUMENT

In the context of the enforcement of judgments such as the judgment entered in the instant mortgage foreclosure action, the court has the discretion to set aside the sale of real property or enter any other order which may be just and proper under the circumstances. "Upon Petition of any party in interest before delivery of the personal property or sheriff's deed to real estate, the court may, upon proper cause shown, set aside the sale and order a resale or enter any other order which may be just and proper under the circumstances. Pa.R.C.P. 3132, "Setting Aside Sale."

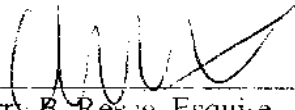
Here, Plaintiff's Petition is timely filed as the Sheriff's Deed has not been delivered or recorded. Plaintiff has good cause in seeking to have the sale set aside because Plaintiff seeks to determine whether settlement can be reached with the deceased mortgagors' daughter so that she may retain the property. No party will be harmed by entry of the Order Plaintiff seeks to have entered.

IV. CONCLUSION

WHEREFORE, Plaintiff respectfully requests that this Honorable Court set aside the Sheriff's Sale of the subject Property held on March 6, 2013.

Respectfully submitted,

UDEN LAW OFFICES, P.C.

By: 
Harry E. Reese, Esquire
Pa. ID 510501
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right, Title or Interest From or Under Doris
Kelchner, Deceased

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Persons, Firms or Associations Claiming
Right, Title or Interest From or Under Ralph
H. Kelchner a/k/a Ralph H. Kelchner, Jr.,
Deceased

Doris Kelchner, Deceased

Ralph H. Kelchner a/k/a Ralph H. Kelchner,
Jr., Deceased

Defendants

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2012-CV-717

CERTIFICATE OF SERVICE

I hereby certify that I have served true and correct copies of the Plaintiff's Motion To Set
Aside Sheriff's Sale and Memorandum of Law in Support upon the following person(s) named
herein at their last known address or their attorney of record by USPS First Class Mail.

Date Served: March 15, 2013

TO: Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations
Claiming Right, Title or Interest From
or Under Doris Kelchner, Deceased
38 Lake Road
Berwick, PA 18603

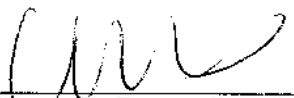
Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations
Claiming Right, Title or Interest From
or Under Ralph H. Kelchner a/k/a
Ralph H. Kelchner, Jr., Deceased
38 Lake Road
Berwick, PA 18603

Doris Kelchner, Deceased
38 Lake Road
Berwick, PA 18603

Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr., Deceased
c/o Cheryle Sitler, Personal Representative of the Estate of Ralph H. Kelchner a/k/a
Ralph H. Kelchner, Jr., Deceased
c/o Edward L. Redding, Esquire
548 North New Street
Bethlehem, PA 18016

Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

UDREN LAW OFFICES, PC

By: 
Harry B. Reese, Esquire
Pa ID: 310501
Attorney for Plaintiff

*RECORD OWNER AND
LIEN CERTIFICATE*

First American Title Insurance Company

Harding & Hill, LLP

Elwood R. Harding, Jr., Agent

No. 2013 – 003

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN
CERTIFICATE NO. 2013 – 003

Subject to the encumbrance and claims as follows:

TAXES: Account No 07-01-068-01 Assessment

Lienable Water and Sewer Rents and/or charges by Municipalities – None

Mechanics and Municipal Claims – None

Mortgages: 1) Ralph H. Kelchner, Jr., and Doris Kelchner to MERS (INDYMAC BANK)
Dated 12-17-2007
Instr. # 200712675
Assigned to OneWest Bank

Complaint in Mortgage Foreclosure filed on 5-14-2012, to # 717 MF- 2012
Both Mortgagors are deceased. Service made by publication and posting of property as per court order dated 8/3/2012
Judgment in Mortgage Foreclosure filed 12/3/2012
Writ of Execution # 169 ED- 2012 filed 12/3/2012 served by publication and posting

Judgments – None

Bankruptcies: None of record in Columbia County

Exceptions: 1) Estate was raised in Columbia County for Ralph H. Kelchner, Jr. - Administrator and heirs could have been ascertained.
2) Parcel No. 2 is ruled "Not for Development"

NOTE: The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

FIRST AMERICAN TITLE INSURANCE COMPANY
Record Owner and Lien Certificate

Order No. 2013- 003 Effective Date: March 6, 2013

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as a abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

.....
Legal Description –

ALL those certain pieces or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at an iron pin on the East side of Legislative Route No. 19043 leading from Evansville to Route No. 93 and on the line of land of Ray Huntingdon; thence along line of Ray Huntingdon South 79 degrees 35 minutes 28 seconds East, a distance of 241.27 feet to an iron pin; thence South 32 degrees 50 minutes 00 seconds West 99.33 feet to an iron pin in lien of other lands of prior grantors; thence along other land of prior grantors, North 79 degrees 35 minutes 28 seconds West, a distance of 242.86 feet to an iron pin on the East side of the aforementioned highway; thence along said highway, North 33 degrees 40 minutes 41 seconds East, a distance of 100 feet to the place of beginning. This description is in accordance with a survey prepared by Orangeville Surveying Consultants, dated July, 1972.

PARCEL NO. 2:

BEGINNING at a concrete nail in the center of Legislative Route 19043 and in line of other lands of Grantees; thence along the said land of the Grantees, South 80 degrees 11 minutes 26 seconds East, a distance of 233.38 feet to a steel pin; thence South 31 degrees 49 minutes 33 seconds West, a distance of 140.00 feet to a steel pin located at a corner of land of prior grantors; thence along said lands of prior Grantors, North 61 degrees 46 minutes 26 seconds West, a distance of 212.64 feet to a concrete nail in the center of the said Legislative Route; thence continuing in the center thereof, North 28 degrees 13 minutes 34 seconds East, a distance of 66.00 feet to a concrete nail, being the place of beginning.
Containing .509 acres of land in all. This description was prepared from survey draft of Charles D. Webb, R.S. dated May 31, 1983.

THIS Subdivision for Parcel #2 was approved "Not for Development" by the Columbia County Planning Commission on July 25, 1983. Parcel #2 may not be developed by the Grantees, their heirs, successors and assigns without first obtaining the written approval of the Columbia County Planning Commission pursuant to its review of a properly submitted application in conformance with the Columbia County Subdivision and Land Development Ordinance.

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM RALPH H. KELCHNER, JR. AND DORIS KELCHNER, HUSBAND AND WIFE RECORDED 7/29/05 IN COLUMBIA COUNTY AS INSTRUMENT NO. 200507976.

Tax Id: 07-01-068-01

BEING KNOWN AS 38 Lake Road Berwick, PA 18603

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE
TIMOHTY T. CHAMBERLAIN, SHERIFF**

Fax

To: John Flick, Esq.

