

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK USA, N.A.
vs.
JOSEPH KELCHNER (et al.)

Case Number
2012CV334

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
12/14/2012	Advance Fee	Advance Fee	2701	\$0.00	\$1,500.00
12/14/2012	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/14/2012	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/14/2012	Crying Sale			\$10.00	\$0.00
12/14/2012	Docketing			\$15.00	\$0.00
12/14/2012	Levy			\$15.00	\$0.00
12/14/2012	Mailing Costs			\$48.00	\$0.00
12/14/2012	Posting Handbill			\$15.00	\$0.00
12/14/2012	Poundage			\$3,139.88	\$0.00
12/14/2012	Press Enterprise Inc.			\$1,721.22	\$0.00
12/14/2012	Sheriff Automation Fund			\$50.00	\$0.00
12/14/2012	Web Posting			\$100.00	\$0.00
05/02/2013	Service			\$195.00	\$0.00
05/02/2013	Service Mileage			\$12.00	\$0.00
05/02/2013	Copies			\$6.50	\$0.00
05/02/2013	Notary Fee			\$15.00	\$0.00
05/02/2013	Tax Claim Search			\$5.00	\$0.00
05/02/2013	Surcharge			\$140.00	\$0.00
				\$5,520.10	\$1,500.00

TOTAL BALANCE: \$(4,020.10)

Due

DO NOT ACCEPT THIS CHECK UNLESS THE PINK LOCK & KEY ICONS FADE WHEN WARMED AND YOU CAN SEE HEXAGONS IN A DUAL-TONE TRUE WATERMARK WHEN HELD TO THE LIGHT

067746

67746

ZUCKER, GOLDBERG & ACKERMAN, LLC

ATTORNEYS AT LAW

PA ATTORNEY BUSINESS ACCOUNT

200 SHEFFIELD ST., SUITE 301

MOUNTAINSIDE, NJ 07092

PH. 908-233-8500

JPMORGAN CHASE BANK

MONTCLAIR, NJ 07042

55-233/212

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE

DATE

AMOUNT

6/26/2014

\$*****4,020.10

Four Thousand Twenty and 10/100-----

US Dollars

PAY
TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

P.O. BOX 380

BLOOMSBURG, PA 17815

United States

2012CV334_161668

TWO SIGNATURES REQUIRED IF THE AMOUNT IS MORE THAN \$10,000.00

⑈067746⑈ ⑆021202337⑆ ⑆6108811828⑈

RUB OR BREATHE ON THE PINK LOCK & KEY ICONS—COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK—IF COLOR DOES NOT FADE DO NOT ACCEPT

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

FRANCES GAMBARDILLA
BRIAN C. NICHOLAS
SCOTT A. DIETTERICK
KIMBERLY A. BONNER
STEVEN D. KROL
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RALPH M. SALVIA
ROBERT D. BAILEY
JAIMER ACKERMAN
RACHEL C. PACKER
KACIE W. BROWN
MONIKA S. PUNDLIK
TODD MARKS

ZUCKER, GOLDBERG & ACKERMAN, LLC **ATTORNEYS AT LAW**

200 SHEFFIELD STREET- SUITE 101
P.O. BOX 1024
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500
FACSIMILE: 908-233-1390
E-MAIL: office@zuckergoldberg.com

*For payoff/reinstatement figures
Please send your request to: zuckergoldberg.com/pr*

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1918-1979)
LOUIS D. GOLDBERG (1923-1967)
LEONARD H. GOLDBERG (1929-1979)
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:
P.O. Box 650
Hershey, PA 17033

* ALSO MEMBER OF NY, PA AND CA BAR
♦ ALSO MEMBER OF NY, PA AND ME BAR
◊ ALSO MEMBER OF NY AND ME BAR
Δ ALSO MEMBER OF NY BAR
E ALSO MEMBER OF PA BAR
‡ ALSO MEMBER OF NY AND DC BAR
‡ MEMBER OF PA BAR ONLY

XCP-161668

May 6, 2013

Via Fax & Regular Mail
Fax no.: 570-389-5625

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

**Re: HSBC Bank USA, National Association, as Trustee for
SEMT 2007-2**

**vs. AMBER L. STIMELING-KELCHNER and JOSEPH T.
KELCHNER, wife and husband, as tenants by the
entireties**

**Premises: 10 Chandler Drive
Orangeville, PA 17859-9402**

Docket No.: 2012-CV-334

Sheriff #: 2012-ED-176

Dear Sir/Madam:

Please consider this correspondence a formal request to stay the Sheriff's sale scheduled for May 8, 2013. The reason for the stay is due to a reinstatement. Funds were received in the amount of **\$156,993.82**

Should you have any questions, please do not hesitate to contact me.

Sincerely,
ZUCKER GOLDBERG & ACKERMAN

By: **Marina Alvarado**
Foreclosure Sales Specialist
(908) 233-8500 x 370

Timothy Chamberlain

To: 'iklein@zuckergoldberg.com'; 'mboyle@zuckergoldberg.com'; 'ccobert@zuckergoldberg.com';
'malvarado@zuckergoldberg.com'
Subject: Stayed foreclosure
Attachments: ShowReports.aspx.pdf

To Whom it may concern,

The attached foreclosure was stayed May 6, **2013** by Marina Alvarado. The attached cost sheet was faxed the same day, then again on January 10, 2014. It was also emailed January 10, 2014. To this date I have had no response. I believe a year is much too long and I have been patient, however until I get a response I will be hard pressed to proceed with actions from your office.

My phone number is 570-389-5622

Sheriff Chamberlain

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



161668

HSBC BANK USA, N.A.
vs.
JOSEPH KELCHNER (et al.)

Case Number
2012CV334

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05/02/2013	Surcharge			\$140.00	\$0.00
				\$5,520.10	\$1,500.00

TOTAL BALANCE:	\$(4,020.10)
-----------------------	---------------------

PO Box 380
Bloomsburg, PA 17815

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

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

Fax

To: Marina Alvarado

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: May 8, 2013

Jan 10, 2014

Re: Kelchner/Stimeling

CC:

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

● **Comments:** I received your request to stay, attached is a cost sheet showing a balance due of \$4,020.10.

emailed 1-10-14

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK USA, N.A.
vs.
JOSEPH KELCHNER (et al.)

Case Number
2012CV334

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
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\$5,520.10 \$1,500.00

TOTAL BALANCE: \$(4,020.10)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

HSBC BANK USA, N.A.

vs.

Defendant

JOSEPH KELCHNER
AMBER / STIMELING KELCHNER
AMBER / STIMELING KELCHNER
JOSEPH KELCHNER

Attorney for the Plaintiff:

ZUCKER, GOLDBERG & ACKERMAN, LLC
200 SHEFFIELD STREET
SUITE 301
MOUNTAINSIDE, NJ 07092

Sheriff's Sale Date: Wednesday, May 8, 2013

Writ of Execution No. : 2012CV334

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 10 CHANDLER DRIVE, ORANGEVILLE, PA 17859

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	\$48.00
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	\$195.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00

Total Sheriff Costs \$2,550.22

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

Grand Total: \$2,605.22

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)

Columbia County Sheriff's Office - Bloomsburg, PA

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

HSBC Bank VS Relchmor/stimelling

NO. 176-12 ED NO. 334-12 JD

DATE/TIME OF SALE: May 8 0900

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE COST SHEET

VS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>449.00</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>55.00</u>	
TOTAL *****		\$ <u>65.00</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>140.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>- 0 -</u>	

TOTAL COSTS (OPENING BID) \$ 2605.22

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

FRANCES GAMBARDELLA
BRIAN C. NICHOLAS
STEVEN D. KROL
CHRISTOPHER G. FORD
DENISE CARLON A
CHRISTINE E. POTTER
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Δ ALSO MEMBER OF NY BAR
£ ALSO MEMBER OF PA BAR
‡ ALSO MEMBER OF NY AND DC BAR

ZUCKER, GOLDBERG & ACKERMAN, LLC ATTORNEYS AT LAW

200 SHEFFIELD STREET- SUITE 101
P.O. BOX 1024
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500
FACSIMILE: 908-233-1390
E-MAIL: office@zuckergoldberg.com

*For payoff/reinstatement figures
Please send your request to: zuckergoldberg.com/pr*

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

MAURICE L. ZUCKER (1918-1979)
LOUIS D. GOLDBERG (1923-1967)
LEONARD H. GOLDBERG (1929-1979)
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:
P.O. Box 650
Hershey, PA 17033

OF COUNSEL:

SCOTT A. DIETTERICK, ESQ. ¥
KIMBERLY A. BONNER, ESQ. ¥
RALPH M. SALVIA, ESQ. ¥

¥ MEMBER OF PA BAR ONLY

XCP-161668

February 26, 2013

Fax no.: 570-389-5625

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

**Re: HSBC Bank USA, National Association, as Trustee for
SEMT 2007-2**

**vs. AMBER L. STIMELING a/k/a AMBER L. STIMELING-
KELCHNER a/k/a AMBER L. KELCHNER**

**Premises: 10 Chandler Drive
Orangeville, PA 17859-9402**

Docket No.: 2012-CV-334

Sheriff Sale #: 2012-ED-176

Dear Sir/Madam:

Please continue the sheriff sale set for **March 6, 2013 to May 8, 2013**. Please announce this continuance at the March 6, 2013 Sheriff sale.

Should you have any questions, please do not hesitate to contact me.

Sincerely,
ZUCKER GOLDBERG & ACKERMAN, LLC

By: **Marina Alvarado**
Foreclosure Sales Specialist
(908) 233-8500 x 370

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

FRANCES GAMBARDIELLA
BRIAN C. NICHOLAS ♦
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Pennsylvania Office:
P.O. Box 650
Hershey, PA 17033

OF COUNSEL:

SCOTT A. DIETTERICK, ESQ. ¥
KIMBERLY A. BONNER, ESQ. ¥
RALPH M. SALVIA, ESQ. ¥

¥ MEMBER OF PA BAR ONLY

XCP-161668

January 28, 2013

Prothonotary of Columbia County
Columbia County Courthouse
Bloomsburg, PA 17815

Re: HSBC Bank USA, National Association, as Trustee for SEMT 2007-2
vs. Amber L. Stimeling-Kelchner and Joseph T. Kelchner
Premises: 10 Chandler Drive, Orangeville, PA 17859-9402.
Docket No.: 2012-CV-334
Sheriff No.: 2012-ED-176

Dear Sir or Madam:

Enclosed for filing please find an original of an Affidavit of Service of Defendant/Owner and Other Parties of Interest regarding the above referenced matter. Please file the original and return a time-stamped copy of the extra face page which is enclosed in the self-addressed stamped envelope.

