

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

052027

52027

ZUCKER, GOLDBERG & ACKERMAN, LLC

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

JPMORGAN CHASE BANK
MONTCLAIR, NJ 07042
55-233/212

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE

DATE

AMOUNT

8/12/2013

\$*****656.68

Six Hundred Fifty-Six and 88/100-----

US Dollars

PAY
TO THE
ORDER
OF

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

BALANCE DUE (OUR FILE # 150744

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

⑈052027⑈ ⑈021202337⑈ ⑈6108811828⑈

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
EDWARD KALBACH (et al.)

Case Number
2011CV491

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
04/12/2013	Advance Fee	Advance Fee	5069	\$0.00	\$1,500.00
04/12/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
04/12/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
04/12/2013	Crying Sale			\$10.00	\$0.00
04/12/2013	Docketing			\$15.00	\$0.00
04/12/2013	Levy			\$15.00	\$0.00
04/12/2013	Mailing Costs			\$36.00	\$0.00
04/12/2013	Posting Handbill			\$15.00	\$0.00
04/12/2013	Press Enterprise Inc.			\$1,507.38	\$0.00
04/12/2013	Sheriff Automation Fund			\$50.00	\$0.00
04/12/2013	Web Posting			\$100.00	\$0.00
06/28/2013	Service			\$180.00	\$0.00
06/28/2013	Service Mileage			\$40.00	\$0.00
06/28/2013	Copies			\$6.00	\$0.00
06/28/2013	Notary Fee			\$15.00	\$0.00
06/28/2013	Tax Claim Search			\$5.00	\$0.00
06/28/2013	Surcharge			\$130.00	\$0.00
				\$2,156.88	\$1,500.00
				TOTAL BALANCE: \$(656.88)	

PO Box 380
Bloomsburg, PA 17815

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

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

Fax

To: Marina Alvarado

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: July 10, 2013

Re: Kalbach

CC:

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

● **Comments:** I received your fax, attached is a cost sheet showing a balance due of \$656.88

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN

FRANCES GAMBARDIELLA
BRIAN C. NICHOLAS
SCOTT A. DIETTERICK
KIMBERLY A. BONNER
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TODD MARKS
TIMOTHY D. KUHLS

ZUCKER, GOLDBERG & ACKERMAN, LLC ATTORNEYS AT LAW

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

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

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

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

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

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

* ALSO MEMBER OF NY, PA AND CA BAR
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* ALSO MEMBER OF NY AND ME BAR
* ALSO MEMBER OF NY BAR
* ALSO MEMBER OF PA BAR
* ALSO MEMBER OF NY AND DC BAR
* MEMBER OF PA BAR ONLY

XFP-150744

July 10, 2013

Via Fax & Regular Mail

Fax no.: 570-389-5625

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

Re: Wells Fargo Bank, N.A.
vs. Edward K. Kalbach and Lori L. Kalbach, husband and
wife, as tenants by the entireties

Premises: 3992 Maple Grove Road
Stillwater, PA 17878

Docket No.: 2011-CV-491

Sheriff #:

Dear Sir/Madam:

Please consider this correspondence a formal request to void and stay the Sheriff's sale scheduled for **July 10, 2013**. The reason for the stay is due to a BANKRUPTCY was filed on **07/09/2013**. No funds have been received.

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

Sincerely,
ZUCKER GOLDBERG & ACKERMAN

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

FeeDueINST, PlnDue, NoCredList, 521, CCDue, FMDueD, ProSe

**U.S. Bankruptcy Court
Middle District of Pennsylvania (Wilkes-Barre)
Bankruptcy Petition #: 5:13-bk-03545-JJT**

Assigned to: John J Thomas
Chapter 13
Voluntary
Asset

Date filed: 07/09/2013
341 meeting: 08/19/2013
Deadline for filing claims: 11/17/2013
Deadline for filing claims (govt.): 01/05/2014

Debtor
Lori Lee Kalbach
3992 Maple Grove Road
Stillwater, PA 17878
COLUMBLA-PA
570-394-0050
SSN / ITIN: xxx-xx-9625
aka Lori Lee Evans-Kalbach
aka Lori Lee Evans

represented by **Lori Lee Kalbach**
PRO SE

Trustee
Charles J. DeHart, III (Trustee)
8125 Adams Drive, Suite A
Hummelstown, PA 17036
717 566-6097