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: March 6, 2013

Re: Kelchner—revised cost sheet

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

One West Bank vs Ralph + Davis Kelchner

NO. 169-12 ED NO. 717-2012 JD

DATE/TIME OF SALE: 11/20/12 6:00

BID PRICE (INCLUDES COST) \$ 40,000.00 (2549.22)

POUNDAGE - 2% OF BID \$ 800.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3599.22

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 3599.22

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2099.22

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

One West Bank VS 129/ph + Doors Recliner

NO. 167-12 ED NO. 717-2012 JD

DATE/TIME OF SALE: March 6, 13 0100

BID PRICE (INCLUDES COST) \$ 40,000.00 (2549.22)

POUNDAGE - 2% OF BID \$ 50.98

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2850.20

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2850.20

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1350.20

387-1477

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

pleadings@udren.com

OneWest Bank, FSB

Plaintiff

v.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER
DORIS KELCHNER, DECEASED, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER RALPH H. KELCHNER
A/K/A RALPH H. KELCHNER, JR., DECEASED, DORIS
KELCHNER, DECEASED, RALPH H. KELCHNER A/K/A
RALPH H. KELCHNER, JR., DECEASED,**

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-717

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P.RULE 3129.1

Plaintiff, by its/his/her Attorney hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: 2/27/13

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff

Katherine E. Knowlton, Esq
PA ID 311713

MJU#: 11091072 CASE#: 11091072-1

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM
OR UNDER DORIS KELCHNER, DECEASED;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM
OR UNDER RALPH H. KELCHNER A/K/A RALPH
H. KELCHNER, JR., DECEASED; DORIS
KELCHNER, DECEASED; RALPH H. KELCHNER
A/K/A RALPH H. KELCHNER, JR., DECEASED;

Defendant(s)

MORTGAGE FORECLOSURE

NO. 2012-CV-717

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**OWNER(S): UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR
UNDER DORIS KELCHNER, DECEASED; UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER RALPH H. KELCHNER A/K/A RALPH H.
KELCHNER, JR., DECEASED; DORIS KELCHNER, DECEASED; RALPH H.
KELCHNER A/K/A RALPH H. KELCHNER, JR., DECEASED;**

PROPERTY: 38 Lake Road, Berwick, PA 18603

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale** on **February 6, 2013 at 09:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

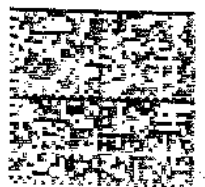
The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

MJU#: 11091072 CASE#: 11091072-1

EXHIBIT A

Line	Article Number	Name and Address of Sender	Check appropriate block for Registered Mail:				Handling Charge	Act. Value (If Regis.)	Insured Value	Postmark and Date of Receipt				Remarks
			<input type="checkbox"/> Registered	<input type="checkbox"/> Insured	<input type="checkbox"/> COD	<input type="checkbox"/> Certified				Due	R.R.	S.D.	S.H.	
			<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Int'l Recorded Del.	<input type="checkbox"/> Express Mail					Sender	Fee	Fee	Fee	
1		Audra Gragilla UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
2		OneWest Bank, FSB 888 East Walnut Street Pasadena, CA 91101 Columbia County Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815 Commonwealth of PA, Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230 Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815 Tenants/Occupants 38 Lake Road Berwick, PA 18603	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
3														
4														
5														
6														
7														
8														
9														
10														
11														
12														
13														
Total number of Pieces Listed by Sender			5				5							

916-28819216
\$02.200
12/20/2012
US POSTAGE
Mailbox 08003



1000 20 000

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 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual P900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only on third and fourth class parcels.

Postmaster, Per (Name of Receiving Employee)

Total Number of Pieces Received at Post Office

5

PS Form 3877, February 1994
 Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Doris Kelchner, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr., Deceased, Ralph H. Kelchner, Deceased - MJU# 11091072-1 (Columbia County)
 Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr., Deceased - MJU# 11091072-1 (Columbia County) 2/6/13

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

OneWest Bank, FSB

Plaintiff

v.

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right Title or Interest From or Under Doris
Kelchner, Deceased

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right Title or Interest From or Under Ralph H
Kelchner a/k/a Ralph H. Kelchner, Jr.,
Deceased

Doris Kelchner, Deceased

Ralph H. Kelchner a/k/a Ralph H. Kelchner,
Jr., Deceased

Defendant(s)

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2012 AUG -6 P 2:25

FILED
PROTHONOTARY

NO. 2012-CV-717

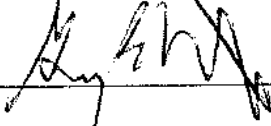
ORDER

AND NOW, this 3rd Day of August, 2012, upon consideration of Plaintiff's Motion For Service Pursuant To Special Order Of Court. and any response thereto, it is hereby ORDERED AND DECREED that Service of the Complaint In Mortgage Foreclosure on Doris Kelchner, Deceased; Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr., Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right Title or Interest From or Under Doris Kelchner, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right Title or Interest From or Under Ralph H Kelchner a/k/a Ralph H. Kelchner, Jr., Deceased: shall be complete when Plaintiff or its counsel or agent has published in accordance with Pa.R.C.P. 430(b)(1) a Notice of the action once in the local legal publication and once in a newspaper of general circulation within the County; and, pursuant to Pa.R.C.P. 430, service of all subsequent pleadings, including, *inter alia*, the Notice of Sheriff's

EXHIBIT A

Sale that requires personal service, shall be complete when the Sheriff, competent adult, constable, or other appropriate party has posted only, a copy of said subsequent pleadings and/or Notice on the most public part of the property located at: 38 Lake Road, Berwick, PA 18603, which is the subject matter of this action in mortgage foreclosure.

BY THE COURT:


J.

MJU#11091072-2 (Kelchner)

EXHIBIT A

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



ONEWEST BANK, FSB
vs.
RALPH KELCHNER (et al.)

Case Number
2012CV717

SHERIFF'S RETURN OF SERVICE

12/05/2012 11:00 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT. TO WIT: DORIS KELCHNER, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 38 LAKE ROAD, BERWICK, PA 18603 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.


PAUL D'ANGELO, DEPUTY

SO ANSWERS.


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 02, 2013

NOTARY

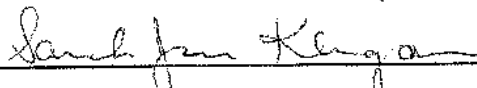
Affirmed and subscribed to before me this

2ND day of JANUARY 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

(Notary Public Seal - Renewed 10/4/16)

EXHIBIT B

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



ONEWEST BANK, FSB
vs.
RALPH KELCHNER (et al.)

Case Number
2012CV717

SHERIFF'S RETURN OF SERVICE

12/05/2012 11:00 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: RALPH KELCHNER, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 38 LAKE ROAD, BERWICK, PA 18603 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

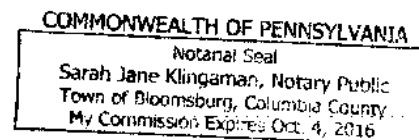
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 02, 2013

NOTARY

Affirmed and subscribed to before me this

2ND day of JANUARY, 2013



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, PA 19003

(c) County Suite Sheriff Foreclosures, Inc.

