

MARK J. UDREN, ESQUIRE  
NJ MANAGING ATTORNEY

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

TINA MARIE RICH  
OFFICE ADMINISTRATOR

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

June 17, 2014

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

RE: OneWest Bank, FSB  
vs

Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under Doris Kelchner, Deceased, Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under Ralph H. Kelchner a/k/a Ralph H. Kelchner, JR., Deceased, Doris Kelchner Deceased, Ralph H. Kelchner a/k/a Ralph H. Kelchner, JR., Deceased  
Property: 38 Lake Road, Berwick, PA 18603  
Columbia County C.C.P. No. 2012-CV-717  
Sheriff's Sale Date: 06/11/2014

Dear Sir or Madam:

As attorney on the Writ, we are assigning the bid and requesting the **DEED** be recorded in the name of **Federal National Mortgage Association, 1900 Market Street Suite 800, Philadelphia, PA 19103.**

Also enclosed please find 2 original Realty Transfer Tax Statement of Value forms.

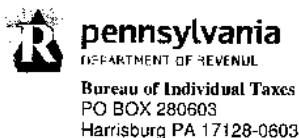
Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,



Lorraine DeCroce  
Legal Assistant

Enclosure



# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

### A. CORRESPONDENT – All inquiries may be directed to the following person:

Name

Telephone Number:

UDREN LAW OFFICES, PC

856-669-5400

Street Address

111 WOODCREST RD., STE 200

City

CHERRY HILL

State

NJ

ZIP Code

08003

### B. TRANSFER DATA

### Date of Acceptance of Document

Grantor(s)/Lessor(s)

Sheriff of Columbia County

Grantee(s)/Lessee(s)

Federal National Mortgage Association

Street Address

1900 Market Street, Suite 800

35 West Main Street

City

Bloomshurg

State

PA

ZIP Code

17815

City

Philadelphia

State

PA

ZIP Code

19103

### C. REAL ESTATE LOCATION

Street Address

38 Lake Road

City, Township, Borough

Township of Briar Creek

County

Columbia

School District

Berwick Area SD

Tax Parcel Number

07-01-068-01

### D. VALUATION DATA

1. Actual Cash Consideration

\$ 2,914.89

2. Other Consideration

+0

3. Total Consideration

\$ 2,914.89

4. County Assessed Value

\$27,685.00

5. Common Level Ratio Factor

3.55

6. Fair Market Value

\$ 98,281.75

### E. EXEMPTION DATA – WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☒ Y ☐ N

1a. Amount of Exemption Claimed

100%

1b. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest Conveyed

100%

### 2. Check Appropriate Box Below for Exemption Claimed

Will or intestate succession.

(Name of Decedent)

(Estate File Number)

- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer From a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.)  
Transfer from the Sheriff to a government agency therefore tax exempt.

**Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.**

Signature of Correspondent or Responsible Party

Date

6-17-14

**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.**

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

OneWest Bank PSD vs Ralph + Doris Ketchum

NO. 166-13 ED NO. 717-12 JD

DATE/TIME OF SALE: June 11 0900

BID PRICE (INCLUDES COST) \$ 2914.89

POUNDAGE - 2% OF BID \$ 58.30

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2973.19

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

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

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

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

TOTAL DUE: \$ 2973.19

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1473.19

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
ONEWEST BANK, FSB

vs.

**Defendant**  
RALPH KELCHNER  
DORIS KELCHNER

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

**Sheriff's Sale Date:** Wednesday, June 11, 2014

**Writ of Execution No. :** 2012CV717

**Advance Sheriff Costs:** \$1,500.00

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

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,436.10
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	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

**Total Sheriff Costs** \$2,233.60

## Municipal Costs

Other	INHERITANCE TAX	\$625.29
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**Total Municipal Costs** \$625.29

## Distribution Costs

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

**Total Distribution Costs** \$56.00

**Grand Total:** \$2,914.89

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)

(c) Columbia County Sheriff, Bloomsburg, PA

UDREN LAW OFFICES, PC  
PA OPERATING ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



67045

NUMBER  
67045

3-7568/2360

One Thousand Four Hundred Seventy-Three and 19/100

DATE

June 17, 2014

AMOUNT

\*\*\*\*\*1,473.19

PAY  
TO THE  
ORDER  
OF

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

VOID AFTER 90 DAYS

Kelchner, 38 Lake Road, Berwick, PA 18603, Lorraine DeCroce

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

⑈067045⑈ ⑆236075689⑆ 9500077186⑈

SAFEGUARD SECURE  
SAFEGUARD SECURE

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.*  
*Licensed PA, NJ, IL*

***UDREN LAW OFFICES, P.C.***

New Jersey Office  
Woodcrest Corporate Center  
111 Woodcrest Rd.  
Suite 200  
Cherry Hill, NJ 08003  
(PH) 856-669-5400  
(FX) 856-669-5399  
[www.udren.com](http://www.udren.com)

Florida Office  
2101 W. Commercial Blvd  
Suite 5100  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

**April 1, 2014**

Sent via fax #(570)389-5625

**Columbia County Sheriff's Office**  
Attn: Real Estate

Re: **OneWest Bank, FSB**

vs.

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

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

**DORIS KELCHNER, DECEASED**

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

**Columbia County**  
Docket No.: **2012-CV-717**  
Premises: **38 Lake Road, Berwick, PA 18603**

Sheriff's Sale No.:

To whom it may concern:

Please postpone the Sheriff Sale scheduled for **April 02, 2014 to June 11, 2014**, on behalf of the Plaintiff to allow time for Motion to Reassess Damages to be filed and granted.

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

Sincerely,  
Udren Law Offices, P.C.  
**Tarin Jefferson**  
Foreclosure Specialist

**MJU#: 11091072 CASE#: 11091072-1**

# Fax Cover Page

To: Columbia County Real Estate Department  
Company: Columbia County Sheriff's Office  
Address: P.O. Box 380, Bloomsbur, PA, 17815  
Fax Number: 1-570-389-5625

From: Tarin Jefferson - Udren Law Offices, P.C.  
Address: 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003

Fax Number: (856) 669-5721  
Voice Phone: (856) 669-5720  
E-Mail: tjefferson@udren.com

Date: 4/2/2014  
Time: 09:08:44  
Pages: 3

Subject: Postpone Letter for 4/2/2014 Sheriff Sale

Message:

Please see attached.