If you have any questions or concerns, please do not hesitate to contact Dan Schlesinger of our office at (908) 233-8500 ext. 326.

Very Truly Yours,
ZUCKER, GOLDBERG & ACKERMAN, LLC

BY: *Daniel Schlesinger*
Daniel Schlesinger, Legal Assistant
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
Email: Office@zuckergoldberg.com
File No.: XCP-161668
(908) 233-8500; (908) 233-1390 FAX

dsc
enclosures
cc: Sheriff of Columbia County (w/encl.)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HSBC Bank USA, National Association, as Trustee
for SEMT 2007-2,

Plaintiff,

vs.

Amber L. Stimeling a/k/a Amber L. Stimeling-
Kelchner a/k/a Amber L. Kelchner; Joseph T.
Kelchner;

Defendants.

CIVIL DIVISION

NO.: 2012-CV-334

Sheriff Sale #: 2012-ED-176

TYPE OF PLEADING

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

FILED ON BEHALF OF:

HSBC Bank USA, National Association, as Trustee for
SEMT 2007-2

COUNSEL OF RECORD FOR THIS PARTY:

ZUCKER, GOLDBERG & ACKERMAN, LLC

Scott A. Dietterick, Esquire PA I.D. #55650
Kimberly A. Bonner, Esquire- PA I.D. #89705
Joel A. Ackerman, Esquire- PA I.D. #202729
Ashleigh L. Marin, Esquire- PA I.D. #306799
Ralph M. Salvia, Esquire- PA I.D. #202946
Jaime R. Ackerman, Esquire- PA I.D. #311032

200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
(908) 233-1390 FAX
office@zuckergoldberg.com
File No.: XCP- 161668/dsc

Zucker, Goldberg & Ackerman, LLC
XCP-161668

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HSBC Bank USA, National Association, as Trustee for SEMT 2007-2	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-334
	:	
vs.	:	
	:	
Amber L. Stimeling a/k/a Amber L. Stimeling- Kelchner a/k/a Amber L. Kelchner; Joseph T. Kelchner;	:	
	:	
Defendants.		

**Pa.R.C.P. RULE 3129(c) AFFIDAVIT OF SERVICE OF
DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST**

I, Daniel Schlesinger, a paralegal with the firm of Zucker, Goldberg & Ackerman, LLC, attorneys for Plaintiff, HSBC Bank USA, National Association, as Trustee for SEMT 2007-2, being duly sworn according to law depose and make the following Affidavit regarding the service of Plaintiff's Notice of Sheriff's Sale of Real Property in this matter on Defendant/Owner and Other Parties of Interest as follows:

1. Defendants, Amber L. Stimeling-Kelchner and Joseph T. Kelchner, wife and husband, as tenants by the entireties, are the record owners of the real property.
2. On or about December 28, 2013, Defendant Amber L. Stimeling-Kelchner was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Certified Mail, return receipt requested at the address of the mortgaged premises, being 10 Chandler Drive, Orangeville, PA 17859. A true and correct copy of said Notice and Proof of Service are marked Exhibit "A", attached hereto and made a part hereof.
3. On or about December 31, 2013, Defendant Joseph T. Kelchner was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Certified Mail, return receipt requested at the address of 204 Edgar Avenue, Bloomsburg, PA 17815. A true and correct copy of said Notice and Proof of Service are marked Exhibit "B", attached hereto and made a part hereof.
4. On or about January 15, 2013, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, Postage Pre-Paid, with a Certificate of Mailing. True and correct copies of said Notices and Certificates of Mailing are marked Exhibit "C", attached hereto and made a part hereof.

Zucker, Goldberg & Ackerman, LLC
XCP-161668

Finally, the undersigned deposes and says that the Defendants/Owners and all other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.C.P. 3129.2.

Dated: January 28, 2013

ZUCKER, GOLDBERG & ACKERMAN, LLC
Attorneys for Plaintiff



DANIEL SCHLESINGER
Paralegal/Legal Assistant

Sworn to and subscribed before
me this 28 day of January, 2013



Notary Public

MY COMMISSION EXPIRES:

SHEREZA DEONARINE
Notary Public of New Jersey
ID# 2407261
My Commission Expires 4/12/2016

EXHIBIT A

Zucker, Goldberg & Ackerman, L.L.C
PO Box 1219
Mountainside, NJ 07092-1219



7296 9006 9296 4176 3766

20127224-102

AMBER L. STIMELING a/k/a AMBER L.
STIMELING-KELCHNER a/k/a AMBER L.
KELCHNER
10 CHANDLER DR
ORANGEVILLE, PA 17859

PANOS



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HSBC Bank USA, National Association, as Trustee for SEMT 2007-2	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-334
	:	
vs.	:	
	:	
AMBER L. STIMELING a/k/a AMBER L. STIMELING-KELCHNER a/k/a AMBER L. KELCHNER; JOSEPH T. KELCHNER;	:	
	:	
Defendants.	:	

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

AMBER L. STIMELING a/k/a AMBER L. STIMELING-KELCHNER a/k/a AMBER L. KELCHNER
10 Chandler Drive
Orangeville, PA 17859-9402
AND
204 Edgar Avenue
Bloomsburg, PA 17815-3214

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street
Bloomsburg, PA 17815 on March 6, 2013 at 9:00 AM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement
of the measured boundaries of the property, together with a brief mention of the buildings and any
other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

10 Chandler Drive, Orangeville, PA, 17859-9402

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

No. 2012-CV-334



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

AMBER L. STIMELING-KELCHNER and JOSEPH T. KELCHNER, WIFE AND HUSBAND, AS Tenants by the Entireties

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Lawyer Referral Service of the Columbia
County Bar Association**

**Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
Phone (800) 692-7375**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.



3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: 1/20/12

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

File No.: XCP-161668

(908) 233-8500; (908) 233-1390 FAX

E-mail: Office@zuckergoldberg.com

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HSBC Bank USA, National Association, as Trustee for	:	CIVIL DIVISION
SEMT 2007-2,	:	
	:	NO.: 2012-CV-334
Plaintiff,	:	
vs.	:	Execution No.:
	:	
AMBER L. STIMELING a/k/a AMBER L. STIMELING-	:	
KELCHNER a/k/a AMBER L. KELCHNER; JOSEPH T.	:	
KELCHNER;	:	
	:	
Defendant(s).	:	

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN ORANGE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AND DESIGNATED AS LOT NO. 11 OF THE PLOT OF LOTS KNOWN AS SAND-BUR, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF CHANDLER DRIVE AND COMMON CORNER WITH LOT #10;

THENCE ALONG LOT #10, SOUTH 7 DEGREES 16 MINUTES 00 SECONDS WEST, 190.00 FEET TO A POINT IN LINE OF LOT #14;

THENCE ALONG LOT #14, LOT #14A AND LOT #13, NORTH 82 DEGREES 44 MINUTES 00 SECONDS WEST, 106.00 FEET TO A POINT COMMON CORNER WITH LOT #12,

THENCE ALONG LOT #12, NORTH 7 DEGREES, 16 MINUTES 00 SECONDS EAST, 190.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE AFORESAID CHANDLER DRIVE;

THENCE ALONG THE RIGHT-OF-WAY SOUTH 82 DEGREES 44 MINUTES 00 SECONDS EAST, 106.00 FEET TO A PLACE OF BEGINNING.

CONTAINING: 20,140 SQUARE FEET OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND IS MORE FULLY SHOWN AS LOT #11 OF THE "SAND-BUR" DEVELOPMENT AS PREPARED BY BEISHLINE SURVEYING AND LAST REVISED AUGUST 15, 1995. THE ABOVE-DESCRIBED PREMISES AND LOT OF LAND BEING ALL UNDER AND SUBJECT TO THE PERMANENT AND PERPETUAL EASEMENT OF 20 FEET IN WIDTH LOCATED ALONG THE RIGHT-OF-WAY OF CHANDLER DRIVE, OR THE PERMANENT CONSTRUCTION, MAINTENANCE AND USE OF UTILITY, DRAINAGE AND SEWER LINES. THE ABOVE-DESCRIBED PREMISES FURTHER BEING ALL UNDER AND SUBJECT TO ALL MATTERS SET FORTH IN THE FINAL PLAN OF SAND-BUR RECORDED IN MAP BOOK 7, PAGE 873 IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

THE ABOVE-DESCRIBED PREMISES OF LAND BEING UNDER AND SUBJECT TO THE BUILDING AND USE RESTRICTIONS FOUND OF RECORD IN COLUMBIA COUNTY RECORD BOOK 494, PAGE 735. IN ADDITION THERETO GRANTORS DO NOT GUARANTEE THE FEASIBILITY OF ANY BASEMENT SEWER DISCHARGE, SINCE THE SAME DEPENDS UPON THE TOPOGRAPHY OF THE LAND.

PARCEL No. 27-03B-017

BEING THE SAME PREMISES WHICH AMBER L. STIMELING NOW KNOWN AS AMBER L. STIMELING-KELCHNER AND JOSEPH T. KELCHNER, WIFE AND HUSBAND, BY DEED DATED AUGUST 22, 2008 AND RECORDED AUGUST 26, 2008 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME , PAGE 200808943, GRANTED AND CONVEYED UNTO AMBER L. STIMELING-KELCHNER AND JOSEPH T. KELCHNER, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETIES.

PROPERTY KNOWN AS 10 CHANDLER DRIVE, ORANGEVILLE, PA, 17859-9402

Exhibit "A"



2. Article Number



7196 9006 9296 4176 3766

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee)

Yes

1. Article Addressed to:

AMBER L. STIMELING a/k/a AMBER L.
STIMELING-KELCHNER a/k/a AMBER
L. KELCHNER
10 CHANDLER DR
ORANGEVILLE, PA 17859

Reference Information

161668
PANOSS

7196 9006 9296 4176 3766-102
1224/2012

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Name)

B. Date of Delivery

C. Signature

D. Is delivery address different from item 1? ☒ YES, enter delivery address below

Yes

Agent's
Address

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

|||||
Zucker, Goldberg & Ackerman, LLC
PO Box 9076
Temecula, CA 92589-9076

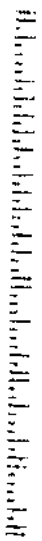


EXHIBIT B

Zucker, Goldberg & Ackerman, LLC
PO Box 1219
Mauritainside, NJ 07092-1219



7196 9006 9296 4176 3773

2012-224-102

JOSEPH T. KELCHNER
204 EDGAR AVE
BLOOMSBURG, PA 17815

PANOS



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HSBC Bank USA, National Association, as Trustee for	:	CIVIL DIVISION
SEMT 2007-2	:	
	:	NO.: 2012-CV-334
Plaintiff,	:	
vs.	:	
AMBER L. STIMELING a/k/a AMBER L.	:	
STIMELING-KELCHNER a/k/a AMBER L.	:	
KELCHNER; JOSEPH T. KELCHNER;	:	
Defendants.	:	

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

JOSEPH T. KELCHNER
204 Edgar Avenue
Bloomsburg, PA 17815-3214
AND
10 Chandler Drive
Orangeville, PA 17859-9402

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street
Bloomsburg, PA 17815 on March 6, 2013 at 9:00 AM prevailing local time.