SHERIFF - OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



ONEWEST BANK, FSB
vs.
RALPH KELCHNER (et al.)

Case Number
2012CV717

SHERIFF'S RETURN OF SERVICE

01/04/2013 03:05 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 38 LAKE ROAD, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 04, 2013

NOTARY

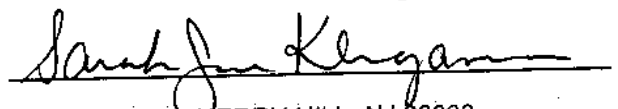
Affirmed and subscribed to before me this

4TH day of JANUARY, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, SHERRY HILL, NJ 08003

(c) County/State Sheriff, Teleosoft, Inc.

EXHIBIT E

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
856 . 669 . 5400
FAX: 856 . 669 . 5399**

MARK J. UDREN, ESQUIRE
ADMITTED NJ, PA, FL
TINA MARIE RICH
Director of Operations

PLEASE RESPOND TO NEW JERSEY OFFICE

February 27, 2013

Prothonotary of Columbia County
Columbia County Courthouse
Courthouse P.O. Box 380
Bloomsburg, PA 17815

Re: **OneWest Bank, FSB**

vs.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR
UNDER DORIS KELCHNER, DECEASED; UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER RALPH H. KELCHNER
A/K/A RALPH H. KELCHNER, JR., DECEASED; DORIS KELCHNER,
DECEASED; RALPH H. KELCHNER A/K/A RALPH H. KELCHNER, JR.,
DECEASED; et al
Columbia County C.C.P. No. 2012-CV-717**

Dear Prothonotary:

In connection with the above file, enclosed please find Praeipe to File Proof of Service for filing.

Also enclosed is an extra copy of the Praeipe to be time stamped and returned in the enclosed self-addressed stamped envelope.

Thank you for your assistance with this matter.

Sincerely yours,



Audra Gragilla
Foreclosure Specialist
/adg

Enclosure

cc: Sheriff of Columbia County

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER DORIS KELCHNER,
DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER RALPH
H. KELCHNER A/K/A RALPH H.
KELCHNER, JR., DECEASED; DORIS
KELCHNER, DECEASED; RALPH H.
KELCHNER A/K/A RALPH H.
KELCHNER, JR., DECEASED; et al

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2012-CV-717

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to the captioned matter.

Date: 2/27/13

UDREN LAW OFFICES, P.C.

BY: 

Attorney for Plaintiff

Katherine E. Knowlton, Esq
PA ID 311713

EXHIBIT B

OneWest Bank, FSR, et. al., Plaintiff(s)
vs.
Doris Kelchner, Deceased, et. al., Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #: 121089-0001

AFFIDAVIT OF SERVICE -- Individual

UDREN LAW OFFICES
Ms Audra Gragilla
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003-3620

Service of Process on:

—Unknown Heirs, Successors, Assigns and All Persons,
Firms or Associations, Claiming Right, Title or Interest
From or Under Ralph H. Kelchner aka Ralph H. Kelchner,
Jr., Deceased by Posting
Court Case No. Columbia Co 2012-CV-717

State of: PENNA. ss.

County of: LUZERNE

Name of Server: GEORGE TELNOCK, undersigned, being duly sworn, deposes and says
that at the time of service, he was of legal age and was not a party to this action;

Date/Time of Service: that on the 15 day of JAN., 20 13, at 2:20 o'clock P.M.

Place of Service: at 38 Lake Road, in Berwick, PA 18603

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property w/ Order

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations, Claiming
Right, Title or Interest From or Under Ralph H. Kelchner aka Ralph H. Kelchner, Jr.,
Deceased by Posting

Person Served, and
Method of Service:

- ☐ By personally delivering them into the hands of the person to be served.
☐ By delivering them into the hands of _____, a person
of suitable age, who verified, or who upon questioning stated, that he/she resides with
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations, Claiming Right, Ti
at the place of service, and whose relationship to the person is: _____

Description of Person
Receiving Documents: The person receiving documents is described as follows:
Sex ____: Skin Color ____: Hair Color ____: Facial Hair ____
Approx. Age ____: Approx. Height ____: Approx. Weight ____

- ☐ To the best of my knowledge and belief, said person was not engaged in the US Military at
the time of service.

Signature of Server: Undersigned declares under penalty of perjury
that the foregoing is true and correct.

George Telnock
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this

15 day of Jan., 20 13
Ruth Telnock 3-28-2013
Notary Public (Commission Expires)

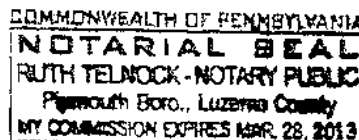


EXHIBIT 2

OneWest Bank, FSB, et. al., Plaintiff(s)
vs.
Doris Kelchner, Deceased, et. al., Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #: 121089-0001

AFFIDAVIT OF SERVICE -- Individual

UDREN LAW OFFICES
Ms Audra Graglia
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003-3620

Service of Process on:

--Unknown Heirs, Successors, Assigns and All Persons,
Firms or Associations, Claiming Right, Title or Interest
From or Under Doris Kelchner, Deceased by Posting
Court Case No. Columbia Co 2012-CV-717

State of: PENNA. ss.

County of: LUZERNE

Name of Server: GEORGE TELNOCK, undersigned, being duly sworn, deposes and says
that at the time of service, she was of legal age and was not a party to this action;

Date/Time of Service: that on the 15 day of JAN., 20 13, at 2:20 o'clock P.M.

Place of Service: at 38 Lake Road in Berwick, PA 18603

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property w/ Order

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations, Claiming
Right, Title or Interest From or Under Doris Kelchner, Deceased by Posting

Person Served, and
Method of Service:

- ☐ By personally delivering them into the hands of the person to be served.
- ☐ By delivering them into the hands of _____, a person
of suitable age, who verified, or who upon questioning stated, that he/she resides with
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations, Claiming Right, Ti
at the place of service, and whose relationship to the person is: _____

Description of Person
Receiving Documents: The person receiving documents is described as follows:
Sex ____; Skin Color ____; Hair Color ____; Facial Hair ____
Approx. Age ____; Approx. Height ____; Approx. Weight ____
☐ To the best of my knowledge and belief, said person was not engaged in the US Military at
the time of service.

Signature of Server: Undersigned declares under penalty of perjury
that the foregoing is true and correct.

Signature of Server

George Telnock
APS International, Ltd.

Subscribed and sworn to before me this

15 day of Jan., 20 13
Ruth Telnock 3-28-2013
Notary Public (Commission Expires)

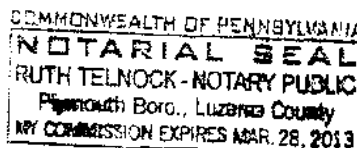


EXHIBIT B

Prepared by :
Edward L. Redding, Esquire
548 N. New Street
Bethlehem, PA 18018
610-868-0111
Attorney for Defendant

IN THE COURT OF COMMON PLEAS OF
COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA

ONEWEST BANK, FSB,
Plaintiff

CIVIL ACTION - LAW

No. 2012-CV-717

Vs.