**Jefferson, Tarin**

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**From:** Fax@hosted.voipnetworks.com  
**Sent:** Tuesday, April 01, 2014 3:27 PM  
**To:** Jefferson, Tarin  
**Subject:** GoldFax Status (User: TJEFFERSON)

\*\*\*\*\* GOLDFAX STATUS \*\*\*\*\*

From: Tarin Jefferson - Udren Law Offices, P.C.  
\*GoldFax Message  
Computer: GOLDFAX-01  
Printer: GFAX\_SEND/GFAXSEND010  
Subject: Postpone Letter for 4/2/2014 Sheriff Sale

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\*\* Fax Sent \*\*

Phone Number: 1-570-389-5625  
To: Columbia County Real Estate Department  
Company: Columbia County Sheriff's Office  
Address: P.O. Box 380, Bloomsbur, PA, 17815 Pages sent: 2  
Sent: 4/1/2014 3:26:21 PM  
Elapsed Phone Time: 0 00:00:34.312

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Totals:

1 Fax Attempted.  
1 Fax Successful.



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
ONEWEST BANK, FSB

vs.

**Defendant**  
RALPH KELCHNER  
DORIS KELCHNER

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

**Sheriff's Sale Date:** Wednesday, April 2, 2014

**Writ of Execution No. :** 2012CV717

**Advance Sheriff Costs:** \$1,500.00

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

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,436.10
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	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

**Total Sheriff Costs** **\$2,233.60**

## Municipal Costs

Other	INHERITANCE TAX	\$625.29
-------	-----------------	----------

**Total Municipal Costs** **\$625.29**

## Distribution Costs

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

**Total Distribution Costs** **\$56.00**

**Grand Total:** **\$2,914.89**

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)

Pennsylvania Office  
100 W. 3rd Ave.  
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Conshohocken, PA 19428  
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*Mark J. Udren, Esq.*  
*Licensed: PA, NJ, FL*

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[www.udren.com](http://www.udren.com)

Florida Office  
2101 W. Commercial Blvd  
Suite 5100  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

**February 4, 2014**

Sent via fax #(570)389-5625

**Columbia County Sheriff's Office**  
Attn: Real Estate

Re: **OneWest Bank, FSB**

vs.

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

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

**DORIS KELCHNER, DECEASED**

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

**Columbia County**  
Docket No.: **2012-CV-717**  
Premises: **38 Lake Road, Berwick, PA 18603**

Sheriff's Sale No.:

To whom it may concern:

Please postpone the Sheriff Sale scheduled for **February 05, 2014** to **April 2, 2014**, on behalf of the Plaintiff per client request to allow time for Motion to Reassess Damages to be filed and granted.

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

Sincerely,  
Udren Law Offices, P.C.  
**Tarin Jefferson**  
Foreclosure Specialist

**MJU#: 11091072 CASE#: 11091072-1**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

ONEWEST BANK, FSB

vs.

## Defendant

RALPH KELCHNER  
DORIS KELCHNER

### Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, February 5, 2014

Writ of Execution No. : 2012CV717

Advance Sheriff Costs: \$1,500.00

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

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
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**Total Municipal Costs \$625.29**

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**Total Distribution Costs \$56.00**

**Grand Total: \$2,914.89**

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)

Not a County Seal, PA 18603, PA 18603, PA 18603

# SHERIFF'S SALE COST SHEET

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

✓ DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
✓ LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
✓ ADVERTISING SALE BILLS & COPIES	\$17.50	
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
✓ POSTING HANDBILL	\$15.00	
✓ CRYING/ADJOURN SALE	\$10.00	
✓ SHERIFF'S DEED	\$35.00	
✓ TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>427.50</u>

✓ WEB POSTING	\$150.00	
✓ PRESS ENTERPRISE INC.	\$ <u>1436.10</u>	
✓ SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1661.10</u>

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

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>- 0 -</u>

TOTAL COSTS (OPENING BID) \$ 2289.60

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

Date: 01/28/2014

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 16999

SITLER CHERYLE  
38 LAKE ROAD  
BERWICK PA 18603

District: BRIARCREEK TWP  
Deed: 20130 -2585  
Location: 38 LAKE RD  
Parcel Id: 07 -01 -068-01,000

Assessment: 27,685  
Balances as of 01/28/2014

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

COLUMBIA COUNTY SHERIFF

TIMOTHY CHAMBERLAIN

By: \_\_\_\_\_

Per: \_\_\_\_\_

*Kelchner*

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF COMPLIANCE  
P.O. BOX 281230  
HARRISBURG, PA 17128-1230

**PRIORITY CLAIM  
FOR  
SHERIFFS SALE**  
Please Print or Type

EX' 'ION NUMBER	SECOND EXECUTION NUMBER
166EL2013 (02/05/14)	
DATE OF SALE	
02/05/2014	
AMOUNT	
\$625.29	

MR TIMOTHY T CHAMBERLAIN  
SHERIFF OF COLUMBIA COUNTY  
BOX 380

BLOOMSBURG PA 17815

CORPORATION TAX FILE (BOX) NUMBER	
EMPLOYER EIN	\$0.00
SALES TAX LICENSE NUMBER	\$0.00
SOCIAL SECURITY NUMBER	\$0.00
INHERITANCE TAX FILE NUMBER	
***-**-4130	\$625.29
OTHER TAX NUMBER	\$0.00

**DEFENDANT** RALPH H KELCHNER, JR, DECEASED AND DORIS KELCHNER, DECEASED

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

- ☐ Sales and Use Tax, 72 P.S. § 7242  
☐ Employer Withholding Tax, 72 P.S. § 7345  
☐ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

- ☐ Corporation Taxes, 72 P.S. § 1401

**STATEMENT OF ACCOUNT**

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Inheritance Tax	8/29/2011	1912-0276	\$625.29
<b>TOTAL:</b>			<b>\$625.29</b>

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of  
Revenue 24 day of, January 2014

DIRECTOR, BUREAU OF COMPLIANCE

Mary Hubler

SECRETARY OF REVENUE

Daniel Meuser

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

[pleadings@udren.com](mailto:pleadings@udren.com)

OneWest Bank, FSB

Plaintiff

v.