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of the measured boundaries of the property, together with a brief mention of the buildings and any
other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

10 Chandler Drive, Orangeville, PA, 17859-9402



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

No. 2012-CV-334

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

AMBER L. STIMELING-KELCHNER and JOSEPH T. KELCHNER, WIFE AND HUSBAND, AS Tenants by the Entireties

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

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**Lawyer Referral Service of the Columbia
County Bar Association**

**Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
Phone (800) 692-7375**

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1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.



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ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: 1/20/17

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

File No.: XCP-161668

(908) 233-8500; (908) 233-1390 FAX

E-mail: Office@zuckergoldberg.com

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**



Zucker, Goldberg & Ackerman, LLC
XCP-161668

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HSBC Bank USA, National Association, as Trustee for	:	CIVIL DIVISION
SEMT 2007-2,	:	
	:	NO.: 2012-CV-334
Plaintiff,	:	
vs.	:	Execution No.:
	:	
AMBER L. STIMELING a/k/a AMBER L. STIMELING-	:	
KELCHNER a/k/a AMBER L. KELCHNER; JOSEPH T.	:	
KELCHNER;	:	
	:	
Defendant(s).	:	

LEGAL DESCRIPTION

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THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

THE ABOVE-DESCRIBED PREMISES OF LAND BEING UNDER AND SUBJECT TO THE BUILDING AND USE RESTRICTIONS FOUND OF RECORD IN COLUMBIA COUNTY RECORD BOOK 494, PAGE 735. IN ADDITION THERETO GRANTORS DO NOT GUARANTEE THE FEASIBILITY OF ANY BASEMENT SEWER DISCHARGE, SINCE THE SAME DEPENDS UPON THE TOPOGRAPHY OF THE LAND.

PARCEL No. 27-03B-017

BEING THE SAME PREMISES WHICH AMBER L. STIMELING NOW KNOWN AS AMBER L. STIMELING-KELCHNER AND JOSEPH T. KELCHNER, WIFE AND HUSBAND, BY DEED DATED AUGUST 22, 2008 AND RECORDED AUGUST 26, 2008 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME , PAGE 200808943, GRANTED AND CONVEYED UNTO AMBER L. STIMELING-KELCHNER AND JOSEPH T. KELCHNER, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETIES.

PROPERTY KNOWN AS 10 CHANDLER DRIVE, ORANGEVILLE, PA, 17859-9402

Exhibit "A"



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Track & Confirm

[GET EMAIL UPDATES](#)[PRINT DETAILS](#)

YOUR LABEL NUMBER	SERVICE	STATUS OF YOUR ITEM	DATE & TIME	LOCATION	FEATURES
71969005929641763773	First-Class Mail®	Delivered	December 31, 2012, 10:29 am	BLOOMSBURG, PA 17815	Certified Mail™
		Notice Left	December 28, 2012, 4:50 pm	BLOOMSBURG, PA 17815	
		Arrival at Unit	December 28, 2012, 8:07 am	BLOOMSBURG, PA 17815	
		Depart USPS Sort Facility	December 28, 2012	HARRISBURG, PA 17107	
		Processed through USPS Sort Facility	December 28, 2012, 12:07 am	HARRISBURG, PA 17107	
		Electronic Shipping Info Received	December 27, 2012		

Check on Another Item

What's your label (or receipt) number?

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EXHIBIT C

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HSBC Bank USA, National Association, as Trustee for SEMT 2007-2	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-334
	:	
vs.	:	
	:	
AMBER L. STIMELING a/k/a AMBER L. STIMELING-KELCHNER a/k/a AMBER L. KELCHNER; JOSEPH T. KELCHNER;	:	
	:	
Defendants.	:	

NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST
PURSUANT TO Pa.R.C.P. 3129(b)

TO:

COLUMBIA COUNTY TAX CLAIM BUREAU
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

UNKNOWN SPOUSE
10 Chandler Drive
Orangeville, PA 17859-9402

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105

PA DEPT. OF REVENUE- INHERITANCE
TAX DIVISION
Dept. 280601
Harrisburg, PA 17128-0601

UNKNOWN TENANT OR TENANTS
10 Chandler Drive
Orangeville, PA 17859-9402

COLUMBIA COUNTY DOMESTIC
RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

UNKNOWN SPOUSE
204 Edgar Avenue
Bloomsburg, PA 17815-3214

WELLS FARGO BANK, N.A.
P.O. Box 5137
Des Moines, IA 50306-5137

WELLS FARGO BANK, N.A.
101 North Phillips Avenue
Sioux Falls, SD 57104

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in:

35 West Main Street
Bloomsburg, PA 17815

On 3/6/2013 at 9:00am, the following described real estate which AMBER L. STIMELING-KELCHNER and JOSEPH T. KELCHNER, wife and husband, as tenants by the entireties are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

Zucker, Goldberg & Ackerman, LLC
XCP-161668
161668D1004C01092013P1

10 Chandler Drive,
Orangeville, PA 17859-9402
Columbia County

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The said Writ of Execution has been issued on a judgment in the action of

HSBC Bank USA, National Association, as Trustee
for SEMT 2007-2

Plaintiff

vs.

AMBER L. STIMELING a/k/a AMBER L.
STIMELING-KELCHNER a/k/a AMBER L.
KELCHNER, et al

Defendant(s)

at EX. NO. 2012-CV-334 in the amount of \$182190.20 plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.


Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated: 1/9/13

BY:


Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; Pa I.D. #306799
Ralph M. Salvia; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032
200 Sheffield Street, Suite 301
Mountainside, NJ 07092
File No.: XCP-161668
(908) 233-8500; (908) 233-1390 FAX
E-mail: Office@zuckergoldberg.com

Zucker, Goldberg & Ackerman, LLC
XCP-161668
161668D1004C01092013P3

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HSBC Bank USA, National Association, as Trustee for SEMT 2007-2,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-334
	:	
vs.	:	Execution No.:
	:	
AMBER L. STIMELING a/k/a AMBER L. STIMELING-KELCHNER a/k/a AMBER L. KELCHNER; JOSEPH T. KELCHNER;	:	
	:	
Defendant(s).	:	

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Zucker, Goldberg & Ackerman, LLC

«Field2»-«Field1»

«Field1»D1004C02/12/2008P4

IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY,
PENNSYLVANIA.

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PARCEL No. 27-03B-017

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HUSBAND, BY DEED DATED AUGUST 22, 2008 AND RECORDED AUGUST 26, 2008 IN
AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME , PAGE
200808943, GRANTED AND CONVEYED UNTO AMBER L. STIMELING-KELCHNER
AND JOSEPH T. KELCHNER, WIFE AND HUSBAND, AS TENANTS BY THE
ENTIRETIES.

PROPERTY KNOWN AS 10 CHANDLER DRIVE, ORANGEVILLE, PA, 17859-9402

Exhibit "A"



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

From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XCP-161668/sde TEAM C

To: COLUMBIA COUNTY TAX CLAIM BUREAU

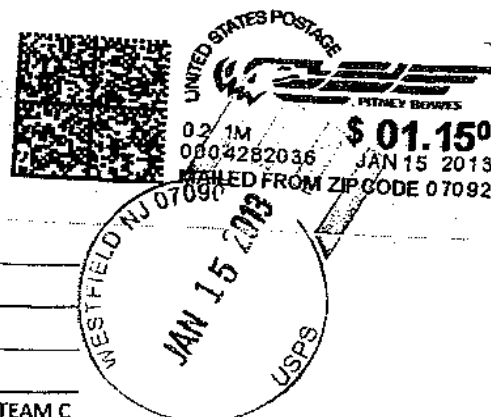
Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

County of P.Q.: COLUMBIA

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



Postmark Here



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

From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XCP-161668/sde TEAM C

To: COMMONWEALTH OF PENNSYLVANIA

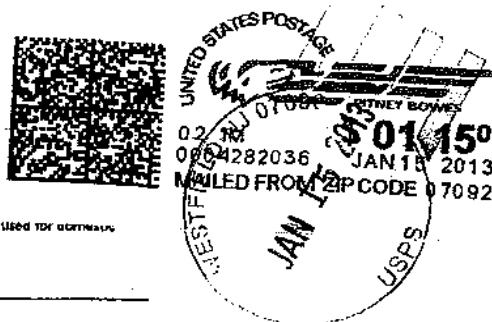
DEPARTMENT OF WELFARE

P.O. Box 2675

Harrisburg, PA 17105

County of P.Q.: COLUMBIA

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



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From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XCP-161668/sde TEAM C

To: UNKNOWN TENANT OR TENANTS
10 Chandler Drive
Orangeville, PA 17859-9402

County of P.Q.: COLUMBIA

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



Postmark Here



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

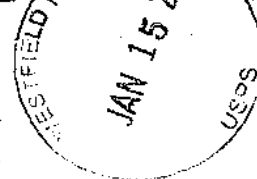
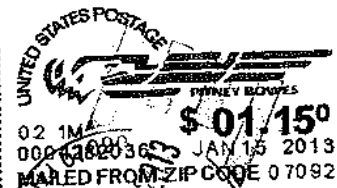
From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XCP-161668/sde TEAM C

To: UNKNOWN SPOUSE
204 Edgar Avenue
Bloomsburg, PA 17815-3214

County of P.Q.: COLUMBIA

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



Postmark Here

Page 3 of 5 NOTICE TO LIENHOLDERS





This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This and international mail.