DORIS KELCHNER, DECEASED, RALPH H. KELCHNER,
a/k/a RALPH H. KELCHNER, JR., DECEASED, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER DORIS KELCHNER, DECEASED,
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS
FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER RALPH H. KELCHNER, a/k/a
RALPH H. KELCHNER, JR., DECEASED,
Defendant(s)

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2013 FEB -5 P 1:25

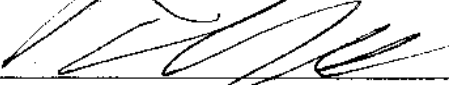
FILED
PROTHONOTARY

ORDER

AND NOW, on this 5th day of February, 2013, it is hereby ORDERED and
DECREED that the sheriff sale of real property located at 38 Lake Road, Berwick, PA
18603, is hereby postponed ~~sixty (60) days from the date of this Order.~~ u.t. /

March 6, 2013.
T.R.

BY THE COURT


J.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
856 . 669 . 5400
FAX: 856 . 669 . 5399

MARK J. UDREN, ESQUIRE
NJ MANAGING ATTORNEY

TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

January 31, 2013

Sent via fax #(570)389-5625

Columbia County Sheriff's Office
Attn: Real Estate

Re: OneWest Bank, FSB

vs.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR
UNDER DORIS KELCHNER, DECEASED**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR
UNDER RALPH H. KELCHNER A/K/A RALPH H. KELCHNER, JR.,
DECEASED**

DORIS KELCHNER, DECEASED

RALPH H. KELCHNER A/K/A RALPH H. KELCHNER, JR., DECEASED

Columbia County

Docket No.: 2012-CV-717

Premises: 38 Lake Road, Berwick, PA 18603

Sheriff's Sale No.: 2012-CV-717

To whom it may concern:

Please postpone the Sheriff Sale scheduled for **February 6, 2013** to **March 6, 2013**, on behalf of the Plaintiff.

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: **SalesandBid@udren.com**.

Sincerely,
Udren Law Offices, P.C.
Audra Gragilla
Foreclosure Specialist

MJU#: 11091072 CASE#: 11091072-

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
ONEWEST BANK, FSB

vs.

Defendant
RALPH KELCHNER
DORIS KELCHNER

Attorney for the Plaintiff:
UDREN LAW OFFICES, PC
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

Sheriff's Sale Date: Wednesday, February 6, 2013

Writ of Execution No. : 2012CV717

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 38 LAKE ROAD, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,721.22
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Surcharge	\$120.00
Tax Claim Search	\$5.00

Total Sheriff Costs **\$2,493.22**

Distribution Costs

Recording Fees	\$56.00
----------------	---------

Total Distribution Costs **\$56.00**

Grand Total: **\$2,549.22**

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

©2012 Columbia County Sheriff's Office, Inc.

SHERIFF'S SALE COST SHEET

VS.
NO. 169-12 ED NO. 717-12 JD DATE/TIME OF SALE _____

✓ DOCKET/RETURN	\$15.00	
✓ SERVICE PER DEF.	\$ <u>165.00</u>	
✓ LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
✓ ADVERTISING SALE BILLS & COPIES	\$17.50	
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00	
✓ MILEAGE	\$ <u>74.00</u>	
✓ POSTING HANDBILL	\$15.00	
✓ CRYING/ADJOURN SALE	\$10.00	
✓ SHERIFF'S DEED	\$35.00	
✓ TRANSFER TAX FORM	\$25.00	
✓ DISTRIBUTION FORM	\$25.00	
✓ COPIES	\$ <u>5.50</u>	
✓ NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>412.00</u>

✓ WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1721.22</u>	
✓ SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1946.22</u>

✓ PROTHONOTARY (NOTARY)	\$10.00	
✓ RECORDER OF DEEDS	\$ <u>56.00</u>	
TOTAL *****		\$ <u>66.00</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

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

TOTAL COSTS (OPENING BID) \$ 2549.22

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

Date: 12/19/2012

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 13408

KELCHNER RALPH H & DORIS JR
38 LAKE ROAD
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 20050 -7976
Location: 38 LAKE RD
Parcel Id: 07 -01 -068-01,000

Assessment: 27,685

Balances as of 12/19/2012

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF – TIM CHAMBERLAIN

By: _____ Per: _____

LSW

- DOES NOT INCLUDE 2012 TAX CERTIFICATION.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



ONEWEST BANK, FSB
vs.
RALPH KELCHNER (et al.)

Case Number
2012CV717

SHERIFF'S RETURN OF SERVICE

01/04/2013 03:05 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 38 LAKE ROAD, BERWICK, PA 18605.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 04, 2013


NOTARY

Affirmed and subscribed to before me this

4TH day of JANUARY, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003



January 11, 2013

Mr. Timothy Chamberlain
Columbia County Sheriff's Office
35 West Main Street
Bloomsburg, PA 17815

RE: Ralph & Doris Kelchner

Dear Mr. Chamberlain:

Enclosed is a copy of the Order to Enter Satisfaction of Judgment required to satisfy the judgment against the above named clients (and their heirs) sent to the Prothonotary's office. The Department of Public Welfare no longer has a lien against any property previously held in their name.

Sincerely,

A handwritten signature in black ink, appearing to read "Megan Danko". The signature is fluid and cursive, with a long horizontal stroke at the end.

Megan Danko, Claims Investigation Agent
Bureau of Fraud Prevention and Prosecution

[Enclosure]

COMMONWEALTH OF PENNSYLVANIA : Court of Common Pleas
DEPARTMENT OF PUBLIC WELFARE : of Columbia County
vs. : Term, 1976
Ralph Kelchner : No. 1976/1174
Defendant :
Doris Kelchner :
Defendant :

ORDER TO ENTER SATISFACTION OF JUDGMENT

To the Prothonotary, C.C.P.

Enter satisfaction of judgment in the above-captioned case upon payment of the prothonotary's costs and State tax only.

Ruth D. O'Brien
Ruth D. O'Brien
Attorney No. 27733

Attorney for Plaintiff

Office of Inspector General
Operations Support Division
P.O. Box 8016
Harrisburg, PA 17101

Date

1/11/13

COMMONWEALTH OF PENNSYLVANIA : Court of Common Pleas
DEPARTMENT OF PUBLIC WELFARE : of Columbia County
vs. : Term, 1979
Ralph Kelchner : No. 1979/1998
Defendant :
Doris Kelchner :
Defendant :

ORDER TO ENTER SATISFACTION OF JUDGMENT

To the Prothonotary, C.C.P.

Enter satisfaction of judgment in the above-captioned case upon payment of the prothonotary's costs and State tax only.

Ruth D. O'Brien
Ruth D. O'Brien
Attorney No. 27730

Attorney for Plaintiff

Office of Inspector General
Operations Support Division
P.O. Box 8016
Harrisburg, PA 17101

Date

1/11/13

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



ONEWEST BANK, FSB
vs.
RALPH KELCHNER (et al.)