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

Defendant(s)

ATTORNEY FOR PLAINTIFF

COPY

COURT OF  
COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE  
FORECLOSURE

NO. 2012-CV-717

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

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

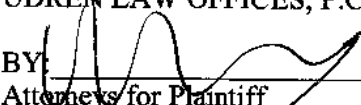
1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached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

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

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

Dated: 1-10-14

UDREN LAW OFFICES, P.C.

BY:   
Attorneys for Plaintiff

HARRY B. REESE, ESQUIRE  
PA ID 310501

MJU#: 11091072 CASE#: 11091072-1



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

**ATTORNEY FOR PLAINTIFF**

**OneWest Bank, FSB**

Plaintiff

v.

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

Defendant(s)

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

**MORTGAGE FORECLOSURE**

**NO. 2012-CV-717**

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

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

**38 Lake Road, Berwick, PA 18603**

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

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

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

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

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

**Cheryle Sitler, Administrator of the Estate of Ralph H. Kelchner, Jr., Deceased  
38 Lake Road  
Berwick, PA 18603**

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

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

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

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

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

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

**Jr Lien Holders - None**

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

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

**Sr Mortgage Holders - None**

**Jr Mortgage Holders - None**

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

**Sr lien Holders - None**

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

**Columbia County Domestic Relations Section**

**P.O. Box 380**

**Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue**

**Bureau of Compliance**

**PO Box 281230**

**Harrisburg, PA 17128-1230**

**Columbia County Tax Claim Bureau**

**P.O. Box 380**

**Bloomsburg, PA 17815**

**Tenants/Occupants**

**38 Lake Road**

**Berwick, PA 18603**

**Commonwealth of PA, Bureau of Individual Tax, Inheritance Tax Division**

**6th Floor, Strawberry Square, Dept. 280601**

**Harrisburg, PA 17128**

**Internal Revenue Service, Pittsburgh Office**

**W.S. Moorhead Federal Building**

**1000 Liberty Avenue, Room 704 - Advisory**

**Pittsburgh, PA 15222**

**Department of Public Welfare, TPL Casulty Unit, Estate Recovery Program**  
**PO BOX 8486, Willow Oak Bldg.**  
**Harrisburg, PA 17105-8486**

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

**Federal Tax Lien Holders - None**

**Condo/Homeowners Association - None**

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

DATED: 1-10-14

UDREN LAW OFFICES, P.C.

BY: [Signature]  
Attorney for Plaintiff

HARRY B. REESE, ESQUIRE  
PA ID 310501

**MJU#: 11091072 CASE#: 11091072-1**

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

**ATTORNEY FOR PLAINTIFF**

**OneWest Bank, FSB**

Plaintiff

v.

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

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

**DORIS KELCHNER, DECEASED;**

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

Defendant(s)

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

**MORTGAGE FORECLOSURE**

**NO. 2012-CV-717**

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

**TO: ALL PARTIES IN INTEREST AND CLAIMANTS**

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

**PROPERTY: 38 Lake Road, Berwick, PA 18603**

**Improvements: RESIDENTIAL DWELLING**


**EXHIBIT A**

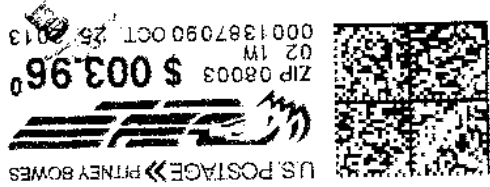
The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale** on **02/05/2014 at 09:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

**MJU#: 11091072 CASE#: 11091072-1**

EXHIBIT A

Name and Address of Sender	Article Number	Name of Addressee, Street, and Post Office Address	Registered <input type="checkbox"/>	Insured <input type="checkbox"/>	COD <input type="checkbox"/>	Certified <input type="checkbox"/>	Return Receipt for Merchandise <input type="checkbox"/>	Int'l Recorded Del. <input type="checkbox"/>	Express Mail <input type="checkbox"/>	Postage	Fee	Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.
<b>Danielle Devlin</b> UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003		OneWest Bank, FSB 888 East Walnut Street Pasadena, CA 91101											
		Columbia County Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815											
		Commonwealth of PA, Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230											
		Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815											
		Tenants/Occupants 38 Lake Road Berwick, PA 18603											
		Commonwealth of PA, Bureau of Individual Tax, Inheritance Tax Division 6th Floor, Strawberry Square, Dept. 280601 Harrisburg, PA 17128											
		Internal Revenue Service, Pittsburgh Office W.S. Moorhead Federal Building 1000 Liberty Avenue, Room 704 - Advisory Pittsburgh, PA 15222											
		Department of Public Welfare, TPL Casulty Unit, Estate Recovery Program PO BOX 8486, Willow Oak Bldg. Harrisburg, PA 17105-8486											
Total number of Pieces Listed by Sender 8		Total Number of Pieces Received at Post Office 8	Postmaster, Per (Name of Receiving Employee) 				The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual E900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.						
PS Form 3877, February 1994													



Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Doris Ketchner, Deceased - MJU# 11091072-1 (Columbia County), Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Ralph H. Ketchner a/k/a Ralph H. Ketchner, Jr., Deceased - MJU# 11091072-1 (Columbia County), Doris Ketchner, Deceased - MJU# 11091072-1 (Columbia County) Ralph H. Ketchner a/k/a Ralph H. Ketchner, Jr., Deceased - MJU# 11091072-1 (Columbia County)

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.*  
*Licensed: PA, NJ, FL*

***UDREN LAW OFFICES, P.C.***

New Jersey Office  
Woodcrest Corporate Center  
111 Woodcrest Rd.  
Suite 200  
Cherry Hill, NJ 08003  
(PH) 856-669-5400  
(FX) 856-669-5399  
www.udren.com

Florida Office  
2101 W. Commercial Blvd  
Suite 5100  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

***PLEASE RESPOND TO NEW JERSEY OFFICE***

**January 9, 2014**

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

**Re: OneWest Bank, FSB**

**vs.**

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

Dear Prothonotary:

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

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

Thank you for your assistance with this matter.