Asst. U.S. Trustee
United States Trustee
228 Walnut Street, Suite 1190
Harrisburg, PA 17101
717 221-4515

Filing Date	#	Docket Text
07/09/2013	<u>6</u> (2 pgs; 2 docs)	Order Granting Application to Pay Filing Fees In Installments (RE: related document(s) <u>4</u>). Final Installment Payment due by 11/6/2013. (Radginski, Pamela) (Entered: 07/09/2013)
07/09/2013	<u>5</u> (3 pgs; 2 docs)	Notice of missing documents. Request submitted to BNC for mailing (RE: related document(s) <u>1</u>). (Radginski, Pamela) (Entered: 07/09/2013)
	<u>4</u> (1 pg)	Application to Pay Filing Fee in Installments Filed by Lori Lee Kalbach (RE: related document(s) <u>1</u>) .

07/09/2013		(Radginski, Pamela) (Entered: 07/09/2013)
07/09/2013	<u>1</u>	Statement of Social Security Number (Official Form B21) (Document is restricted and can only be viewed by Court staff.) Filed by Lori Lee Kalbach (RE: related document(s) <u>1</u>). (Radginski, Pamela) (Entered: 07/09/2013)
07/09/2013	<u>2</u> (3 pgs; 2 docs)	Meeting of Creditors and Notice of Appointment of Trustee Charles J. DeHart, III (Trustee), with 341(a) meeting to be held on 08/19/2013 at 12:00 PM at Genetti Hotel, 77 East Market Street, Wilkes-Barre, PA. Proofs of Claim due by 11/17/2013. Government Proofs of Claim due by 01/05/2014. Objections to Dischargeability due by 10/18/2013. (Radginski, Pamela) (Entered: 07/09/2013)
07/09/2013	<u>1</u> (3 pgs)	Chapter 13 Voluntary Petition . Filing fee due in the amount of \$ 281.00 Filed by Lee Kalbach Lori . (Radginski, Pamela) (Entered: 07/09/2013)

PACER Service Center			
Transaction Receipt			
07/10/2013 10:47:32			
PACER Login:	zg0001	Client Code:	
Description:	Docket Report	Search Criteria:	5:13-bk-03545-JJT Fil or Ent: filed Doc From: 0 Doc To: 99999999 Term: included Format: html Page counts for documents: included
Billable Pages:	1	Cost:	0.10

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO BANK, N.A.

vs.

Defendant
EDWARD KALBACH
LORI KALBACH

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, July 10, 2013

Writ of Execution No. : 2011CV491

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 3992 MAPLE GROVE ROAD, STILLWATER, PA 17878

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	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,507.38
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	\$40.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$130.00
Total Sheriff Costs	\$2,326.88

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

Grand Total: **\$2,381.88**

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

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

Columbia County Sheriff's Office - Bloomsburg, PA

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

Wells Fargo Bank NA VS Edward & Lori Kalbach

NO. 62-13 ED NO. 491-11 JD

DATE/TIME OF SALE: July 10 9:00

BID PRICE (INCLUDES COST) \$ 2381,88

POUNDAGE - 2% OF BID \$ 47,64

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2429.52

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Bluk

TOTAL DUE: \$ 2429.52

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 929.52

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>36.00</u>	
✓ ADVERTISING SALE BILLS & COPIES	\$17.50	
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00	
✓ MILEAGE	\$ <u>40.00</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>449.50</u>

✓ WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1567.38</u>	
✓ SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1732.38</u>

✓ PROTHONOTARY (NOTARY)	\$10.00	
✓ RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0.00</u>

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

TOTAL COSTS (OPENING BID) \$ 2381.88

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

FRANCES GAMBARDILLA
BRIAN C. NICHOLAS ◊
SCOTT A. DIETTERICK ✕
KIMBERLY A. BONNER ✕
STEVEN D. KROL
CHRISTOPHER G. FORD
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ZUCKER, GOLDBERG & ACKERMAN, LLC
ATTORNEYS AT LAW

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

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

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

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BENJAMIN WEISS (1949-1981)

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

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

XFP-150744

June 12, 2013

Prothonotary of Columbia County
Columbia County Courthouse
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A.
vs. Edward K. Kalbach and Lori L. Kalbach
Premises: 3992 Maple Grove Road, Stillwater, PA 17878.
Docket No.: 2011-CV-491

Dear Sir or Madam:

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

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

Very Truly Yours,
ZUCKER, GOLDBERG & ACKERMAN, LLC

BY: *Daniel Schlesinger*

Daniel Schlesinger, Legal Assistant
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
Email: Office@zuckergoldberg.com
File No.: XFP-150744
(908) 233-8500; (908) 233-1390 FAX

dsc

enclosures

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,

CIVIL DIVISION

Plaintiff,

NO.: 2011-CV-491

vs.