Case Number
2012CV717

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 01/03/2013

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 38 LAKE ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: POSTED

Relation:

Date: 01 03 13

Time: 1505

Deputy: DANCEO

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2012CV717

38 LAKE ROAD, BERWICK, PA 18603

EXP: 01/03/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



ONEWEST BANK, FSB
vs.
RALPH KELCHNER (et al.)

Case Number
2012CV717

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	01/03/2013	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS POST			

Serve To:

Name:	DORIS KELCHNER
Primary Address:	38 LAKE ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	POSTED		
Relation:			
Date:	12-05-12	Time:	1100
Deputy:	DANCELO	Mileage:	

Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	Phone:	
-------	-----------------------	--------	--

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

KELCHNER, DORIS

2012CV717

38 LAKE ROAD, BERWICK, PA 18603

EXP: 01/03/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



ONEWEST BANK, FSB
vs.
RALPH KELCHNER (et al.)

Case Number
2012CV717

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/03/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS POST		
Warrant:			

Serve To:

Name:	RALPH KELCHNER
Primary Address:	38 LAKE ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	POSTED
Relation:	
Date:	12-05-12
Time:	11:00
Deputy:	DANGELO
Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

KELCHNER, RALPH

2012CV717

38 LAKE ROAD, BERWICK, PA 18603

EXP: 01/03/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



ONEWEST BANK, FSB
vs.
RALPH KELCHNER (et al.)

Case Number
2012CV717

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/03/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 38 LAKE ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: JEFF WHITMOYER

Relation: OCCUPANT

Date: 12-05-12 Time: 1100

Deputy: DANIELO Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2012CV717

38 LAKE ROAD, BERWICK, PA 18603

EXP: 01/03/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

ONEWEST BANK, FSB
vs.
RALPH KELCHNER (et al.)

Case Number
2012CV717

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/03/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge: DOT FRONK

Relation: ~~DOT~~ CLERK

Date: 12/04/12

Time: 1310

Deputy: 59

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2012CV717

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 01/03/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



ONEWEST BANK, FSB
vs.
RALPH KELCHNER (et al.)

Case Number
2012CV717

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/03/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Columbia County Tax Office
Primary Address:	PO Box 380 Bloomsburg, PA 17815
Phone:	570-389-5649 DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted <u>Other</u>
Adult In Charge:	STEPHANIE YUTKO
Relation:	TAX OFF CLERK
Date:	12/04/12
Time:	1305
Deputy:	59
Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2012CV717

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 01/03/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

ONEWEST BANK, FSB
vs.
RALPH KELCHNER (et al.)

Case Number
2012CV717

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/03/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

POSTED

Relation:

Date:

12/04/12

Time:

0855

Deputy:

DANIELLO

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

ROTHERY, JOAN M.

2012CV717

122 TWIN CHURCH ROAD, BERWICK, PA 18603

EXP: 01/03/2013

Document Receipt

Trans # 44240 Carrier / service: POST 2PM 12/3/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000018810

Doc Ref #: 169ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 44239 Carrier / service: POST 2PM 12/3/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE
DEPARTMENT 281230

Tracking #: 9171924291001000018803

Doc Ref #: 169ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 44238 Carrier / service: POST 2PM 12/3/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000018797

Doc Ref #: 169ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 44237 Carrier / service: POST 2PM 12/3/2012

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000018780

Doc Ref #: 169ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 44236 Carrier / service: POST 2PM 12/3/2012

Ship to: 44236

COMMONWEALTH OF PA

PO BOX 281230

Tracking #: 9171924291001000018773

Doc Ref #: 169ED2012

HARRISBURG PA 17128

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV717

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, FEBRUARY 06, 2013
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

PARCEL NO. 1: ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at an iron pin on the East side of Legislative Route No. 19043 leading from Evansville to Route No. 93 and on the line of land of Ray Huntingdon; thence along line of Ray Huntingdon South 79 degrees 35 minutes 28 seconds East, a distance of 241.27 feet to an iron pin; thence South 32 degrees 50 minutes 00 seconds West 99.33 feet to an iron pin in lien of other lands of prior grantors; thence along other land of prior grantors, North 79 degrees 35 minutes 28 seconds West, a distance of 242.86 feet to an iron pin on the East side of the aforementioned highway; thence along said highway, North 33 degrees 40 minutes 41 seconds East, a distance of 100 feet to the place of beginning. This description is in accordance with a survey prepared by Orangeville Surveying Consultants, dated July, 1972.

PARCEL NO. 2: ALL that certain piece, parcel or tract of land situate in the Township of Briar Creek, Columbia County, Pennsylvania, bounded and described as follows, to wit:
BEGINNING at a concrete nail in the center of Legislative Route 19043 and in line of other lands of Grantees; thence along the said land of the Grantees, South 80 degrees 11 minutes 26 seconds East, a distance of 233.38 feet to a steel pin; thence South 31 degrees 49 minutes 33 seconds West, a distance of 140.00 feet to a steel pin located at a corner of land of prior grantors; thence along said lands of prior Grantors, North 61 degrees 46 minutes 26 seconds West, a distance of 212.64 feet to a concrete nail in the center of the said Legislative Route; thence continuing in the center thereof, North 28 degrees 13 minutes 34 seconds East, a distance of 66.00 feet to a concrete nail, being the place of beginning. Containing .509 acres of land in all. This description was prepared from survey draft of Charles D. Webb, R.S. dated May 31, 1983.
THIS Subdivision for Parcel #2 was approved "Not for Development" by the Columbia County Planning Commission on July 25, 1983. Parcel #2 may not be developed by the Grantees, their heirs, successors and assigns without first obtaining the written approval of the Columbia County Planning Commission pursuant to its review of a properly submitted application in conformance with the Columbia County Subdivision and Land Development Ordinance.
BEING THE SAME PREMISES AS CONVEYED IN DEED FROM RALPH H. KELCHNER, JR. AND DORIS KELCHNER, HUSBAND AND WIFE RECORDED 7/29/05 IN DOCUMENT NUMBER 200507976, IN SAID COUNTY AND STATE.
Tax Id: 07-01-068-01
BEING KNOWN AS 38 Lake Road Berwick, PA 18603
PROPERTY ID NO.: 07-01-068-01
TITLE TO SAID PREMISES IS VESTED IN Ralph H. Kelchner, Jr. and Doris Kelchner, husband and wife BY DEED FROM Ralph H. Kelchner, Jr. and Doris Kelchner, husband and wife DATED 07-22-2005 RECORDED 07/29/2005 IN DEED BOOK Instrument #200507976.