Sincerely yours,

**Adam DiGirolamo**  
**Legal assistant**  
/dbs

**EXHIBIT B**

Enclosure

cc: Sheriff of **Columbia** County



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

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2012-CV-717


**PRAECIPE TO FILE PROOF OF SERVICE**

TO THE PROTHONOTARY:

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

Date: 1-10-14

UDREN LAW OFFICES, P.C.

BY:   
Attorney for Plaintiff

HARRY B. REESE, ESQUIRE  
PA ID 310501

EXHIBIT B

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL DIVISION

OneWest Bank, FSB

Plaintiff

v.

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

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

Doris Kelchner, Deceased

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

Defendant(s)

NO. 2012-CV-717

FILED  
PROTHONOTARY  
2012 AUG -6 P 2:25  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

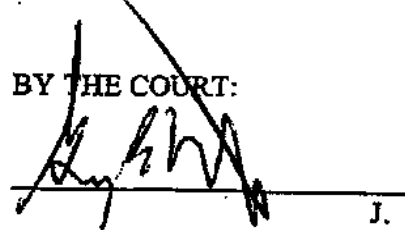
EXHIBIT B

ORDER

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

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

BY THE COURT:



J.

MJU#11091072-2 (Kelchner)

EXHIBIT F

**Verbal Confirmation of Service of the Notice of Sale**

Date: 1/9/14

Spoke With: Sheriff Chamberlain of Columbia County

Defendant: Doris Kelchner, Deceased

Date Served: 10/21/13

At: 38 Lake Road, Berwick PA 18603

Who Accepted: Posted Property per Court order

Defendant: Ralph H. Kelchner aka Ralph H. Kelchner Jr, deceased

Date Served: 10/21/13

At: 38 Lake Road, Berwick PA 18603

Who Accepted: Posted Property per Court order

Defendant: Unknown heirs for Doris Kelchner

Date Served: 10/21/13

At: 38 Lake Road, Berwick PA 18603

Who Accepted: Posted property per court order

Defendant: unknown heirs for Ralph H. Kelchner

Date Served: 10/21/13

At: 38 Lake Road, Berwick PA 18603

Who Accepted: Posted property per court order

Are there any additional fees due?

Yes

No

If so how much? \$ \_\_\_\_\_

Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT B**

11091072-1

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



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

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

APS File #: 126241-0001

**AFFIDAVIT OF SERVICE -- Individual**

**UDREN LAW OFFICES**  
Mr. Danielle Davlin  
111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003-3620

Service of Process on:

—Cheryle Sittler  
Court Case No. Columbia Co 2012-CV-717

State of: Pa ss.

County of: Berks

Name of Server: Denise Hawk, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action:

Date/Time of Service: that on the 9 day of November, 20 13, at 5:45 o'clock P M

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

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

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:  
Cheryle Sittler

Person Served, and Method of Service:

☐ By personally delivering them into the hands of the person to be served.  
☒ By delivering them into the hands of Michelle Kelchner, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Cheryle Sittler at the place of service, and whose relationship to the person is: Sister

Description of Person Receiving Documents:

The person receiving documents is described as follows:  
Sex F; Skin Color W; Hair Color Blonde; Facial Hair \_\_\_\_\_  
Approx. Age 40; Approx. Height 5'5; Approx. Weight 120

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

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

Denise Hawk  
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this  
11 day of Nov, 20 13

Notary Public (Commission Expires)

COMMONWEALTH OF PENNSYLVANIA  
Notary Seal  
Eric M. Anderson, Notary Public  
Washington Twp., Berks County  
My Commission Expires Nov. 18, 2013

EXHIBIT B

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

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

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

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
COLUMBIA County

MORTGAGE  
FORECLOSURE

NO. 2012-CV-717

**VERIFICATION OF SERVICE OF NOTICE OF SALE**  
**BY CERTIFIED MAIL AND REGULAR MAIL**  
**PURSUANT TO COURT ORDER**

The undersigned hereby verifies that he or she is counsel for Plaintiff in the above case and that pursuant to the court order issued in this matter a true and correct copy of the Notice of Sale was sent by certified mail and regular first class mail as follows:

TO:

INTERNAL REVENUE SERVICE,  
PITTSBURGH OFFICE  
W.S. MOORHEAD FEDERAL BUILDING  
1000 LIBERTY AVENUE, ROOM 704- ADVISORY  
PITTSBURGH, PA 15222

DATE MAILED: 10/25/2013

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

<sup>10<sup>th</sup></sup>  
Dated: January 2, 2014

MJU#: 11091072 CASE#: 11091072-1

UDREN LAW OFFICES, P.C.

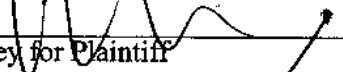
BY:   
Attorney for Plaintiff  
HARRY B. REESE, ESQUIRE  
PA ID 310501

EXHIBIT B

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.*  
*Licensed: PA, NJ, FL*

***UDREN LAW OFFICES, P.C.***

New Jersey Office  
Woodcrest Corporate Center  
111 Woodcrest Rd.  
Suite 200  
Cherry Hill, NJ 08003  
(PH) 856-669-5400  
(FX) 856-669-5399  
[www.udren.com](http://www.udren.com)

Florida Office  
2101 W. Commercial Blvd  
Suite 5100  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

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

Re: **OneWest Bank, FSB**

vs.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DORIS KELCHNER, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RALPH H. KELCHNER A/K/A RALPH H. KELCHNER, JR., DECEASED, DORIS KELCHNER, DECEASED, RALPH H. KELCHNER A/K/A RALPH H. KELCHNER, JR., DECEASED,**  
Columbia County C.C.P. No. 2012-CV-717  
MJU#: 11091072 CASE#: 11091072-1

Dear Sir or Madam:

In connection with the above captioned matter, enclosed please find Verification of Service of Notice of Sale by Certified Mail and Regular Mail Pursuant to Court Order. I have enclosed a copy of the first page to be time stamped and returned in the enclosed self-addressed stamped envelope.