From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XCP-161668/sde TEAM C

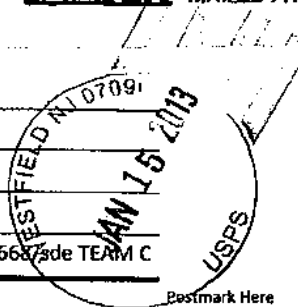
To: WELLS FARGO BANK, N.A.
101 North Phillips Avenue
Sioux Falls, SD 57104

County of P.Q.: COLUMBIA

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



02 1M
0004282036 JAN 15 2013
MAILED FROM ZIP CODE 07092



Postmark Here



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

From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XCP-161668/sde TEAM C

To: WELLS FARGO BANK, N.A.
P.O. Box 5137
Des Moines, IA 50306-5137

County of P.Q.: COLUMBIA

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



UNITED STATES POSTAGE
02 1M
0004282036 JAN 15 2013
MAILED FROM ZIP CODE 07092
\$ 01.15⁰⁰
FITNEY BOWLES



Postmark Here



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

From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

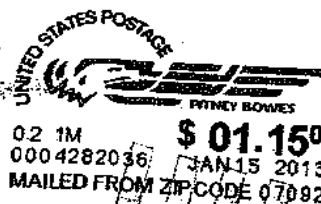
Mountainside, NJ 07092

XCP-161668/sde TEAM C

To: COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

County of P.Q.: COLUMBIA

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



Postmark Here



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

From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

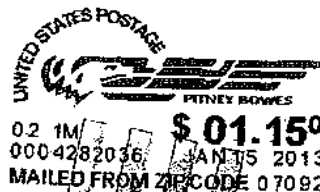
Mountainside, NJ 07092

XCP-161668/sde TEAM C

To: PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION
Dept. 280601
Harrisburg, PA 17128-0601

County of P.Q.: COLUMBIA

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



Postmark Here



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

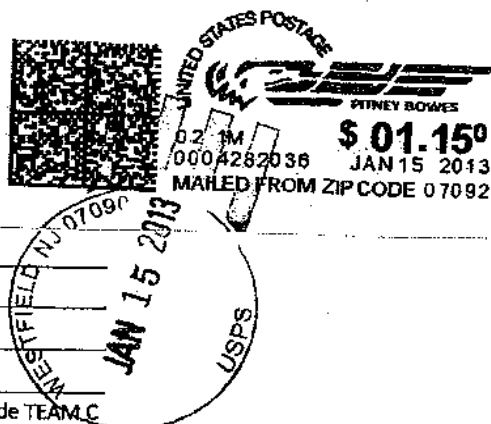
From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XCP-161668/sde TEAM C

To: UNKNOWN SPOUSE
10 Chandler Drive
Orangeville, PA 17859-9402

County of P.Q.: COLUMBIA

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



Postmark Here

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

REAL ESTATE TAX CERTIFICATION

Date: 01/30/2013

Fee: \$5.00

Cert. NO: 13540

KELCHNER AMBER L STIMELING & JOSEPH T
10 CHANDLER DRIVE
ORANGEVILLE PA 17859

District: ORANGE TWP
Deed: 20080 -8943
Location: SANDBUR DEVELOPMENT
Parcel Id: 27 -03B-017-00,000

Assessment: 51,470
Balances as of 01/30/2013

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

By: Columbia County Sheriff Per: Tim Chamberlain

**In the Court of Common Pleas of COLUMBIA County, Pennsylvania
DOMESTIC RELATIONS SECTION**

NOTICE OF LIEN

TO:

TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

FROM:

(IV-D Agency or name of obligee and/or his or her private
attorney or entity acting on behalf of the obligee, address)

DOMESTIC RELATIONS SECTION
PO BOX 380
BLOOMSBURG PA 17815

Phone: (570) 387-8870 Fax: (570) 387-8876
Email:

Obligor:

AMBER L. STIMELING
10 CHANDLER DRIVE
ORANGEVILLE, PA 17859

Obligee:

JOSEPH T. KELCHNER

**IV-D Case #: 398110916
(or non-IV-D docket #)**

SSN: 206-56-1450 **Date of Birth:** 01/11/74

This lien results, by operation of law, from a support order, entered on MARCH 2, 2012
by Pennsylvania Court of Common Pleas in COLUMBIA County, tribunal number 010332.

As of JANUARY 18, 2013, the obligor owes unpaid support in the amount of \$1,800.29. This
judgment may be subject to interest.

Prospective amounts of support, not paid when due, are judgments that are added to the lien
amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named
obligor which is located or existing within the State/county of filing, including any property specifically
described below.

Specific description of property:
10 CHANDLER DRIVE, ORANGEVILLE, PA 17859

All aspects of this lien, including its priority and enforcement, are governed by the law of the State
where the property is located. An obligor must follow the laws and procedures of the State where the
property is located or recorded. An obligor may also contact the entity sending the lien. This lien
remains in effect until released or withdrawn by the issuing agency, the obligee, the entity acting on
behalf of the obligee, or in accordance with the laws of the State where the property is located.

**Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the
recording information, at the address provided above.**

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

Joseph Horvat Deputy Director
Authorized Agent

1-18-13
Date

Joseph Horvat

Print name, e-mail address, phone and fax number

B. ☐ Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee

I am: ☐ the obligee of the above referenced order [or]

☐ an attorney or entity representing the above named obligee

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of _____. For additional information regarding this lien, including the pay-off amount, please contact the obligee listed above.

Signature

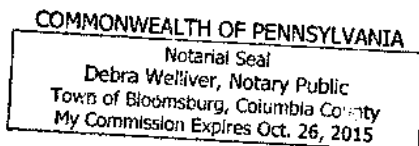
Date

Print name, e-mail address, phone and fax number

I certify that Joseph Horvat appeared before me and is known to me as the individual who signed the above.

State of _____

County of _____



} ss.

Notary Public Debra Welliver

Date 1-18-13

My appointment expires 10-26-15

NOTICE : Respondents are not required to respond to this information collection unless it displays a valid OMB control number.

OMB Control #: 0970-0153 Expiration Date: 05/31/2014 (Please note, this expiration date is for the OMB form and not the lien itself.)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HSBC Bank USA, National Association, as Trustee for SEMT 2007-2	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-334
	:	
vs.	:	
	:	
AMBER L. STIMELING a/k/a AMBER L. STIMELING-KELCHNER a/k/a AMBER L. KELCHNER; JOSEPH T. KELCHNER;	:	
	:	
Defendants.	:	

NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST
PURSUANT TO Pa.R.C.P. 3129(b)

TO:

COLUMBIA COUNTY TAX CLAIM BUREAU
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

UNKNOWN SPOUSE
10 Chandler Drive
Orangeville, PA 17859-9402

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105

PA DEPT. OF REVENUE- INHERITANCE
TAX DIVISION
Dept. 280601
Harrisburg, PA 17128-0601

UNKNOWN TENANT OR TENANTS
10 Chandler Drive
Orangeville, PA 17859-9402

COLUMBIA COUNTY DOMESTIC
RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

UNKNOWN SPOUSE
204 Edgar Avenue
Bloomsburg, PA 17815-3214

WELLS FARGO BANK, N.A.
P.O. Box 5137
Des Moines, IA 50306-5137

WELLS FARGO BANK, N.A.
101 North Phillips Avenue
Sioux Falls, SD 57104

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in:

35 West Main Street
Bloomsburg, PA 17815

On 3/6/2013 at 9:00am, the following described real estate which AMBER L. STIMELING-KELCHNER and JOSEPH T. KELCHNER, wife and husband, as tenants by the entireties are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

Zucker, Goldberg & Ackerman, LLC
XCP-161668
161668D1004C01092013P1

10 Chandler Drive,
Orangeville, PA 17859-9402
Columbia County

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The said Writ of Execution has been issued on a judgment in the action of

HSBC Bank USA, National Association, as Trustee
for SEMT 2007-2

Plaintiff

vs.

AMBER L. STIMELING a/k/a AMBER L.
STIMELING-KELCHNER a/k/a AMBER L.
KELCHNER, et al

Defendant(s)

at EX. NO. 2012-CV-334 in the amount of \$182190.20 plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated: 1/9/13

BY:



Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; Pa I.D. #306799

Ralph M. Salvia; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032

200 Sheffield Street, Suite 301

Mountainside, NJ 07092

File No.: XCP-161668

(908) 233-8500; (908) 233-1390 FAX

E-mail: Office@zuckergoldberg.com

Zucker, Goldberg & Ackerman, LLC

XCP-161668

161668D1004C01092013P3

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HSBC Bank USA, National Association, as Trustee for SEMT 2007-2,	:	CIVIL DIVISION
	:	
	:	NO.: 2012-CV-334
Plaintiff,	:	
vs.	:	Execution No.:
	:	
AMBER L. STIMELING a/k/a AMBER L.	:	
STIMELING-KELCHNER a/k/a AMBER L.	:	
KELCHNER; JOSEPH T. KELCHNER;	:	
	:	
Defendant(s).	:	

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN ORANGE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AND DESIGNATED AS LOT NO. 11 OF THE PLOT OF LOTS KNOWN AS SAND-BUR, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF CHANDLER DRIVE AND COMMON CORNER WITH LOT #10;

THENCE ALONG LOT #10, SOUTH 7 DEGREES 16 MINUTES 00 SECONDS WEST, 190.00 FEET TO A POINT IN LINE OF LOT #14;

THENCE ALONG LOT #14, LOT #14A AND LOT #13, NORTH 82 DEGREES 44 MINUTES 00 SECONDS WEST, 106.00 FEET TO A POINT COMMON CORNER WITH LOT #12,

THENCE ALONG LOT #12, NORTH 7 DEGREES, 16 MINUTES 00 SECONDS EAST, 190.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE AFORESAID CHANDLER DRIVE;

THENCE ALONG THE RIGHT-OF-WAY SOUTH 82 DEGREES 44 MINUTES 00 SECONDS EAST, 106.00 FEET TO A PLACE OF BEGINNING.

CONTAINING: 20,140 SQUARE FEET OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND IS MORE FULLY SHOWN AS LOT #11 OF THE "SAND-BUR" DEVELOPMENT AS PREPARED BY BEISHLINE SURVEYING AND LAST REVISED AUGUST 15, 1995. THE ABOVE-DESCRIBED PREMISES AND LOT OF LAND BEING ALL UNDER AND SUBJECT TO THE PERMANENT AND PERPETUAL EASEMENT OF 20 FEET IN WIDTH LOCATED ALONG THE RIGHT-OF-WAY OF CHANDLER DRIVE, OR THE PERMANENT CONSTRUCTION, MAINTENANCE AND USE OF UTILITY, DRAINAGE AND SEWER LINES. THE ABOVE-DESCRIBED PREMISES FURTHER BEING ALL UNDER AND SUBJECT TO ALL MATTERS SET FORTH IN THE FINAL PLAN OF SAND-BUR RECORDED IN MAP BOOK 7, PAGE 873

Zucker, Goldberg & Ackerman, LLC

«Field2»-«Field1»

«Field1»D1004C02/12/2008P4

IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY,
PENNSYLVANIA.