PROPERTY ADDRESS: 38 LAKE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-01-068-01

Seized and taken into execution to be sold as the property of RALPH KELCHNER, DORIS KELCHNER in suit of
ONEWEST BANK, FSB.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
UDREN LAW OFFICES, PC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 169-12

DATE RECEIVED 12-3-12
DOCKET AND INDEX 12-3-12

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"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$ 1350.00 OR <u>1500.00</u>	<input checked="" type="checkbox"/>	CK# <u>40181</u>

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

SALE DATE	<u>Feb. 6, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>Jan. 3, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan. 16</u>	
	2 ND WEEK <u>23</u>	
	3 RD WEEK <u>30, 13</u>	

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest from or
Under Doris Kelchner, Deceased
Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest from or
Under Ralph H. Kelchner a/k/a Ralph H.
Kelchner, Jr., Deceased
Doris Kelchner, Deceased
Ralph H. Kelchner a/k/a Ralph H.
Kelchner, Jr., Deceased

Defendant(s)

2012-ED-169
NO. 2012-CV-717

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

38 Lake Road, Berwick, PA 18603

Amount due

\$ 115,822.76

Interest From 11/30/2012

\$ _____

to Date of Sale _____

*Ongoing Per Diem of \$22.87
to actual date of sale including if sale is
held at a later date*

(Costs to be added)

\$ _____
Prothonotary

By Barbara N. Schmitt, Esq.
Clerk

Date 12-3-12

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest from or
Under Doris Kelchner, Deceased
Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest from or
Under Ralph H. Kelchner a/k/a Ralph H.
Kelchner, Jr., Deceased
Doris Kelchner, Deceased
Ralph H. Kelchner a/k/a Ralph H.
Kelchner, Jr., Deceased

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

2012-ED-169
NO. 2012-CV-717

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

38 Lake Road, Berwick, PA 18603

Amount due

\$ 115,822.76

Interest From 11/30/2012

\$ _____

to Date of Sale _____

Ongoing Per Diem of \$22.87

*to actual date of sale including if sale is
held at a later date*

(Costs to be added)

\$ _____
Prothonotary

By Tamara B. Kline
Barbara N. Smith
Clerk

Date 12-3-12

MJU#: 11091072 CASE#: 11091072-1

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest from or
Under Doris Kelchner, Deceased
Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest from or
Under Ralph H. Kelchner a/k/a Ralph H.
Kelchner, Jr., Deceased
Doris Kelchner, Deceased
Ralph H. Kelchner a/k/a Ralph H.
Kelchner, Jr., Deceased

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

2012-ED-169
NO. 2012-CV-717

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

38 Lake Road, Berwick, PA 18603

Amount due

\$ 115,822.76

Interest From 11/30/2012
to Date of Sale

\$ _____

*Ongoing Per Diem of \$22.87
to actual date of sale including if sale is
held at a later date*

(Costs to be added)

\$ _____
Prothonotary

Thomas B. Klone
By *Barbara N. Schutte, Clerk*
Clerk

Date 12-3-12

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest from or
Under Doris Kelchner, Deceased
Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest from or
Under Ralph H. Kelchner a/k/a Ralph H.
Kelchner, Jr., Deceased
Doris Kelchner, Deceased
Ralph H. Kelchner a/k/a Ralph H.
Kelchner, Jr., Deceased

Defendant(s)

MORTGAGE FORECLOSURE

NO. 2012-CV-717

CERTIFICATE OF ACT 91

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☐ Act 91 procedures have been fulfilled
- ☒ Premises is not subject to the provisions of Act 91

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

UDREN LAW OFFICES, P.C.

BY: 

Attorney for Plaintiff

KASSIA FIALKOFF, ESQ.
PA ID 310530

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest from or
Under Doris Kelchner, Deceased
Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest from or
Under Ralph H. Kelchner a/k/a Ralph H.
Kelchner, Jr., Deceased
Doris Kelchner, Deceased
Ralph H. Kelchner a/k/a Ralph H.
Kelchner, Jr., Deceased

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-717

CERTIFICATE OF ACT 91

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

☐ Act 91 procedures have been fulfilled

☒ Premises is not subject to the provisions of Act 91

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

UDREN LAW OFFICES, P.C.

BY: _____
Attorney for Plaintiff

KASSIA FIALKOFF, ESQ.
PA ID 310530

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

Unknown Heirs, Successors, Assigns and All Persons,
Firms or Associations Claiming Right, Title or
Interest from or Under Doris Kelchner, Deceased
Unknown Heirs, Successors, Assigns and All Persons,
Firms or Associations Claiming Right, Title or
Interest from or Under Ralph H. Kelchner a/k/a
Ralph H. Kelchner, Jr., Deceased
Doris Kelchner, Deceased
Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr.,
Deceased

Defendant(s)

MORTGAGE FORECLOSURE

NO. 2012-CV-717

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

OneWest Bank, FSB, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

38 Lake Road, Berwick, PA 18603

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

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming
Right, Title or Interest from or Under Doris Kelchner, Deceased
38 Lake Road
Berwick, PA 18603

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming
Right, Title or Interest from or Under Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr.,
Deceased
38 Lake Road
Berwick, PA 18603

Doris Kelchner, Deceased
38 Lake Road
Berwick, PA 18603

Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr., Deceased
38 Lake Road
Berwick, PA 18603

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

**Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming
Right, Title or Interest from or Under Doris Kelchner, Deceased
38 Lake Road
Berwick, PA 18603**

**Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming
Right, Title or Interest from or Under Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr.,
Deceased
38 Lake Road
Berwick, PA 18603**

**Doris Kelchner, Deceased
38 Lake Road
Berwick, PA 18603**

**Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr., Deceased
38 Lake Road
Berwick, PA 18603**

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

Jr Lien Holders - None

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

**OneWest Bank, FSB
888 East Walnut Street
Pasadena, CA 91101**

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - 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:

Columbia County Domestic Relations Section

P.O. Box 380

Bloomsburg, PA 17815

Commonwealth of PA, Department of Revenue

Bureau of Compliance

PO Box 281230

Harrisburg, PA 17128-1230

Columbia County Tax Claim Bureau

P.O. Box 380

Bloomsburg, PA 17815

Tenants/Occupants

38 Lake Road

Berwick, PA 18603

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:

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

I verify that the statements made in this affidavit are true and correct to the best of my 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.

DATED: 11-30-12

UDREN LAW OFFICES, P.C.

BY: [Signature]
Attorney for Plaintiff

MJU#: 11091072 CASE#: 11091072-1

KASSIA FIALKOFF, ESQUIRE
PA ID 310530

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

DORIS KELCHNER, DECEASED, RALPH H.
KELCHNER A/K/A RALPH H. KELCHNER, JR.,
DECEASED, UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER DORIS
KELCHNER, DECEASED, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
RALPH H. KELCHNER A/K/A RALPH H.
KELCHNER, JR., DECEASED
Defendant(s)

MORTGAGE FORECLOSURE

NO. 2012-CV-717

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Doris Kelchner, Deceased
38 Lake Road
Berwick, PA 18603

Your house (real estate) at **38 Lake Road, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on _____ at _____ at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$115,822.76**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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 payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
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 856-669-5400.

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 856-669-5400.

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 schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after 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 distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.

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.

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**

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

OneWest Bank, FSB

Plaintiff

v.