Thank you for your assistance with this matter.

Sincerely yours,

**Adam DiGirolamo**  
Foreclosure Specialist

MJU/

Enclosures

**EXHIBIT B**

Name and Address of Sender	Article Number	Name of Addressee, Street, and Post Office Address	Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified	Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail	Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.				
Line	Article Number					Postmark and Date of Receipt				
						Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee Remarks
1		<b>Danielle Devlin</b> UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003								
2		OneWest Bank, FSB 888 East Walnut Street Pasadena, CA 91101								
3		Columbia County Domestic Relations Section P.O. Box 380 Bloomington, PA 17815								
4		Commonwealth of PA, Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230								
5		Columbia County Tax Claim Bureau P.O. Box 380 Bloomington, PA 17815								
6		Tenants/Occupants 38 Lake Road Berwick, PA 18603								
7		Commonwealth of PA, Bureau of Individual Tax, Inheritance Tax Division 6th Floor, Strawberry Square, Dept. 280601 Harrisburg, PA 17128								
8		Internal Revenue Service, Pittsburgh Office W.S. Moorhead Federal Building 1000 Liberty Avenue, Room 704 - Advisory Pittsburgh, PA 15222								
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.				
PS Form 3877, February 1994		Form Must be Completed by Typewriter, Ink or Ball Point Pen								



EXHIBIT B

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Doris Ketchner, Deceased - MJU# 11091072-1 (Columbia County), Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Ralph H. Ketchner a/k/a Ralph H. Ketchner, Jr., Deceased - MJU# 11091072-1 (Columbia County), Doris Ketchner, Deceased - MJU# 11091072-1 (Columbia County) Ralph H. Ketchner a/k/a Ralph H. Ketchner, Jr., Deceased - MJU# 11091072-1 (Columbia County)



Udren Law Offices, P.C.  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620

DD (PA-3129)

#11091072-1

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**CERTIFIED MAIL**



91 7199 9991 7033 5258 2834



U.S. POSTAGE >> PITNEY BOWES



ZIP 08003 \$004.81  
02 1W  
0001387090 OCT. 2 213

Internal Revenue Service,  
Pittsburgh Office  
W.S. Moorhead Federal Building  
1000 Liberty Avenue, Room 704 - Advisory  
Pittsburgh, PA 15222

**EXHIBIT B**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2012CV717

## SHERIFF'S RETURN OF SERVICE

01/02/2014 09:45 AM - DEPUTY TYLER HINOJOSA, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 38 LAKE ROAD, BERWICK, PA 18603.

  
TYLER HINOJOSA, DEPUTY

SO ANSWERS,

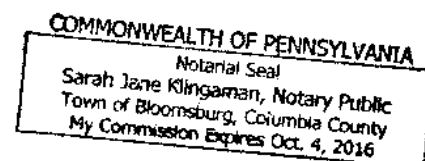
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

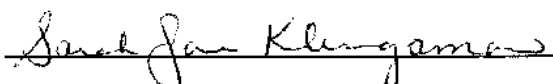
January 02, 2014

NOTARY

Affirmed and subscribed to before me this

2ND day of JANUARY, 2014





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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2012CV717

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 11/07/2013

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 38 LAKE ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 1/2/14

Time: 09:45

Deputy: 17

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

(POSTING)

2012CV717

38 LAKE ROAD, BERWICK, PA 18603

EXP: 11/07/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2012CV717

## SHERIFF'S RETURN OF SERVICE

10/21/2013 11:00 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: RALPH KELCHNER, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 38 LAKE ROAD, BERWICK, PA 18603 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

  
PAUL D'ANGELO, DEPUTY

10/21/2013 11:00 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: DORIS KELCHNER, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 38 LAKE ROAD, BERWICK, PA 18603 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 22, 2013

NOTARY

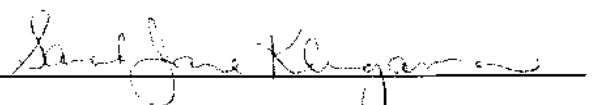
Affirmed and subscribed to before me this

22ND day of OCTOBER, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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



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



November 13, 2013

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

**ONE WEST BANK, FSB**

VS.

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

**NO: 2012-CV-717**

**NO: 2013-ED-166**

Dear Timothy:

The property located at 38 Lake Road Berwick, pa is not currently connected to public sewer therefore no money is due to our office.

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

Sincerely,

A handwritten signature in cursive script that reads "Kelly Morris".

Kelly Morris  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2012CV717

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/07/2013

Warrant:

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

### Serve To:

Name: OCCUPANT

Primary Address: 38 LAKE ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Cheryl Thomas

Relation:

Date: 10/29/13 Time: 14:10

Deputy: #2 Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:	10/21/13	10/23/13				
Time:	1100	1140				
Mileage:						
Deputy:	S-3 S-6	3 17				

### Service Attempt Notes:

- 1.
2. N/A L/C
- 3.
4. 10/25/13 - Called in - Will be in Monday
- 5.
- 6.