Sheriff Sale #:

Edward K. Kalbach; Lori L. Kalbach;

TYPE OF PLEADING

Defendants.

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

FILED ON BEHALF OF:

Wells Fargo Bank, N.A.

COUNSEL OF RECORD FOR THIS PARTY:

ZUCKER, GOLDBERG & ACKERMAN, LLC

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

200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
(908) 233-1390 FAX
office@zuckergoldberg.com
File No.: XFP- 150744/dsc

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.	:	CIVIL DIVISION
Plaintiff,	:	
vs.	:	NO.: 2011-CV-491
	:	
Edward K. Kalbach; Lori L. Kalbach;	:	
Defendants.	:	
	:	
	:	

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

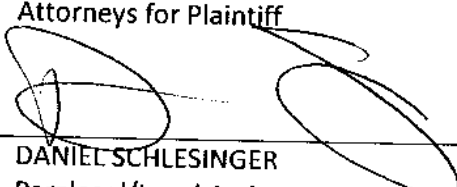
I, Daniel Schlesinger, a paralegal with the firm of Zucker, Goldberg & Ackerman, LLC, attorneys for Plaintiff, Wells Fargo Bank, N.A., being duly sworn according to law depose and make the following Affidavit regarding the service of Plaintiff's Notice of Sheriff's Sale of Real Property in this matter on Defendant/Owner and Other Parties of Interest as follows:

1. Defendants, Edward K. Kalbach and Lori L. Kalbach, husband and wife, as tenants by the entireties, are the record owners of the real property.
2. On or about April 26, 2013, Defendant Edward K. Kalbach was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Certified Mail, return receipt requested at the address of 181 Railroad Street, Bloomsburg, PA 17815. A true and correct copy of said Notice and Proof of Service are marked Exhibit "A", attached hereto and made a part hereof.
3. On or about April 19, 2013, Defendant Lori L. Kalbach was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Certified Mail, return receipt requested at the address of the mortgaged premises, being 3992 Maple Grove Road, Stillwater, PA 17878. A true and correct copy of said Notice and Return of Service are marked Exhibit "B", attached hereto and made a part hereof.
4. On or about May 23, 2013, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, Postage Pre-Paid, with a Certificate of Mailing. True and correct copies of said Notices and Certificates of Mailing are marked Exhibit "C", attached hereto and made a part hereof.

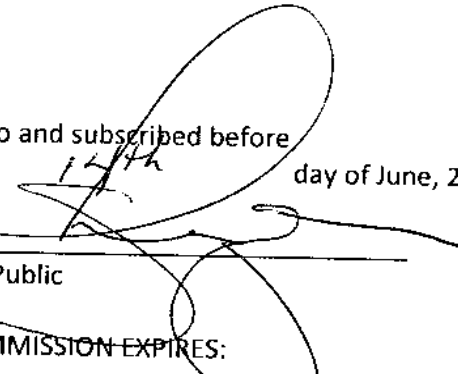
Finally, the undersigned deposes and says that the Defendants/Owners and all other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.C.P. 3129.2.

Dated: June 14, 2013

ZUCKER, GOLDBERG & ACKERMAN, LLC
Attorneys for Plaintiff


DANIEL SCHLESINGER
Paralegal/Legal Assistant

Sworn to and subscribed before
me this 14th day of June, 2013


Notary Public

MY COMMISSION EXPIRES:

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

EXHIBIT A

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



7196 9006 9296 6607 2256

20130416-102

Edward K. Kalbach
181 RAILROAD ST
BLOOMSBURG, PA 17815-1016

PANOSS



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.	:	CIVIL DIVISION
Plaintiff,	:	
vs.	:	NO.: 2011-CV-491
	:	
Edward K. Kalbach; Lori L. Kalbach;	:	
Defendants.	:	
	:	
	:	

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

Edward K. Kalbach
181 Railroad Street
Bloomsburg, PA 17815
AND
3992 Maple Grove Road
Stillwater, PA 17878

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street
Bloomsburg, PA 17815 on July 10, 2013 at 9:00am prevailing local time.