THE ABOVE-DESCRIBED PREMISES OF LAND BEING UNDER AND SUBJECT TO THE
BUILDING AND USE RESTRICTIONS FOUND OF RECORD IN COLUMBIA COUNTY
RECORD BOOK 494, PAGE 735. IN ADDITION THERETO GRANTORS DO NOT
GUARANTEE THE FEASIBILITY OF ANY BASEMENT SEWER DISCHARGE, SINCE
THE SAME DEPENDS UPON THE TOPOGRAPHY OF THE LAND.

PARCEL No. 27-03B-017

BEING THE SAME PREMISES WHICH AMBER L. STIMELING NOW KNOWN AS
AMBER L. STIMELING-KELCHNER AND JOSEPH T. KELCHNER, WIFE AND
HUSBAND, BY DEED DATED AUGUST 22, 2008 AND RECORDED AUGUST 26, 2008 IN
AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME , PAGE
200808943, GRANTED AND CONVEYED UNTO AMBER L. STIMELING-KELCHNER
AND JOSEPH T. KELCHNER, WIFE AND HUSBAND, AS TENANTS BY THE
ENTIRETIES.

PROPERTY KNOWN AS 10 CHANDLER DRIVE, ORANGEVILLE, PA, 17859-9402

Exhibit "A"

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

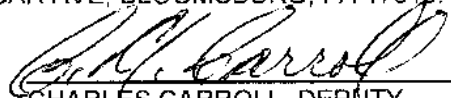


HSBC BANK USA, N.A.
vs.
JOSEPH KELCHNER (et al.)

Case Number
2012CV334

SHERIFF'S RETURN OF SERVICE

12/17/2012 03:50 PM - DEPUTY CHARLES CARROLL, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JOSEPH KELCHNER AT 204 EDGAR AVE, BLOOMSBURG, PA 17815.


CHARLES CARROLL, DEPUTY

SO ANSWERS,

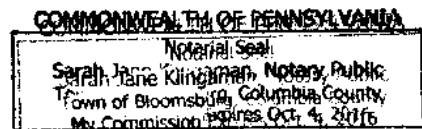

TIMOTHY T. CHAMBERLAIN, SHERIFF

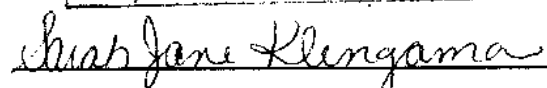
December 18, 2012

NOTARY

Affirmed and subscribed to before me this

18TH day of DECEMBER, 2012





Intiff Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAINSIDE, NJ 07093

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK USA, N.A.
vs.
JOSEPH KELCHNER (et al.)

Case Number
2012CV334

SHERIFF'S RETURN OF SERVICE

12/17/2012 11:20 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: AMBER / STIMELING KELCHNER AT 10 CHANDLER DRIVE, ORANGEVILLE, PA 17859.

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 18, 2012

NOTARY

Affirmed and subscribed to before me this

18TH day of DECEMBER, 2012

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

Intiff Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAIN SIDE, NJ 07093

(p) County State Sheriff Telecomm. Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK USA, N.A.
vs.
JOSEPH KELCHNER (et al.)

Case Number
2012CV334

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/14/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	JOSEPH KELCHNER
Primary Address:	204 EDGAR AVE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally Adult In Charge Posted Other
Adult In Charge:	JOSEPH KELCHNER
Relation:	DEFENDANT
Date:	12/17/12
Time:	1550
Deputy:	5-995-11
Mileage:	

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone: 908-233-8500
---	----------------------------

Service Attempts:

Date:	12/17/12					
Time:	1007					
Mileage:						
Deputy:	5-995-11					

Service Attempt Notes:

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

KELCHNER, JOSEPH

2012CV334

204 EDGAR AVE, BLOOMSBURG, PA 17815

EXP: 01/14/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK USA, N.A.
vs.
JOSEPH KELCHNER (et al.)

Case Number
2012CV334

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/14/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	AMBER / STIMELING KELCHNER
Primary Address:	10 CHANDLER DRIVE ORANGEVILLE, PA 17859
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	AMBER STIMELING KELCHNER		
Relation:			
Date:	12-17-12	Time:	1120
Deputy:	DANGELO	Mileage:	

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone: 908-233-8500
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

KELCHNER, AMBER / STIM

2012CV334

10 CHANDLER DRIVE, ORANGEVILLE, PA 17859

EXP: 01/14/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK USA, N.A.
vs.
JOSEPH KELCHNER (et al.)

Case Number
2012CV334

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 01/14/2013 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Central Columbia SD
Primary Address: 4777 Old Berwick Road
 Bloomsburg, PA 17815
Phone: 570-784-2850 **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge: TERRI MORDAN
Relation: SECRETARY
Date: 12/17/12 **Time:** 10:25
Deputy: 5945-11 **Mileage:**

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC **Phone:** 908-233-8500

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2012CV334

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 01/14/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK USA, N.A.
vs.
JOSEPH KELCHNER (et al.)

Case Number
2012CV334

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/14/2013
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:	HEATHER HYATT
Relation:	TAX OFFICE CLERK
Date:	12/17/12
Time:	0825
Deputy:	S9411
Mileage:	

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone: 908-233-8500
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV334

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 01/14/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK USA, N.A.
vs.
JOSEPH KELCHNER (et al.)

Case Number
2012CV334

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/14/2013
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:	Karen Richendrier		
Relation:	Clerk II		
Date:	12-17-12	Time:	8:25
Deputy:		Mileage:	

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone: 908-233-8500
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2012CV334 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 01/14/2013

Document Receipt

Trans # 45381 Carrier / service: POST 2PM 12/14/2012

Ship to: 45381

WELLS FARGO BANK NA

PO BOX 5137

Tracking #: 9171924291001000019138

Doc Ref #: 176ED2012

DES MOINES IA 50306

Document Receipt

Trans # 45382 Carrier / service: POST 2PM 12/14/2012

Ship to: 45382

WELLS FARGO BANK NA

101 NORTH PHILLIPS AVENUE

Tracking #: 9171924291001000019145

Doc Ref #: 176ED2012

SIOUX FALLS SD 57104

Document Receipt

Trans # 45383 Carrier / service: POST 2PM 12/14/2012

Ship to: 45383

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000019152

Doc Ref #: 176ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 45384 Carrier / service: POST 2PM 12/14/2012

Ship to: 45384

PA DEPT OF REVENUE

DEPT 280601

Tracking #: 9171924291001000019169

Doc Ref #: 176ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 45387 Carrier / service: POST 2PM 12/14/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000019183

Doc Ref #: 176ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 45388 Carrier / service: POST 2PM 12/14/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000019190

Doc Ref #: 176ED2012

Document Receipt

Trans # 45389 Carrier / service: POST 2PM 12/14/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000019206

DEPARTMENT 281230

Doc Ref #: 176ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 45390 Carrier / service: POST 2PM 12/14/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000019213

Doc Ref #: 176ED2012

PHILADELPHIA PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK USA, N.A.
vs.
JOSEPH KELCHNER (et al.)

Case Number
2012CV334

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	01/14/2013
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	10 CHANDLER DRIVE ORANGEVILLE, PA 17859
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally - Adult In Charge (Circled) - Posted - Other
Adult In Charge:	
Relation:	
Date:	4-4-13
Time:	0900
Deputy:	TC
Mileage:	

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone: 908-233-8500
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2012CV334

10 CHANDLER DRIVE, ORANGEVILLE, PA 17859

EXP: 01/14/2013

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV334

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, MARCH 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.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN ORANGE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AND DESIGNATED AS LOT NO. 11 OF THE PLOT OF LOTS KNOWN AS SAND-BUR, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF CHANDLER DRIVE AND COMMON CORNER WITH LOT #10; THENCE ALONG LOT #10, SOUTH 7 DEGREES 16 MINUTES 00 SECONDS WEST, 190.00 FEET TO A POINT IN LINE OF LOT #14; THENCE ALONG LOT #14, LOT #14A AND LOT #13, NORTH 82 DEGREES 44 MINUTES 00 SECONDS WEST, 106.00 FEET TO A POINT COMMON CORNER WITH LOT #12, THENCE ALONG LOT #12, NORTH 7 DEGREES, 16 MINUTES 00 SECONDS EAST, 190.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE AFORESAID CHANDLER DRIVE; THENCE ALONG THE RIGHT-OF-WAY SOUTH 82 DEGREES 44 MINUTES 00 SECONDS EAST, 106.00 FEET TO A PLACE OF BEGINNING.

CONTAINING: 20,140 SQUARE FEET OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND IS MORE FULLY SHOWN AS LOT #11 OF THE "SAND-BUR" DEVELOPMENT AS PREPARED BY BEISHLINE SURVEYING AND LAST REVISED AUGUST 15, 1995. THE ABOVE-DESCRIBED PREMISES AND LOT OF LAND BEING ALL UNDER AND SUBJECT TO THE PERMANENT AND PERPETUAL EASEMENT OF 20 FEET IN WIDTH LOCATED ALONG THE RIGHT-OF-WAY OF CHANDLER DRIVE, OR THE PERMANENT CONSTRUCTION, MAINTENANCE AND USE OF UTILITY, DRAINAGE AND SEWER LINES. THE ABOVE-DESCRIBED PREMISES FURTHER BEING ALL UNDER AND SUBJECT TO ALL MATTERS SET FORTH IN THE FINAL PLAN OF SAND-BUR RECORDED IN MAP BOOK 7, PAGE 873 IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

THE ABOVE-DESCRIBED PREMISES OF LAND BEING UNDER AND SUBJECT TO THE BUILDING AND USE RESTRICTIONS FOUND OF RECORD IN COLUMBIA COUNTY RECORD BOOK 494, PAGE 735. IN ADDITION THERETO GRANTORS DO NOT GUARANTEE THE FEASIBILITY OF ANY BASEMENT SEWER DISCHARGE, SINCE THE SAME DEPENDS UPON THE TOPOGRAPHY OF THE LAND.