OCCUPANT

2012CV717

38 LAKE ROAD, BERWICK, PA 18603

EXP: 11/07/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2012CV717

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/07/2013

Zone:

Warrant:

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

### Serve To:

Name: DORIS KELCHNER

Primary Address: 38 LAKE ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *POSTED*

Relation:

Date: *10/21/13*

Time: *1100*

Deputy: *S-3 S-6*

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

KELCHNER, DORIS

2012CV717

38 LAKE ROAD, BERWICK, PA 18603

EXP: 11/07/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2012CV717

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/07/2013

Zone:

Warrant:

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

### Serve To:

Name: RALPH KELCHNER

Primary Address: 38 LAKE ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: POSTED

Relation:

Date: 10/21/13

Time: 1100

Deputy: J-3 J-6

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

KELCHNER, RALPH

2012CV717

38 LAKE ROAD, BERWICK, PA 18603

EXP: 11/07/2013



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2012CV717

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/07/2013

Zone:

Warrant:

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

### Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KELLY JOHNSON

Relation: CLERK

Date: 10/21/13 Time: 10:09 AM

Deputy: S-3 S-6 Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

BERWICK SEWER AUTHORITY

2012CV717

1108 FREAS AVE, BERWICK, PA 18603

EXP: 11/07/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2012CV717

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/07/2013

Zone:

Warrant:

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

### Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road  
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

POSTED

Relation:

Date:

10/21/13

Time:

1030

Deputy:

J-3 5-6

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

ROTHERY, JOAN M.

2012CV717

122 TWIN CHURCH ROAD, BERWICK, PA 18603

EXP: 11/07/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2012CV717

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/07/2013

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia Co

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 Richendrfer

Relation: Clerk II

Date: 10 22 13

Time: 8:50

Deputy: 16

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF 2012CV717 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 11/07/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2012CV717

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/07/2013

Zone:

Warrant:

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 · Other

Adult In Charge: Debbie Miller

Relation: Clerk

Date: 10-22-13 Time: 08:40

Deputy: 16 Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2012CV717

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 11/07/2013

## Document Receipt

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Trans #	1209	Carrier / service:	USPS Server	First-Class Mail®	10/18/2013 12:00:00 AM
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## Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking # 71901140006000012109

Doc Ref #: 166ED2013

Postage 4.6100

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	1208	Carrier / service:	USPS Server	First-Class Mail®	10/18/2013 12:00:00 AM
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## Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION900 MARKET STREET 5TH FLOOR  
ROBERT N.C. N X FEDERAL BUILDING

Tracking # 71901142006000012093

Doc Ref #: 166ED2013

Postage 4.8100

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	1207	Carrier / service:	USPS Server	First-Class Mail®	10/16/2013 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 7190114C006000012086

Doc Ref #: 166ED2013

Postage 4.8100

HARRISBURG PA 17105

Document Receipt					
Trans #	1206	Carrier / service	USPS Server	First-Class Mail®	10/18/2013 12:00:00 AM
Ship to:					
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA			
DEPARTMENT 281230		Tracking #		71901140006000012079	
		Doc Ref #:		166ED2013	
		Postage		4.8100	
HARRISBURG		PA	17128		



Document Receipt				
Trans #	1205	Carrier / service:	USPS Server	First-Class Mail®
				10/18/2013 12:00:00 AM
Ship to:				
COMMONWEALTH OF PA				
PO BOX 281230				
			Tracking #:	71901140006000012062
			Doc Ref #	166ED2013
			Postage	4.8100
HARRISBURG PA 17128				

# SHERIFF'S SALE

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

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

**WEDNESDAY, FEBRUARY 05, 2014**  
**AT 9:00 O'CLOCK A.M.**

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

---

PARCEL NO. 1: ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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

PARCEL NO. 2: ALL that certain piece, parcel or tract of land situate in the Township of Briar Creek, Columbia County, Pennsylvania, bounded and described as follows, to wit:

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

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

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

Tax Id: 07-01-068-01

BEING KNOWN AS 38 Lake Road Berwick, PA 18603

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

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

PROPERTY ADDRESS: 38 LAKE ROAD, BERWICK, PA 18603

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

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

---

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

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

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

# REAL ESTATE OUTLINE

ED # 186-15

DATE RECEIVED 10-7-13  
DOCKET AND INDEX 6-10-13

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>1500.00</u>

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

SALE DATE	<u>Feb 5, 14</u>	TIME <u>0900</u>
POSTING DATE	<u>Jan 8, 14</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK	<u>Jan 15</u>
	2 <sup>ND</sup> WEEK	<u>22</u>
	3 <sup>RD</sup> WEEK	<u>29, 13</u>

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

**ATTORNEY FOR PLAINTIFF**

**OneWest Bank, FSB**

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-717

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

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

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

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: **(856) 669-5400**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**LAWYER REFERRAL SERVICE  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS  
North Penn Legal Services  
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Bloomsburg, PA 17815  
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WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

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

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

Doris Kelchner, Deceased

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

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-717

2013-ED-166

**WRIT OF EXECUTION**

TO THE SHERIFF OF COLUMBIA COUNTY:

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

**38 Lake Road, Berwick, PA 18603**

Amount due

**\$ 115,822.76**

Interest From 11/30/2012  
to Date of Sale

\$ \_\_\_\_\_

*Ongoing Per Diem of \$22.8700  
to actual date of sale including if sale is  
held at a later date*

(Costs to be added)

*s. Barbara N. Silvestri*  
Prothonotary Acting

By \_\_\_\_\_

Proth & Clerk of Sev. Courts

Date 10-07-2013 Clerk

My Comm. Ex. 1st Monday in 2014

**LEGAL DESCRIPTION  
(Exhibit A)**

07NL38263

PARCEL NO. 1: ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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

PARCEL NO. 2: ALL that certain piece, parcel or tract of land situate in the Township of Briar Creek, Columbia County, Pennsylvania, bounded and described as follows, to wit:

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

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

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

Tax Id: 07-01-068-01

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

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

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



UDREN LAW OFFICES, P.C.  
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ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-717

2013-EP-166

**WRIT OF EXECUTION**

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and  
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Interest From 11/30/2012  
to Date of Sale

\$ \_\_\_\_\_

Ongoing Per Diem of \$22.8700  
to actual date of sale including if sale is  
held at a later date

(Costs to be added)

s. Barbara N. Gullett  
Prothonotary

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2014

By \_\_\_\_\_

Clerk

Date 10-07-2013

MJU#: 11091072 CASE#: 11091072-1

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

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB  
Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-717

**CERTIFICATE OF ACT 91**

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

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

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

UDREN LAW OFFICES, P.C.

BY: 

Attorney for Plaintiff

Amanda L. Lawer # 307028

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

**ATTORNEY FOR PLAINTIFF**

**OneWest Bank, FSB**

Plaintiff

v.