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

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

The LOCATION of your property to be sold is:

3992 Maple Grove Road, Stillwater, PA, 17878

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

No. 2011-CV-491

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

Edward K. Kalbach; Lori L. Kalbach



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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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



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

Dated:

4/9/13

ZUCKER GOLDBERG & ACKERMAN, LLC

BY: 

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

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

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

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

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

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

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

File No.: XFP-150744

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

E-mail: Office@zuckergoldberg.com

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



Zucker, Goldberg & Ackerman, LLC
XFP-150744

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-491
vs.	:	
	:	Execution No.:
Edward K. Kalbach; Lori L. Kalbach;	:	
	:	
Defendants.	:	
	:	
	:	

LEGAL DESCRIPTION

PARCEL No. 03-04A01500

BEING THE SAME PREMISES WHICH JOSEPH F. NEWHART AND CANDIE L. NEWHART, BY DEED DATED FEBRUARY 5, 2008 AND RECORDED FEBRUARY 5, 2008 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200801125, GRANTED AND CONVEYED UNTO EDWARD K. KALBACH AND LORI L. KALBACH, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE TOWNSHIP OF BENTON, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

ON THE NORTH BY LAND NOW OR FORMERLY OF ROY HESS; ON THE EAST BY LAND NOW OR FORMERLY OF ROBERT L. BROWN AND LAHOMA M. BROWN; ON THE SOUTH BY SAID BROWN AND ON THE WEST BY STATE HIGHWAY NO. 339.

BEING ONE HUNDRED TWENTY-EIGHT FEET WIDE AND ONE HUNDRED AND THIRTY FEET DEEP.

IT IS UNDERSTOOD AND AGREED BETWEEN THE PARTIES HERETO THAT A STRIP OF LAND ALONG THE NORTHERN SIDE OF THE ABOVE DESCRIBED PIECE OF LAND IS RESERVED BY ROBERT L. BROWN AND LAHOMA M. BROWN FOR THE USE OF ROBERT L. BROWN AND LAHOMA M. BROWN AND OTHERS TO GET TO THE LAND IN THE REAR. THIS STRIP IS EIGHT FEET WIDE AND IS TO BE MAINTAINED BY ROBERT L. BROWN AND LAHOMA M. BROWN.

BEING THE SAME PREMISES WHICH JOSEPH F. NEWHART AND CANDIE L. NEWHART, HUSBAND AND WIFE, BY DEED DATED FEBRUARY 5, 2008 AND RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS MORTGAGE, GRANTED AND CONVEYED UNTO EDWARD K. KALBACH AND LORI L. KALBACH, HUSBAND AND WIFE, MORTGAGORS HERIN.

ALSO BEING THE SAME PREMISES WHICH ROBERT W. BURMEISTER AND HOLLY ANN BURMEISTER, HUSBAND AND WIFE BY DEED DATED MAY 10, 2003 AND RECORDED MAY 14, 2003 AND RECORDED MAY 14, 2003 IN COLUMBIA COUNTY INSTRUMENT NO. 200305832, GRANTED AND CONVEYED UNTO JOSEPH F. NEWHART, IN FEE.

Property known as 3992 Maple Grove Road, Stillwater, PA, 17878

Exhibit "A"



2. Article Number



7196 9006 9296 6607 2256

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee)

Yes

1. Article Addressed to:

Edward K. Kalbach
181 RAILROAD ST
BLOOMSBURG, PA 17815-1016

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

☒ X

Edward K. Kalbach

Agent
Addressed

D. Is delivery address different from item 1?

If YES, enter delivery address below:

Yes

No

APR

2011

Reference Information

150744

PANOSS

7196 9006 9296 6607 2256-102 4/16/2013

PS Form 3811, January 2005

Domestic Return Receipt

Official USPS use ONLY!

[illegible]

1 21 03 1

410

5 Paid

Permit No. G-10

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

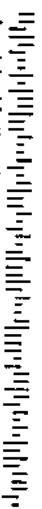
EXHIBIT B

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



7196 9006 9296 6607 2270

20130418-02



Lori L. Kalbach
3992 MAPLE GROVE RD
STILLWATER, PA 17878-9307

PANOS



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.	:	CIVIL DIVISION
Plaintiff,	:	
vs.	:	NO.: 2011-CV-491
Edward K. Kalbach; Lori L. Kalbach;	:	
Defendants.	:	

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

Lori L. Kalbach
3992 Maple Grove Road
Stillwater, PA. 17878
AND
3992 Maple Grove Road
Stillwater, PA 17878

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street
Bloomsburg, PA 17815 on July 10, 2013 at 9:00am prevailing local time.