PARCEL No. 27-03B-017

BEING THE SAME PREMISES WHICH AMBER L. STIMELING NOW KNOWN AS AMBER L. STIMELING-KELCHNER AND JOSEPH T. KELCHNER, WIFE AND HUSBAND, BY DEED DATED AUGUST 22, 2008 AND RECORDED AUGUST 26, 2008 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME, PAGE 200808943, GRANTED AND CONVEYED UNTO AMBER L. STIMELING-KELCHNER AND JOSEPH T. KELCHNER, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETIES.

PROPERTY KNOWN AS 10 CHANDLER DRIVE, ORANGEVILLE, PA, 17859-9402

PROPERTY ADDRESS: 10 CHANDLER DRIVE, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 27--3B-017

Seized and taken into execution to be sold as the property of JOSEPH KELCHNER, AMBER / STIMELING KELCHNER, AMBER / STIMELING KELCHNER, JOSEPH KELCHNER in suit of HSBC BANK USA, N.A..

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

Attorney for the Plaintiff:
ZUCKER, GOLDBERG & ACKERMAN, LLC
MOUNTAIN SIDE, NJ 908-233-8500

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 176-12

DATE RECEIVED 12-13-12

DOCKET AND INDEX 12-14-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

☒

COPY OF DESCRIPTION

☒

WHEREABOUTS OF LKA

☒

NON-MILITARY AFFIDAVIT

☒

NOTICES OF SHERIFF SALE

☒

WAIVER OF WATCHMAN

☒

AFFIDAVIT OF LIENS LIST

☒

CHECK FOR ~~\$1,350.00~~ OR 1500.00

☒

CK# 2701

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

SALE DATE

Mar 6, 13 TIME 0900

POSTING DATE

Jan 30, 13

ADV. DATES FOR NEWSPAPER

1ST WEEK Feb. 13

2ND WEEK 20

3RD WEEK 27, 13

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

HSBC Bank USA, National Association, as Trustee for : CIVIL DIVISION
SEMT 2007-2, :
: NO.: 2012-CV-334

Plaintiff,

vs.

Execution No.:

AMBER L. STIMELING a/k/a AMBER L. STIMELING-
KELCHNER a/k/a AMBER L. KELCHNER; JOSEPH T.
KELCHNER;

2012-ED-176

Defendant(s).

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:

See Exhibit "A" attached.

Amount Due	\$182,190.20
Interest from 5/4/2012 to date of sale	\$9,906.56

Total \$192,096.76

plus costs to be added

Prothonotary:

By: Barbara Silvestri (KRB)
acting Clerk

PROTHONOTARY, COURT OF COMMON PLEAS, COLUMBIA COUNTY

Date: 12-13-12 My Comm. Expires Monday in 2014

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HSBC Bank USA, National Association, as Trustee for : CIVIL DIVISION
SEMT 2007-2, :

Plaintiff, :

vs. :

Execution No.:

AMBER L. STIMELING a/k/a AMBER L. STIMELING- :
KELCHNER a/k/a AMBER L. KELCHNER; JOSEPH T. :
KELCHNER; :

Defendant(s). :

NO.: 2012-CV-334

2012-ED-174

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN ORANGE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AND DESIGNATED AS LOT NO. 11 OF THE PLOT OF LOTS KNOWN AS SAND-BUR, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF CHANDLER DRIVE AND COMMON CORNER WITH LOT #10;

THENCE ALONG LOT #10, SOUTH 7 DEGREES 16 MINUTES 00 SECONDS WEST, 190.00 FEET TO A POINT IN LINE OF LOT #14;

THENCE ALONG LOT #14, LOT #14A AND LOT #13, NORTH 82 DEGREES 44 MINUTES 00 SECONDS WEST, 106.00 FEET TO A POINT COMMON CORNER WITH LOT #12,

THENCE ALONG LOT #12, NORTH 7 DEGREES, 16 MINUTES 00 SECONDS EAST, 190.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE AFORESAID CHANDLER DRIVE;

THENCE ALONG THE RIGHT-OF-WAY SOUTH 82 DEGREES 44 MINUTES 00 SECONDS EAST, 106.00 FEET TO A PLACE OF BEGINNING.

CONTAINING: 20,140 SQUARE FEET OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND IS MORE FULLY SHOWN AS LOT #11 OF THE "SAND-BUR" DEVELOPMENT AS PREPARED BY BEISHLINE SURVEYING AND LAST REVISED AUGUST 15, 1995. THE ABOVE-DESCRIBED PREMISES AND LOT OF LAND BEING ALL UNDER AND SUBJECT TO THE PERMANENT AND PERPETUAL EASEMENT OF 20 FEET IN WIDTH LOCATED ALONG THE RIGHT-OF-WAY OF CHANDLER DRIVE, OR THE PERMANENT CONSTRUCTION, MAINTENANCE AND USE OF UTILITY, DRAINAGE AND SEWER LINES. THE ABOVE-DESCRIBED PREMISES FURTHER BEING ALL UNDER AND SUBJECT TO ALL MATTERS SET FORTH IN THE FINAL PLAN OF SAND-BUR RECORDED IN MAP BOOK 7, PAGE 873 IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

THE ABOVE-DESCRIBED PREMISES OF LAND BEING UNDER AND SUBJECT TO THE BUILDING AND USE RESTRICTIONS FOUND OF RECORD IN COLUMBIA COUNTY RECORD BOOK 494, PAGE 735. IN ADDITION THERETO GRANTORS DO NOT GUARANTEE THE FEASIBILITY OF ANY BASEMENT SEWER DISCHARGE, SINCE THE SAME DEPENDS UPON THE TOPOGRAPHY OF THE LAND.

PARCEL No. 27-03B-017

BEING THE SAME PREMISES WHICH AMBER L. STIMELING NOW KNOWN AS AMBER L. STIMELING-KELCHNER AND JOSEPH T. KELCHNER, WIFE AND HUSBAND, BY DEED DATED AUGUST 22, 2008 AND RECORDED AUGUST 26, 2008 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME , PAGE 200808943, GRANTED AND CONVEYED UNTO AMBER L. STIMELING-KELCHNER AND JOSEPH T. KELCHNER, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETIES.

PROPERTY KNOWN AS 10 CHANDLER DRIVE, ORANGEVILLE, PA, 17859-9402

Exhibit "A"

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

Defendant(s).

Fuchs: Goldberg & Ackerman HJC
NCP 161668

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HSBC Bank USA, National Association, as Trustee for : CIVIL DIVISION
SEMT 2007-2, :
 : NO.: 2012-CV-334
Plaintiff, :
 : Execution No.:
vs. :
 : 2012-ED-06
AMBER L. STIMELING a/k/a AMBER L. STIMELING- :
KELCHNER a/k/a AMBER L. KELCHNER; JOSEPH T. :
KELCHNER; :
 :
Defendant(s). :

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN ORANGE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AND DESIGNATED AS LOT NO. 11 OF THE PLOT OF LOTS KNOWN AS SAND-BUR, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF CHANDLER DRIVE AND COMMON CORNER WITH LOT #10;

THENCE ALONG LOT #10, SOUTH 7 DEGREES 16 MINUTES 00 SECONDS WEST, 190.00 FEET TO A POINT IN LINE OF LOT #14;

THENCE ALONG LOT #14, LOT #14A AND LOT #13, NORTH 82 DEGREES 44 MINUTES 00 SECONDS WEST, 106.00 FEET TO A POINT COMMON CORNER WITH LOT #12,

THENCE ALONG LOT #12, NORTH 7 DEGREES, 16 MINUTES 00 SECONDS EAST, 190.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE AFORESAID CHANDLER DRIVE;

THENCE ALONG THE RIGHT-OF-WAY SOUTH 82 DEGREES 44 MINUTES 00 SECONDS EAST, 106.00 FEET TO A PLACE OF BEGINNING.

CONTAINING: 20,140 SQUARE FEET OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND IS MORE FULLY SHOWN AS LOT #11 OF THE "SAND-BUR" DEVELOPMENT AS PREPARED BY BEISHLINE SURVEYING AND LAST REVISED AUGUST 15, 1995. THE ABOVE-DESCRIBED PREMISES AND LOT OF LAND BEING ALL UNDER AND SUBJECT TO THE PERMANENT AND PERPETUAL EASEMENT OF 20 FEET IN WIDTH LOCATED ALONG THE RIGHT-OF-WAY OF CHANDLER DRIVE, OR THE PERMANENT CONSTRUCTION, MAINTENANCE AND USE OF UTILITY, DRAINAGE AND SEWER LINES. THE ABOVE-DESCRIBED PREMISES FURTHER BEING ALL UNDER AND SUBJECT TO ALL MATTERS SET FORTH IN THE FINAL PLAN OF SAND-BUR RECORDED IN MAP BOOK 7, PAGE 873 IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

THE ABOVE-DESCRIBED PREMISES OF LAND BEING UNDER AND SUBJECT TO THE BUILDING AND USE RESTRICTIONS FOUND OF RECORD IN COLUMBIA COUNTY RECORD BOOK 494, PAGE 735. IN ADDITION THERETO GRANTORS DO NOT GUARANTEE THE FEASIBILITY OF ANY BASEMENT SEWER DISCHARGE, SINCE THE SAME DEPENDS UPON THE TOPOGRAPHY OF THE LAND.

PARCEL No. 27-03B-017

BEING THE SAME PREMISES WHICH AMBER L. STIMELING NOW KNOWN AS AMBER L. STIMELING-KELCHNER AND JOSEPH T. KELCHNER, WIFE AND HUSBAND, BY DEED DATED AUGUST 22, 2008 AND RECORDED AUGUST 26, 2008 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME , PAGE 200808943, GRANTED AND CONVEYED UNTO AMBER L. STIMELING-KELCHNER AND JOSEPH T. KELCHNER, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETIES.

PROPERTY KNOWN AS 10 CHANDLER DRIVE, ORANGEVILLE, PA, 17859-9402

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HSBC Bank USA, National Association, as Trustee for : CIVIL DIVISION
SEMT 2007-2, :
 : NO.: 2012-CV-334
Plaintiff, :
 :
vs. : Execution No.:
 :
AMBER L. STIMELING a/k/a AMBER L. STIMELING- :
KELCHNER a/k/a AMBER L. KELCHNER; JOSEPH T. :
KELCHNER; :
 :
Defendant(s). :

2012-ED-176

AFFIDAVIT PURSUANT TO RULE 3129.1

HSBC Bank USA, National Association, as Trustee for SEMT 2007-2, Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 10 Chandler Drive, Orangeville, PA 17859-9402.