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

Defendant(s)

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

**MORTGAGE FORECLOSURE**

**NO. 2012-CV-717**

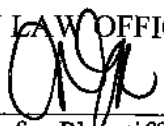
**CERTIFICATE OF ACT 91**

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

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

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

UDREN LAW OFFICES, P.C.

BY:   
Attorney for Plaintiff  
*Amanda L. Fauer #307028*

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

**OneWest Bank, FSB**

Plaintiff

v.

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

**MORTGAGE FORECLOSURE**

**NO. 2012-CV-717**

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

Defendant(s)

166

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

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

**38 Lake Road, Berwick, PA 18603**

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

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

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

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

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

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

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

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

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

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

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

**Jr Lien Holders - None**

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

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

**Sr Mortgage Holders - None**

**Jr Mortgage Holders - None**

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

**Sr lien Holders - None**

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

**Columbia County Domestic Relations Section**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue**  
**Bureau of Compliance**  
**PO Box 281230**  
**Harrisburg, PA 17128-1230**

**Columbia County Tax Claim Bureau**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

**Tenants/Occupants**  
**38 Lake Road**  
**Berwick, PA 18603**

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


**Federal Tax Lien Holders - None**

**Condo/Homeowners Association - None**

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

DATED: 10/4/2013

UDREN LAW OFFICES, P.C.

BY:   
Attorney for Plaintiff  
*Amanda L. Louer #307028*

**MJU#: 11091072 CASE#: 11091072-1**

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

**pleadings@udren.com**

**OneWest Bank, FSB**

Plaintiff

v.

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

Defendant(s)

**ATTORNEY FOR PLAINTIFF**

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

**MORTGAGE FORECLOSURE**

**NO. 2012-CV-717**

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

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

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

**38 LAKE ROAD, BERWICK, PA 18603**

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

**38 LAKE ROAD, BERWICK, PA 18603**

**DORIS KELCHNER, DECEASED**

**38 LAKE ROAD, BERWICK, PA 18603**

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

**38 LAKE ROAD, BERWICK, PA 18603**

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

UDREN LAW OFFICES, P.C.

  
\_\_\_\_\_  
Attorney for Plaintiff

*Amanda Laur #307028*

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**ATTORNEY FOR PLAINTIFF**

**OneWest Bank, FSB**

Plaintiff

v.

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

Defendant(s)

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

MORTGAGE FORECLOSURE

NO. 2012-CV-717

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**LAWYER REFERRAL SERVICE**

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168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS**

**North Penn Legal Services  
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ATTORNEY FOR PLAINTIFF

**OneWest Bank, FSB**

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-717

**SHORT DESCRIPTION FOR ADVERTISING**

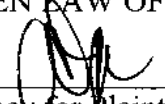
ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF BRIAR CREEK,  
COLUMBIA COUNTY, PENNSYLVANIA:

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

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

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

  
\_\_\_\_\_  
Attorney for Plaintiff

*Anna L. Law #258008*

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

**ATTORNEY FOR PLAINTIFF**

**OneWest Bank, FSB**  
Plaintiff  
v.

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

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

**MORTGAGE FORECLOSURE**

**NO. 2012-CV-717**

Defendant(s)

**SHORT DESCRIPTION FOR ADVERTISING**

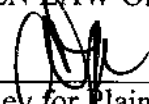
**ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF BRIAR CREEK,  
COLUMBIA COUNTY, PENNSYLVANIA:**

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

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

**IMPROVEMENTS: Residential Property**

**UDREN LAW OFFICES, P.C.**

  
Attorney for Plaintiff

*Anna L. Law #257008*

**LEGAL DESCRIPTION  
(Exhibit A)**

07NL38263

**PARCEL NO. 1:** ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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

**PARCEL NO. 2:** ALL that certain piece, parcel or tract of land situate in the Township of Briar Creek, Columbia County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a concrete nail in the center of Legislative Route 19043 and in line of other lands of Grantees; thence along the said land of the Grantees, South 80 degrees 11 minutes 26 seconds East, a distance of 233.38 feet to a steel pin; thence South 31 degrees 49 minutes 33 seconds West, a distance of 140.00 feet to a steel pin located at a corner of land of prior grantors; thence along said lands of prior Grantors, North 61 degrees 46 minutes 26 seconds West, a distance of 212.64 feet to a concrete nail in the center of the said Legislative Route; thence continuing in the center thereof, North 21 degrees 13 minutes 34 seconds East, a distance of 66.00 feet to a concrete nail, being the place of beginning. Containing .509 acres of land in all. This description was prepared from survey draft of Charles D. Webb, R.S. dated May 31, 1983.

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

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

Tax Id: 07-01-068-01

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

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

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

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

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-717


AFFIDAVIT OF NON-MILITARY SERVICE  
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **DORIS KELCHNER, DECEASED, RALPH H. KELCHNER A/K/A RALPH H. KELCHNER, JR., DECEASED**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s), **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DORIS KELCHNER, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RALPH H. KELCHNER A/K/A RALPH H. KELCHNER, JR., DECEASED**, to enable a search.

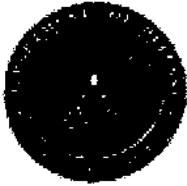
This statement is made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

Dated: October 3, 2013

  
Attorney for Plaintiff

Amanda L. Lou 12/3/13

MJU#: 11091072 CASE#: 11091072-1



## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: KELCHNER, JR.

First Name: RALPH

Middle Name: H.

Active Duty Status As Of: Oct-03-2013

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

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

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

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

*Mary M. Snavelly-Dixon*

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

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

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

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

## More information on "Active Duty Status"

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

## Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: 9411W68DF096A60



## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: KELCHNERFirst Name: DORIS

Middle Name:

Active Duty Status As Of: Oct-03-2013

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

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

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

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

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



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

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## More information on "Active Duty Status"

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

## Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: C4C5960DJ097600

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

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-717


AFFIDAVIT OF NON-MILITARY SERVICE  
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **DORIS KELCHNER, DECEASED, RALPH H. KELCHNER A/K/A RALPH H. KELCHNER, JR., DECEASED**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s), **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DORIS KELCHNER, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RALPH H. KELCHNER A/K/A RALPH H. KELCHNER, JR., DECEASED**, to enable a search.