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

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

The LOCATION of your property to be sold is:

3992 Maple Grove Road, Stillwater, PA, 17878

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

No. 2011-CV-491

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



Zucker, Goldberg & Ackerman, LLC
XFP-150744

Edward K. Kalbach; Lori L. Kalbach

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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



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

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: 4/9/13

BY: 

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

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

File No.: XFP-150744

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

E-mail: Office@zuckergoldberg.com

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



Zucker, Goldberg & Ackerman, LLC
XFP-150744

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,
Plaintiff,
vs.
Edward K. Kalbach; Lori L. Kalbach;
Defendants.

: CIVIL DIVISION
:
: NO.: 2011-CV-491
:
: Execution No.:
:
:
:
:
:

LEGAL DESCRIPTION

PARCEL No. 03-04A01500

BEING THE SAME PREMISES WHICH JOSEPH F. NEWHART AND CANDIE L. NEWHART, BY DEED DATED FEBRUARY 5, 2008 AND RECORDED FEBRUARY 5, 2008 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200801125, GRANTED AND CONVEYED UNTO EDWARD K. KALBACH AND LORI L. KALBACH, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE TOWNSHIP OF BENTON, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

ON THE NORTH BY LAND NOW OR FORMERLY OF ROY HESS; ON THE EAST BY LAND NOW OR FORMERLY OF ROBERT L. BROWN AND LAHOMA M. BROWN; ON THE SOUTH BY SAID BROWN AND ON THE WEST BY STATE HIGHWAY NO. 339.

BEING ONE HUNDRED TWENTY-EIGHT FEET WIDE AND ONE HUNDRED AND THIRTY FEET DEEP.

IT IS UNDERSTOOD AND AGREED BETWEEN THE PARTIES HERETO THAT A STRIP OF LAND ALONG THE NORTHERN SIDE OF THE ABOVE DESCRIBED PIECE OF LAND IS RESERVED BY ROBERT L. BROWN AND LAHOMA M. BROWN FOR THE USE OF ROBERT L. BROWN AND LAHOMA M. BROWN AND OTHERS TO GET TO THE LAND IN THE REAR. THIS STRIP IS EIGHT FEET WIDE AND IS TO BE MAINTAINED BY ROBERT L. BROWN AND LAHOMA M. BROWN.

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ALSO BEING THE SAME PREMISES WHICH ROBERT W. BURMEISTER AND HOLLY ANN BURMEISTER, HUSBAND AND WIFE BY DEED DATED MAY 10, 2003 AND RECORDED MAY 14, 2003 AND RECORDED MAY 14, 2003 IN COLUMBIA COUNTY INSTRUMENT NO. 200305832, GRANTED AND CONVEYED UNTO JOSEPH F. NEWHART, IN FEE.

Property known as 3992 Maple Grove Road, Stillwater, PA, 17878

Exhibit "A"



Official USPS use ONLY

2. Article Number



7J96 9006 9296 6607 2270

3. Service Type CERTIFIED MAIL

4. Restricted Delivery? (Extra Fee)

☐ Yes ☒ No

1. Article Addressed to:

Lori L. Kalbach
3992 MAPLE GROVE RD
STILLWATER, PA 17878-9307

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X *Lori L. Kalbach*

Agent's Address

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

☒ Yes ☐ No

Reference Information

150744

PANOSS

7J96 9006 9296 6607 2270-102 4/16/2013

PS Form 3811, January 2005

Domestic Return Receipt

UNITED STATES POSTAL SERVICE



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

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

04/19

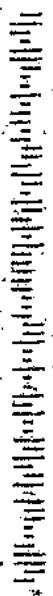


EXHIBIT C

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-491
	:	
vs.	:	
	:	
Edward K. Kalbach; Lori L. Kalbach;	:	
	:	
Defendants.	:	
	:	

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

TO:

UNKNOWN TENANT OR TENANTS
3992 Maple Grove Road
Stillwater, PA 17878

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

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

UNKNOWN SPOUSE
181 Railroad Street
Bloomsburg, PA 17815-1016
PA DEPT. OF REVENUE- INHERITANCE
TAX DIVISION
Dept. 280601
Harrisburg, PA 17128-0601
COLUMBIA COUNTY DOMESTIC
RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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

35 West Main Street
Bloomsburg, PA 17815

On 7/10/2013 at 9:00am, the following described real estate which Edward K. Kalbach and Lori L. Kalbach, husband and wife, as tenants by the entireties are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

3992 Maple Grove Road,
Stillwater, PA 17878
Columbia County

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

Zucker, Goldberg & Ackerman, LLC
XFP-150744
150744D1004C05082013P1

The said Writ of Execution has been issued on a judgment in the action of
Wells Fargo Bank, N.A.