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

AMBER L. STIMELING-KELCHNER AND JOSEPH T. KELCHNER, WIFE AND HUSBAND, AS TENANTS
BY THE ENTIRETIES
10 Chandler Drive
Orangeville, PA 17859-9402
AND
204 Edgar Avenue
Bloomsburg, PA 17815-3214

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

AMBER L. STIMELING A/K/A AMBER L. STIMELING-KELCHNER A/K/A AMBER L. KELCHNER
10 Chandler Drive
Orangeville, PA 17859-9402

JOSEPH T. KELCHNER
204 Edgar Avenue
Bloomsburg, PA 17815-3214

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

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR SEMT 2007-2
Plaintiff

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

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR SEMT 2007-2
Plaintiff

WELLS FARGO BANK, N.A.
P.O. Box 5137
Des Moines, IA 50306-5137
AND
101 North Phillips Avenue
Sioux Falls, SD 57104

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

COLUMBIA COUNTY TAX CLAIM BUREAU
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105

7. Name and Address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS
10 Chandler Drive
Orangeville, PA 17859-9402

UNKNOWN SPOUSE
10 Chandler Drive
Orangeville, PA 17859-9402

UNKNOWN SPOUSE
204 Edgar Avenue
Bloomsburg, PA 17815-3214

PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION
Dept. 280601
Harrisburg, PA 17128-0601

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

Dated: 11/20/12

ZUCKER GOLDBERG & ACKERMAN, LLC

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
File No.: XCP-161668
(908) 233-8500; (908) 233-1390 FAX
E-mail: Office@zuckergoldberg.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HSBC Bank USA, National Association, as Trustee for : CIVIL DIVISION
SEMT 2007-2, :

Plaintiff, :

vs. :

Execution No.:

AMBER L. STIMELING a/k/a AMBER L. STIMELING- :
KELCHNER a/k/a AMBER L. KELCHNER; JOSEPH T. :
KELCHNER; :

Defendant(s). :

NO.: 2012-CV-334

2012-ED-176

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN ORANGE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AND DESIGNATED AS LOT NO. 11 OF THE PLOT OF LOTS KNOWN AS SAND-BUR, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF CHANDLER DRIVE AND COMMON CORNER WITH LOT #10;

THENCE ALONG LOT #10, SOUTH 7 DEGREES 16 MINUTES 00 SECONDS WEST, 190.00 FEET TO A POINT IN LINE OF LOT #14;

THENCE ALONG LOT #14, LOT #14A AND LOT #13, NORTH 82 DEGREES 44 MINUTES 00 SECONDS WEST, 106.00 FEET TO A POINT COMMON CORNER WITH LOT #12,

THENCE ALONG LOT #12, NORTH 7 DEGREES, 16 MINUTES 00 SECONDS EAST, 190.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE AFORESAID CHANDLER DRIVE;

THENCE ALONG THE RIGHT-OF-WAY SOUTH 82 DEGREES 44 MINUTES 00 SECONDS EAST, 106.00 FEET TO A PLACE OF BEGINNING.

CONTAINING: 20,140 SQUARE FEET OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND IS MORE FULLY SHOWN AS LOT #11 OF THE "SAND-BUR" DEVELOPMENT AS PREPARED BY BEISHLINE SURVEYING AND LAST REVISED AUGUST 15, 1995. THE ABOVE-DESCRIBED PREMISES AND LOT OF LAND BEING ALL UNDER AND SUBJECT TO THE PERMANENT AND PERPETUAL EASEMENT OF 20 FEET IN WIDTH LOCATED ALONG THE RIGHT-OF-WAY OF CHANDLER DRIVE, OR THE PERMANENT CONSTRUCTION, MAINTENANCE AND USE OF UTILITY, DRAINAGE AND SEWER LINES. THE ABOVE-DESCRIBED PREMISES FURTHER BEING ALL UNDER AND SUBJECT TO ALL MATTERS SET FORTH IN THE FINAL PLAN OF SAND-BUR RECORDED IN MAP BOOK 7, PAGE 873 IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

THE ABOVE-DESCRIBED PREMISES OF LAND BEING UNDER AND SUBJECT TO THE BUILDING AND USE RESTRICTIONS FOUND OF RECORD IN COLUMBIA COUNTY RECORD BOOK 494, PAGE 735. IN ADDITION THERETO GRANTORS DO NOT GUARANTEE THE FEASIBILITY OF ANY BASEMENT SEWER DISCHARGE, SINCE THE SAME DEPENDS UPON THE TOPOGRAPHY OF THE LAND.

PARCEL No. 27-03B-017

BEING THE SAME PREMISES WHICH AMBER L. STIMELING NOW KNOWN AS AMBER L. STIMELING-KELCHNER AND JOSEPH T. KELCHNER, WIFE AND HUSBAND, BY DEED DATED AUGUST 22, 2008 AND RECORDED AUGUST 26, 2008 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME , PAGE 200808943, GRANTED AND CONVEYED UNTO AMBER L. STIMELING-KELCHNER AND JOSEPH T. KELCHNER, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETIES.

PROPERTY KNOWN AS 10 CHANDLER DRIVE, ORANGEVILLE, PA, 17859-9402

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HSBC Bank USA, National Association, as Trustee for : CIVIL DIVISION
SEMT 2007-2, :
 : NO.: 2012-CV-334
Plaintiff, :
 :
vs. : Execution No.:
 :
AMBER L. STIMELING a/k/a AMBER L. STIMELING- :
KELCHNER a/k/a AMBER L. KELCHNER; JOSEPH T. :
KELCHNER; :
 :
 :
Defendant(s). :

2012-ED-176

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN ORANGE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AND DESIGNATED AS LOT NO. 11 OF THE PLOT OF LOTS KNOWN AS SAND-BUR, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF CHANDLER DRIVE AND COMMON CORNER WITH LOT #10;

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THENCE ALONG LOT #14, LOT #14A AND LOT #13, NORTH 82 DEGREES 44 MINUTES 00 SECONDS WEST, 106.00 FEET TO A POINT COMMON CORNER WITH LOT #12,

THENCE ALONG LOT #12, NORTH 7 DEGREES, 16 MINUTES 00 SECONDS EAST, 190.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE AFORESAID CHANDLER DRIVE;

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CONTAINING: 20,140 SQUARE FEET OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND IS MORE FULLY SHOWN AS LOT #11 OF THE "SAND-BUR" DEVELOPMENT AS PREPARED BY BEISHLINE SURVEYING AND LAST REVISED AUGUST 15, 1995. THE ABOVE-DESCRIBED PREMISES AND LOT OF LAND BEING ALL UNDER AND SUBJECT TO THE PERMANENT AND PERPETUAL EASEMENT OF 20 FEET IN WIDTH LOCATED ALONG THE RIGHT-OF-WAY OF CHANDLER DRIVE, OR THE PERMANENT CONSTRUCTION, MAINTENANCE AND USE OF UTILITY, DRAINAGE AND SEWER LINES. THE ABOVE-DESCRIBED PREMISES FURTHER BEING ALL UNDER AND SUBJECT TO ALL MATTERS SET FORTH IN THE FINAL PLAN OF SAND-BUR RECORDED IN MAP BOOK 7, PAGE 873 IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

THE ABOVE-DESCRIBED PREMISES OF LAND BEING UNDER AND SUBJECT TO THE BUILDING AND USE RESTRICTIONS FOUND OF RECORD IN COLUMBIA COUNTY RECORD BOOK 494, PAGE 735. IN ADDITION THERETO GRANTORS DO NOT GUARANTEE THE FEASIBILITY OF ANY BASEMENT SEWER DISCHARGE, SINCE THE SAME DEPENDS UPON THE TOPOGRAPHY OF THE LAND.

PARCEL No. 27-03B-017

BEING THE SAME PREMISES WHICH AMBER L. STIMELING NOW KNOWN AS AMBER L. STIMELING-KELCHNER AND JOSEPH T. KELCHNER, WIFE AND HUSBAND, BY DEED DATED AUGUST 22, 2008 AND RECORDED AUGUST 26, 2008 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME , PAGE 200808943, GRANTED AND CONVEYED UNTO AMBER L. STIMELING-KELCHNER AND JOSEPH T. KELCHNER, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETIES.

PROPERTY KNOWN AS 10 CHANDLER DRIVE, ORANGEVILLE, PA, 17859-9402

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HSBC Bank USA, National Association, as Trustee for	:	CIVIL DIVISION
SEMT 2007-2	:	
	:	
Plaintiff,	:	NO.: 2012-CV-334
	:	
vs.	:	
	:	
AMBER L. STIMELING a/k/a AMBER L.	:	
STIMELING-KELCHNER a/k/a AMBER L.	:	
KELCHNER; JOSEPH T. KELCHNER;	:	
	:	
Defendants.	:	

2012-ED-176

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

JOSEPH T. KELCHNER
204 Edgar Avenue
Bloomsburg, PA 17815-3214
AND
10 Chandler Drive
Orangeville, PA 17859-9402

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street
Bloomsburg, PA 17815 on _____ at _____ prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement
of the measured boundaries of the property, together with a brief mention of the buildings and any
other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

10 Chandler Drive, Orangeville, PA, 17859-9402

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

No. **2012-CV-334**

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

AMBER L. STIMELING-KELCHNER and JOSEPH T. KELCHNER, WIFE AND HUSBAND, AS Tenants by the Entireties

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Lawyer Referral Service of the Columbia
County Bar Association**

**Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
Phone (800) 692-7375**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: 11/26/17

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

File No.: XCP-161668

(908) 233-8500; (908) 233-1390 FAX

E-mail: Office@zuckergoldberg.com

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HSBC Bank USA, National Association, as Trustee for : CIVIL DIVISION
SEMT 2007-2, :

Plaintiff, :

vs. :

NO.: 2012-CV-334

Execution No.:

AMBER L. STIMELING a/k/a AMBER L. STIMELING- :
KELCHNER a/k/a AMBER L. KELCHNER; JOSEPH T. :
KELCHNER; :

2012-ED-176

Defendant(s). :

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN ORANGE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AND DESIGNATED AS LOT NO. 11 OF THE PLOT OF LOTS KNOWN AS SAND-BUR, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

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PARCEL No. 27-03B-017

BEING THE SAME PREMISES WHICH AMBER L. STIMELING NOW KNOWN AS AMBER L. STIMELING-KELCHNER AND JOSEPH T. KELCHNER, WIFE AND HUSBAND, BY DEED DATED AUGUST 22, 2008 AND RECORDED AUGUST 26, 2008 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME , PAGE 200808943, GRANTED AND CONVEYED UNTO AMBER L. STIMELING-KELCHNER AND JOSEPH T. KELCHNER, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETIES.