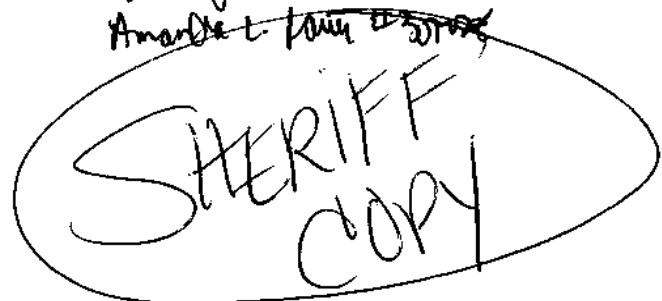
This statement is made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

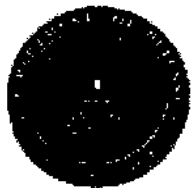
Dated: October 3, 2013

  
Attorney for Plaintiff

Amanda L. Kuhn

MJU#: 11091072 CASE#: 11091072-1



**Status Report  
Pursuant to Servicemembers Civil Relief Act**Last Name: KELCHNER, JR.First Name: RALPHMiddle Name: H.Active Duty Status As Of: Oct-03-2013

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

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

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
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Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Mary M. Snavelly-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
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### More information on "Active Duty Status"

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

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

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Certificate ID: 9411W68DF096A60



## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: KELCHNERFirst Name: DORIS

Middle Name:

Active Duty Status As Of: Oct-03-2013

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

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

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
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*Mary M. Snavelly-Dixon*

Mary M. Snavelly-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
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This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

## More information on "Active Duty Status"

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

## Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: C4C5960DJ097600

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.*  
*Licensed: PA, NJ, FL*

## *UDREN LAW OFFICES, P.C.*

New Jersey Office  
Woodcrest Corporate Center  
111 Woodcrest Rd.  
Suite 200  
Cherry Hill, NJ 08003  
(PH) 856-669-5400  
(FX) 856-669-5399  
[www.udren.com](http://www.udren.com)

Florida Office  
2101 W. Commercial Blvd  
Suite 5100  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

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

Re: **OneWest Bank, FSB**

vs.

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

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

**Doris Kelchner, Deceased**

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

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

Dear Sir or Madam:

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

**BY POSTING PER COURT ORDER:**

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

38 LAKE ROAD, BERWICK, PA 18603

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

38 LAKE ROAD, BERWICK, PA 18603

DORIS KELCHNER, DECEASED

38 LAKE ROAD, BERWICK, PA 18603


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

38 LAKE ROAD, BERWICK, PA 18603

### **SPECIAL INSTRUCTIONS:**

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

UDREN LAW OFFICES, P.C.

  
\_\_\_\_\_  
Attorney for Plaintiff

*Amanda L. Law #301208*

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL DIVISION

OneWest Bank, FSB

Plaintiff

v.

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

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

Doris Kelchner, Deceased

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

Defendant(s)

NO. 2012-CV-717

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2012 AUG -6 P 2:25  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

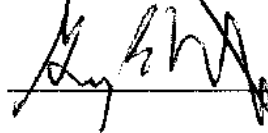
ORDER

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



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

BY THE COURT:

A handwritten signature in black ink, appearing to be "J. H. H.", is written over a horizontal line.

J.

**MJU#11091072-2 (Kelchner)**

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.  
Licensed: PA, NJ, IL*

## *UDREN LAW OFFICES, P.C.*

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Woodcrest Corporate Center  
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Suite 200  
Cherry Hill, NJ 08003  
(PH) 856-669-5400  
(FX) 856-669-5399  
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Florida Office  
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(PH) 954-378-1757  
(FX) 954-378-1758

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

Re: **OneWest Bank, FSB**

vs.

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

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

**Doris Kelchner, Deceased**

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

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

Dear Sir or Madam:

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

**BY POSTING PER COURT ORDER:**

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

**38 LAKE ROAD, BERWICK, PA 18603**

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

**38 LAKE ROAD, BERWICK, PA 18603**

**DORIS KELCHNER, DECEASED**

**38 LAKE ROAD, BERWICK, PA 18603**

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

**38 LAKE ROAD, BERWICK, PA 18603**

### **SPECIAL INSTRUCTIONS:**

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

UDREN LAW OFFICES, P.C.

  
\_\_\_\_\_  
Attorney for Plaintiff

*Amanda L. Law #30706*

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL DIVISION

OneWest Bank, FSB

Plaintiff

v.

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

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

Doris Kelchner, Deceased

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

Defendant(s)

NO. 2012-CV-717

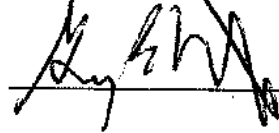
FILED  
PROTHONOTARY  
2012 AUG -6 P 2:25  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

**ORDER**

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

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

BY THE COURT:

  
J.

**MJU#11091072-2 (Kelchner)**

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

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE


NO. 2012-CV-717

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

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

Date: 10/4/13

UDREN LAW OFFICES, P.C.

  
Attorney for Plaintiff

Amanda L. Laur #357028

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

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE


NO. 2012-CV-717

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

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

Date: 10/4/13

UDREN LAW OFFICES, P.C.

  
Attorney for Plaintiff

Amanda L. Laur #37028

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

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE


NO. 2012-CV-717

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

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

Date: 10/4/13

UDREN LAW OFFICES, P.C.

  
Attorney for Plaintiff

Amanda L. Laur #307028

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

56825

**UDREN LAW OFFICES, PC**

PA OPERATING ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



3-7568/2360

NUMBER  
56825

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

DATE

October 03, 2013

AMOUNT

\*\*\*\*\*1,500.00

**PAY  
TO THE  
ORDER  
OF**

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

Kelchner - Tina Jans KELCHNER

VOID AFTER 90 DAYS

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

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One is on back.