Plaintiff

vs.

Edward K. Kalbach, et al

Defendant(s)

at EX. NO. 2011-CV-491 in the amount of \$ plus interest and costs.

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

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

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

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

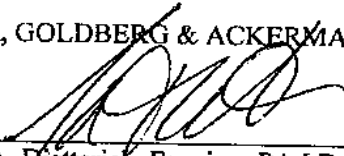
If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated:

5/9/13

BY:


Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh Levy Marin, Esquire; Pa I.D. #306799
Ralph M. Salvia; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓
200 Sheffield Street, Suite 301
Mountainside, NJ 07092
File No.: XFP-150744
(908) 233-8500; (908) 233-1390 FAX
E-mail: Office@zuckergoldberg.com

Zucker, Goldberg & Ackerman, LLC
XFP-150744
150744D1004C05082013P2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-491
vs.	:	
	:	Execution No.:
Edward K. Kalbach; Lori L. Kalbach	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	
	:	

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE TOWNSHIP OF BENTON, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

ON THE NORTH BY LAND NOW OR FONNERLY OF ROY HESS; ON THE EAST BY LAND NOW OR FORMERLY OF ROBERT L. BROWN AND LAHOMA M. BROWN; ON THE SOUTH BY SAID BROWN AND ON THE WEST BY STATE HIGHWAY NO. 339.

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PROPERTY KNOWN AS 3992 MAPLE GROVE ROAD, STILLWATER, PA, 17878

Exhibit "A"

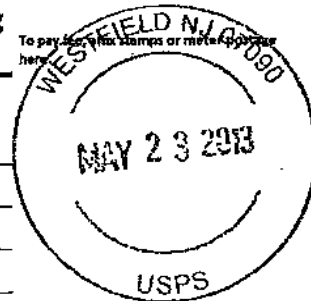


Certificate Of Mailing

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

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

XFP-150744/sde TEAM C



To: UNKNOWN TENANT OR TENANTS
3992 Maple Grove Road
Stillwater, PA 17878

County of P.Q.: COLUMBIA

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



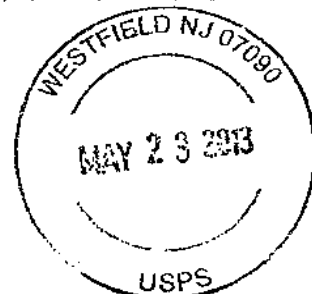
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200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XFP-150744/sde TEAM C

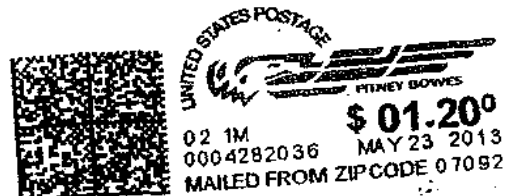
To pay fee, affix stamps or meter postage here.



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

County of P.Q.: COLUMBIA

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



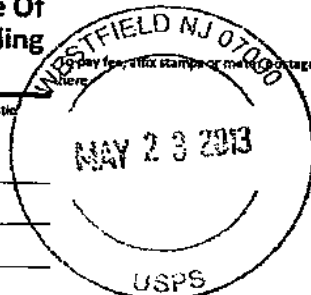


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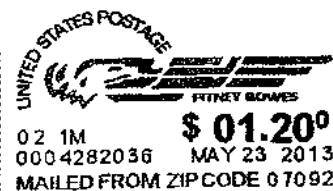
From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XFP-150744/sde TEAM C



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

County of P.Q.: COLUMBIA



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

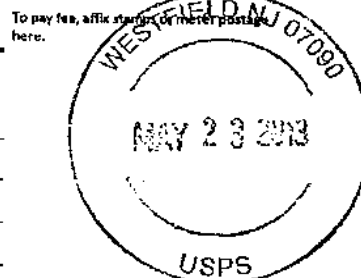


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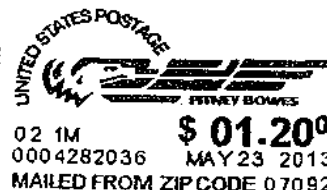
From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XFP-150744/sde TEAM C