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right Title or Interest From or Under Doris
Kelchner, Deceased

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right Title or Interest From or Under Ralph H
Kelchner a/k/a Ralph H. Kelchner, Jr.,
Deceased

Doris Kelchner, Deceased

Ralph H. Kelchner a/k/a Ralph H. Kelchner,
Jr., Deceased

Defendant(s)

NO. 2012-CV-717

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2012 AUG -6 P 2:25

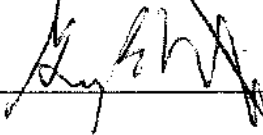
FILED
PROTHONOTARY

ORDER

AND NOW, this 3rd Day of August, 2012, upon consideration of Plaintiff's Motion For Service Pursuant To Special Order Of Court, and any response thereto, it is hereby ORDERED AND DECREED that Service of the Complaint in Mortgage Foreclosure on Doris Kelchner, Deceased; Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr., Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right Title or Interest From or Under Doris Kelchner, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right Title or Interest From or Under Ralph H Kelchner a/k/a Ralph H. Kelchner, Jr., Deceased; shall be complete when Plaintiff or its counsel or agent has published in accordance with Pa.R.C.P. 430(b)(1) a Notice of the action once in the local legal publication and once in a newspaper of general circulation within the County; and, pursuant to Pa.R.C.P. 430, service of all subsequent pleadings, including, *inter alia*, the Notice of Sheriff's

Sale that requires personal service, shall be complete when the Sheriff, competent adult, constable, or other appropriate party has posted only, a copy of said subsequent pleadings and/or Notice on the most public part of the property located at: 38 Lake Road, Berwick, PA 18603, which is the subject matter of this action in mortgage foreclosure.

BY THE COURT:



J.

MJU#11091072-2 (Kelchner)

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400**

pleadings@udren.com

OneWest Bank, FSB

Plaintiff

v.

**Unknown Heirs, Successors, Assigns and All Persons,
Firms or Associations Claiming Right, Title or
Interest from or Under Doris Kelchner, Deceased
Unknown Heirs, Successors, Assigns and All Persons,
Firms or Associations Claiming Right, Title or
Interest from or Under Ralph H. Kelchner a/k/a
Ralph H. Kelchner, Jr., Deceased
Doris Kelchner, Deceased
Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr.,
Deceased**

Defendant(s)

ATTORNEY FOR PLAINTIFF

**COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County**

MORTGAGE FORECLOSURE

NO. 2012-CV-717

**AFFIDAVIT OF LAST KNOWN ADDRESS
UNDER RULE 76**

The Defendant(s) last known address is as follows:

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DORIS
KELCHNER, DECEASED
38 LAKE ROAD, BERWICK, PA 18603**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RALPH H.
KELCHNER A/K/A RALPH H. KELCHNER, JR., DECEASED
38 LAKE ROAD, BERWICK, PA 18603**

**DORIS KELCHNER, DECEASED
38 LAKE ROAD, BERWICK, PA 18603**

**RALPH H. KELCHNER A/K/A RALPH H. KELCHNER, JR., DECEASED
38 LAKE ROAD, BERWICK, PA 18603**

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

UDREN LAW OFFICES, P.C.

Attorney for Plaintiff

**KRISTIA DIALKOFF, ESQ., J.D.
PA ID 316530**

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB
Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER DORIS
KELCHNER, DECEASED
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER RALPH H.
KELCHNER A/K/A RALPH H. KELCHNER, JR.,
DECEASED
DORIS KELCHNER, DECEASED
RALPH H. KELCHNER A/K/A RALPH H.
KELCHNER, JR., DECEASED

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-717

SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF BRIAR CREEK,**
COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS **38 Lake Road, Berwick, PA 18603**

PARCEL NUMBER: **07-01-068-01**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

Attorney for Plaintiff

KASSIA FIALKOFF
PA ID 310530

LEGAL DESCRIPTION
(Exhibit A)

07NL38263

PARCEL NO. 1: ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at an iron pin on the East side of Legislative Route No. 19043 leading from Evansville to Route No. 93 and on the line of land of Ray Huntingdon; thence along line of Ray Huntingdon South 79 degrees 35 minutes 28 seconds East, a distance of 241.27 feet to an iron pin; thence South 32 degrees 50 minutes 00 seconds West 99.33 feet to an iron pin in lieu of other lands of prior grantors; thence along other land of prior grantors, North 79 degrees 35 minutes 28 seconds West, a distance of 242.86 feet to an iron pin on the East side of the aforementioned highway; thence along said highway, North 33 degrees 40 minutes 41 seconds East, a distance of 100 feet to the place of beginning. This description is in accordance with a survey prepared by Orangeville Surveying Consultants, dated July, 1972.

PARCEL NO. 2: ALL that certain piece, parcel or tract of land situate in the Township of Briar Creek, Columbia County, Pennsylvania, bounded and described as follows, to wit:
BEGINNING at a concrete nail in the center of Legislative Route 19043 and in line of other lands of Grantees; thence along the said land of the Grantees, South 80 degrees 11 minutes 26 seconds East, a distance of 233.38 feet to a steel pin; thence South 31 degrees 49 minutes 33 seconds West, a distance of 140.00 feet to a steel pin located at a corner of land of prior grantors; thence along said lands of prior Grantors, North 61 degrees 46 minutes 26 seconds West, a distance of 212.64 feet to a concrete nail in the center of the said Legislative Route; thence continuing in the center thereof, North 28 degrees 13 minutes 34 seconds East, a distance of 66.00 feet to a concrete nail, being the place of beginning. Containing .509 acres of land in all. This description was prepared from survey draft of Charles D. Webb, R.S. dated May 31, 1983.

THIS Subdivision for Parcel #2 was approved "Not for Development" by the Columbia County Planning Commission on July 25, 1983. Parcel #2 may not be developed by the Grantees, their heirs, successors and assigns without first obtaining the written approval of the Columbia County Planning Commission pursuant to its review of a properly submitted application in conformance with the Columbia County Subdivision and Land Development Ordinance.

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM RALPH H. KELCHNER, JR. AND DORIS KELCHNER, HUSBAND AND WIFE RECORDED 7/29/05 IN DOCUMENT NUMBER 200507976, IN SAID COUNTY AND STATE.

Tax Id: 07-01-068-01

BEING KNOWN AS: 38 Lake Road, Berwick, PA 18603

PROPERTY ID NO.: 07-01-068-01

TITLE TO SAID PREMISES IS VESTED IN Ralph H. Kelchner, Jr. and Doris Kelchner, husband and wife BY DEED FROM Ralph H. Kelchner, Jr. and Doris Kelchner, husband and wife DATED 07/22/2005 RECORDED 07/29/2005 IN DEED BOOK Instrument # 200507976.

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com**

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB
Plaintiff
v.

**COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County**

**Unknown Heirs, Successors, Assigns and All Persons,
Firms or Associations Claiming Right, Title or
Interest from or Under Doris Kelchner, Deceased
Unknown Heirs, Successors, Assigns and All Persons,
Firms or Associations Claiming Right, Title or
Interest from or Under Ralph H. Kelchner a/k/a
Ralph H. Kelchner, Jr., Deceased
Doris Kelchner, Deceased
Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr.,
Deceased**

MORTGAGE FORECLOSURE

NO. 2012-CV-717

169

Defendant(s)

**AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76**

OneWest Bank, FSB, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

38 Lake Road, Berwick, PA 18603

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

**Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming
Right, Title or Interest from or Under Doris Kelchner, Deceased
38 Lake Road
Berwick, PA 18603**

**Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming
Right, Title or Interest from or Under Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr.,
Deceased
38 Lake Road
Berwick, PA 18603**

**Doris Kelchner, Deceased
38 Lake Road
Berwick, PA 18603**

**Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr., Deceased
38 Lake Road
Berwick, PA 18603**

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

**Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming
Right, Title or Interest from or Under Doris Kelchner, Deceased
38 Lake Road
Berwick, PA 18603**

**Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming
Right, Title or Interest from or Under Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr.,
Deceased
38 Lake Road
Berwick, PA 18603**

**Doris Kelchner, Deceased
38 Lake Road
Berwick, PA 18603**

**Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr., Deceased
38 Lake Road
Berwick, PA 18603**

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

Jr Lien Holders - None

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

**OneWest Bank, FSB
888 East Walnut Street
Pasadena, CA 91101**

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - 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:

Columbia County Domestic Relations Section

P.O. Box 380

Bloomsburg, PA 17815

Commonwealth of PA, Department of Revenue

Bureau of Compliance

PO Box 281230

Harrisburg, PA 17128-1230

Columbia County Tax Claim Bureau

P.O. Box 380

Bloomsburg, PA 17815

Tenants/Occupants

38 Lake Road

Berwick, PA 18603

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:

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

I verify that the statements made in this affidavit are true and correct to the best of my 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.

DATED: 11-30-12

UDREN LAW OFFICES, P.C.

BY: [Signature]
Attorney for Plaintiff

MJU#: 11091072 CASE#: 11091072-1

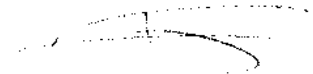
KASSIA FIALKOFF, ESQ.
PA ID 310880

RALPH H. KELCHNER A/K/A RALPH H. KELCHNER, JR., DECEASED
38 LAKE ROAD
BERWICK, PA 18603

SPECIAL INSTRUCTIONS:

Please then, **POST** the property with the Handbill at **38 Lake Road, Berwick, PA 18603.**

UDREN LAW OFFICES, P.C.



Attorney for Plaintiff

KASSIA FIALKOFF, ESQUIRE
PA ID 310539

MARK J. UDREN, ESQUIRE
NJ MANAGING ATTORNEY

TINA MARIE RICH
OFFICE ADMINISTRATOR

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
856 . 669 . 5400
FAX: 856 . 669 . 5399

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

Sheriff of Columbia County
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: OneWest Bank, FSB
vs.
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming
Right, Title or Interest from or Under Doris Kelchner, Deceased
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming
Right, Title or Interest from or Under Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr.,
Deceased
Doris Kelchner, Deceased
Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr., Deceased

Columbia County C.C.P. No. 2012-CV-717

Dear Sir or Madam:

Please serve the Defendant(s) with a Notice of Sheriff Sale as follows:

(BY POSTING THE PROPERTY PER COURT ORDER)

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DORIS
KELCHNER, DECEASED
38 LAKE ROAD
BERWICK, PA 18603

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RALPH H.
KELCHNER A/K/A RALPH H. KELCHNER, JR., DECEASED
38 LAKE ROAD
BERWICK, PA 18603

DORIS KELCHNER, DECEASED
38 LAKE ROAD
BERWICK, PA 18603

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER DORIS KELCHNER,
DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER RALPH
H. KELCHNER A/K/A RALPH H.
KELCHNER, JR., DECEASED; DORIS
KELCHNER, DECEASED; RALPH H.
KELCHNER A/K/A RALPH H.
KELCHNER, JR., DECEASED;

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-717

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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

UDREN LAW OFFICES, P.C.

Date: 11-30-12

Kassia Fialkoff, Esq.
Attorney for Plaintiff

KASSIA FIALKOFF, ESQ.
PA ID 310520

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ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

Unknown Heirs, Successors, Assigns and All Persons, Firms
or Associations Claiming Right, Title or Interest from or
Under Doris Kelchner, Deceased

MORTGAGE FORECLOSURE

Unknown Heirs, Successors, Assigns and All Persons, Firms
or Associations Claiming Right, Title or Interest from or
Under Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr.,
Deceased

NO. 2012-CV-717

Doris Kelchner, Deceased

Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr., Deceased

Defendant(s)

Non-Military Affidavit Under the Servicemembers' Civil Relief Act

The affiant, Gordon Cotton, is an employee of OneWest Bank, FSB ("OneWest") as servicing agent to Plaintiff and is authorized to make this affidavit on behalf of the Plaintiff. The affiant, being first duly sworn upon oath, deposes and says:

On this date, **NOV 06 2012**, the affiant conducted a search of the Department of Defense Manpower Data Center for the Defendant(s), **Doris Kelchner, Deceased Ralph H. Kelchner a/k/a Ralph H. Kelchner, Jr., Deceased**, who/each of whom is over 18 years of age. The certified military status report(s) provided for said Defendant(s) indicate(s) that said Defendant(s) is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) verifying said belief is/are attached hereto as Exhibit A.

Affiant is unable to determine whether any Defendant is serving with the forces of a nation with which the United States is allied in the prosecution of a war or military action.

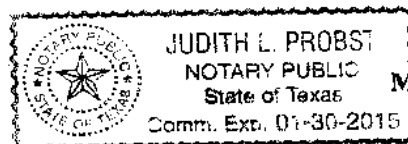
~~FURTHER AFFIANT SAYETH NOS.~~

Type Name Here: Gordon Cotton

Assistant Secretary

State of Texas
County of Texas

Sworn to and subscribed before me on the NOV 06 2012 day of November
by Gordon Cotton
(Personalized Seal)



[Signature]
Notary Public's Signature

MJU#: 11091072 CASE#: 11091072-1



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: KELCHNER JRFirst Name: RALPHMiddle Name: HActive Duty Status As Of: Nov-06-2012

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

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

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

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

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL: <http://www.defenseink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: LFKPNQ4iLE



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: KELCHNER

First Name: RALPH

Middle Name: H

Active Duty Status As Of: Nov-06-2012

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

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
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The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
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Certificate ID: AR80851RJV



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: KELCHNER

First Name: DORIS

Middle Name:

Active Duty Status As Of: Nov-06-2012

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

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

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
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Certificate ID: 77UV48DQAR

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

40181

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



3-7568/2360

NUMBER
40181

One Thousand Five Hundred and 00/100*****

DATE

November 29, 2012

AMOUNT

*****1,500.00

PAY
TO THE
ORDER
OF

Columbia County Sheriff
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

VOID AFTER 90 DAYS

Handwritten signature



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

040181 2360756891 9500077186