PROPERTY KNOWN AS 10 CHANDLER DRIVE, ORANGEVILLE, PA, 17859-9402

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

HSBC BANK USA, NATIONAL ASSOCIATION, AS
TRUSTEE FOR SEMT 2007-2,

Plaintiff,

vs.

AMBER L. STIMELING A/K/A AMBER L. STIMELING-
KELCHNER A/K/A AMBER L. KELCHNER;

Defendant.

CIVIL DIVISION

NO.: 2012-CV-334

2012-ED-176

AFFIDAVIT OF LAST KNOWN ADDRESS

STATE OF NEW JERSEY :

SS:

COUNTY OF UNION :

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Scott A. Dietterick, Esquire, Kimberly A. Bonner, Esquire, Joel Ackerman, Esquire, Ashleigh L. Marin, Esquire, Ralph M. Salvia, Esquire, Jaime R. Ackerman, Esquire, attorney for Plaintiff, who being duly sworn according to law deposes and says that the owner of the property located at 10 Chandler Drive, Orangeville, PA 17859-9402 is AMBER L. STIMELING-KELCHNER and JOSEPH T. KELCHNER, wife and husband, as tenants by the entireties, with a last known address of 10 Chandler Drive, Orangeville, PA 17859-9402 and 204 Edgar Avenue, Bloomsburg, PA 17815-3214, to the best of his knowledge, information and belief.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated: 11/26/12

By: 

Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓

Atty File No.: XCP-161668

200 Sheffield Street, Suite 101

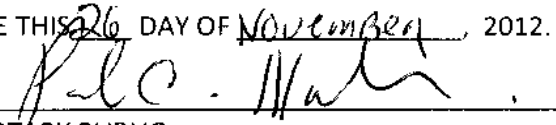
Mountainside, NJ 07092

Email: Office@zuckergoldberg.com

(908) 233-8500; (908) 233-1390 FAX

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 26 DAY OF November, 2012.


NOTARY PUBLIC

PAUL C. NADRATOWSKI
Notary Public of New Jersey
ID# 2407850
My Commission Expires 4/27/2016

Notary Public of New Jersey
ID# 2407850

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HSBC Bank USA, National Association, as Trustee for : CIVIL DIVISION
SEMT 2007-2, :
 : NO.: 2012-CV-334
Plaintiff, :
vs. : Execution No.: 2012-ED-176
 :
AMBER L. STIMELING a/k/a AMBER L. STIMELING- :
KELCHNER a/k/a AMBER L. KELCHNER; JOSEPH T. :
KELCHNER; :
 :
Defendant(s). :

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF NEW JERSEY)
) SS
COUNTY OF UNION)

Before me, the undersigned authority, a notary public in and for said County and State, personally appeared Scott A. Dietterick, Esquire, Kimberly A. Bonner, Esquire, Joel Ackerman, Esquire, Ashleigh L. Marin, Esquire, Ralph M. Salvia, Esquire, Jaime R. Ackerman, Esquire, attorney for Plaintiff, who being duly sworn according to law deposes and says that the Defendant(s) is(are) not in the military service of the ; UNITED STATES OF AMERICA to the best of his knowledge, information and belief.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: 11/26/12

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

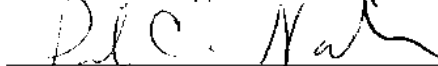
File No.: XCP-161668

(908) 233-8500; (908) 233-1390 FAX

E-mail: Office@zuckergoldberg.com

Sworn to and subscribed before me this

26 day of November 2012.



Notary Public

PAUL C. NADRATOWSKI
Notary Public of New Jersey
ID# 2407850

My Commission Expires 4/27/2016

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HSBC Bank USA, National Association, as Trustee for : CIVIL DIVISION
SEMT 2007-2, :

Plaintiff,

vs.

NO.: 2012-CV-334

Execution No.: 2012-ED-176

AMBER L. STIMELING a/k/a AMBER L. STIMELING-
KELCHNER a/k/a AMBER L. KELCHNER; JOSEPH T.
KELCHNER;

Defendant(s).

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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

Dated: 11/26/12

ZUCKER, GOLDBERG & ACKERMAN, LLC

By: 

Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032

Atty File No.: XCP-161668

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

Email: Office@zuckergoldberg.com

(908) 233-8500; (908) 233-1390 FAX

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2012-CV-334

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for SEMT 2007-2

DEFENDANT(S): AMBER L. STIMELING a/k/a AMBER L. STIMELING-KELCHNER a/k/a AMBER L. KELCHNER;

TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

SERVE AT: 10 Chandler Drive, Orangeville, PA 17859-9402

Sir: ☒ Please serve Defendant, AMBER L. STIMELING a/k/a AMBER L. STIMELING-KELCHNER a/k/a AMBER L. KELCHNER, OR an adult individual with whom the defendant resides with a true and correct copy of the Notice of Sale. If unable to complete service, please attempt service at least once after 6:00 p.m.

Should you have any questions please contact Daniel Schlesinger of our office at 908-233-8500 ext 326.

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____

Date: _____ Name: _____
Title: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:
Zucker, Goldberg & Ackerman, LLC
ATTN: Daniel Schlesinger
200 Sheffield Street, Suite 103
Mountainside, NJ 07092

Dated: November 19, 2012

Zucker, Goldberg & Ackerman, LLC
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XCP-161668

For office use only:

C_161668_SRE1_C

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2012-CV-334
PLAINTIFF: HSBC Bank USA, National Association, as Trustee for SEMT 2007-2
DEFENDANT(S): AMBER L. STIMELING a/k/a AMBER L. STIMELING-KELCHNER a/k/a AMBER L. KELCHNER;

TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

SERVE AT: 204 Edgar Avenue, Bloomsburg, PA 17815-3214

Sir: ☒ Please serve Defendant, AMBER L. STIMELING a/k/a AMBER L. STIMELING-KELCHNER a/k/a AMBER L. KELCHNER, OR an adult individual with whom the defendant resides with a true and correct copy of the Notice of Sale. If unable to complete service, please attempt service at least once after 6:00 p.m.

Should you have any questions please contact Daniel Schlesinger of our office at 908-233-8500 ext 326.

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____
Name: _____
Date: _____ Title: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:
Zucker, Goldberg & Ackerman, LLC
ATTN: Daniel Schlesinger
200 Sheffield Street, Suite 103
Mountainside, NJ 07092

Dated:

Zucker, Goldberg & Ackerman, LLC
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XCP-161668

For office use only:

C_161668_SRE1_C

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2012-CV-334
PLAINTIFF: HSBC Bank USA, National Association, as Trustee for SEMT 2007-2
DEFENDANT(S): JOSEPH T. KELCHNER
TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**
SERVE AT: 204 Edgar Avenue, Bloomsburg, PA 17815-3214

Sir: ☒ Please serve Defendant, JOSEPH T. KELCHNER, OR an adult individual with whom the defendant resides with a true and correct copy of the Notice of Sale. If unable to complete service, please attempt service at least once after 6:00 p.m.

Should you have any questions please contact Daniel Schlesinger of our office at 908-233-8500 ext 326.

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____
Name: _____
Date: _____ Title: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:
Zucker, Goldberg & Ackerman, LLC
ATTN: Daniel Schlesinger
200 Sheffield Street, Suite 103
Mountainside, NJ 07092

Dated:

Zucker, Goldberg & Ackerman, LLC
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XCP-161668

For office use only:

C_161668_SRE1_C

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2012-CV-334
PLAINTIFF: HSBC Bank USA, National Association, as Trustee for SEMT 2007-2
DEFENDANT(S): JOSEPH T. KELCHNER
TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**
SERVE AT: 10 Chandler Drive, Orangeville, PA 17859-9402

Sir: ☒ Please serve Defendant, JOSEPH T. KELCHNER, OR an adult individual with whom the defendant resides with a true and correct copy of the Notice of Sale. If unable to complete service, please attempt service at least once after 6:00 p.m.

Should you have any questions please contact Daniel Schlesinger of our office at 908-233-8500 ext 326.

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____
Name: _____
Date: _____ Title: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:
Zucker, Goldberg & Ackerman, LLC
ATTN: Daniel Schlesinger
200 Sheffield Street, Suite 103
Mountainside, NJ 07092

Dated: _____
Zucker, Goldberg & Ackerman, LLC
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XCP-161668

For office use only:

C_161668_SRE1_C

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2012-CV-334

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for SEMT 2007-2

DEFENDANT(S): POST PROPERTY

TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

SERVE AT: 10 Chandler Drive, Orangeville, PA 17859-9402

Sir: ☒ Please POST the Handbill and Notice of Sale at the above Mortgaged Premises.

Should you have any questions please contact Daniel Schlesinger of our office at 908-233-8500 ext 326.

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____
Name: _____
Date: _____ Title: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:
Zucker, Goldberg & Ackerman, LLC
ATTN: Daniel Schlesinger
200 Sheffield Street, Suite 103
Mountainside, NJ 07092

Dated: _____
Zucker, Goldberg & Ackerman, LLC
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XCP-161668

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DO NOT ACCEPT THIS CHECK UNLESS THE PINK LOCK & KEY ICONS FADE WHEN WARMED AND YOU CAN SEE HEXAGONS IN A DUAL-TONE TRUE WATERMARK WHEN HELD TO THE LIGHT

ZUCKER, GOLDBERG & ACKERMAN, LLC

ATTORNEYS AT LAW
ATTORNEY SHERIFF ADVANCE ACCOUNT
200 SHEFFIELD ST., SUITE 301
MOUNTAINSIDE, NJ 07092
PH. 908-233-8500

002701

02701

JPMORGAN CHASE BANK, N.A.
MONTCLAIR, NJ 07042

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE

DATE 8/1/2012

AMOUNT

\$1,500.00

One Thousand Five Hundred and 00/100

US Dollars

PAY
TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF
P.O. BOX 380
BLOOMSBURG, PA 17815
United States

161668;161668_Sheriff Sale Ad

TWO SIGNATURES REQUIRED IF THE AMOUNT IS MORE THAN \$10,000.00



⑈002701⑈ 1:021202337⑈

454955118⑈

RUB OR BREATHE ON THE PINK LOCK & KEY ICONS—COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK—IF COLOR DOES NOT FADE DO NOT ACCEPT