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

County of P.Q.: COLUMBIA



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



Certificate Of Mailing

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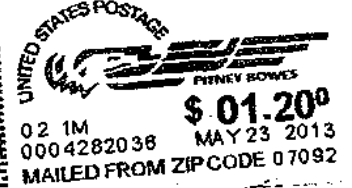
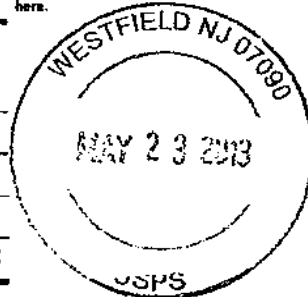
From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XFP-150744/sde TEAM C

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

County of P.Q.: COLUMBIA

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



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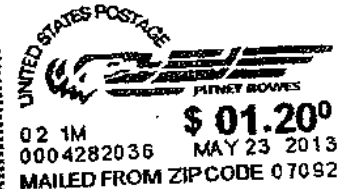
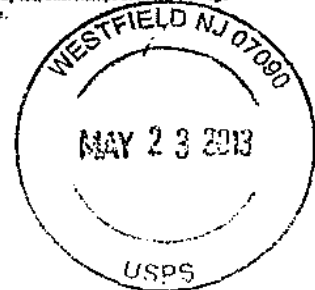
From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XFP-150744/sde TEAM C

To: UNKNOWN SPOUSE
181 Railroad Street
Bloomsburg, PA 17815-1016

County of P.Q.: COLUMBIA

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



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
EDWARD KALBACH (et al.)

Case Number
2011CV491

SHERIFF'S RETURN OF SERVICE

06/05/2013 02:09 PM - DEPUTY RAYMOND TONKINSON, 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 3992 MAPLE GROVE ROAD, STILLWATER, PA 17878.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS.

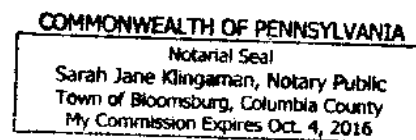

TIMOTHY T. CHAMBERLAIN, SHERIFF

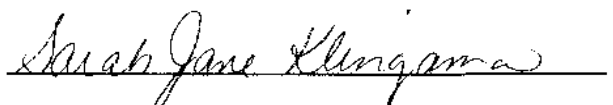
June 05, 2013

NOTARY

Affirmed and subscribed to before me this

5TH day of JUNE, 2013





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
EDWARD KALBACH (et al.)

Case Number
2011CV491

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 05/10/2013

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 3992 MAPLE GROVE ROAD
STILLWATER, PA 17878

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2011CV491

3992 MAPLE GROVE ROAD, STILLWATER, PA 17878

EXP: 05/10/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
EDWARD KALBACH (et al.)

Case Number
2011CV491

SHERIFF'S RETURN OF SERVICE

04/22/2013 08:47 AM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE EDWARD KALBACH, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR LORI KALBACH AT 181 RAILROAD STREET, BLOOMSBURG, PA 17815.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 22, 2013

NOTARY

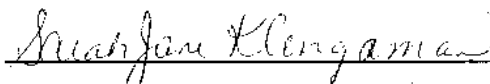
Affirmed and subscribed to before me this

22ND day of APRIL, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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



Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAINVIEW, NJ 07096

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
EDWARD KALBACH (et al.)

Case Number
2011CV491

SHERIFF'S RETURN OF SERVICE

04/22/2013 08:47 AM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: EDWARD KALBACH AT 181 RAILROAD STREET, BLOOMSBURG, PA 17815.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 22, 2013

NOTARY

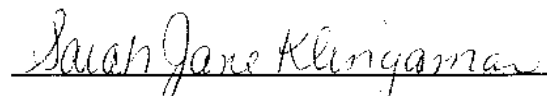
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COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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



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

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE:20-MAY-13

FEE:\$5.00

CERT. NO14555

KALBACH EDWARD K & LORI L
3992 MAPLE GROVE ROAD
STILLWATER PA 17878

DISTRICT: BENTON TWP
DEED
LOCATION: 3992 MAPLE GROVE RD STILLWATER
PARCEL: 03 -04A 015-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING- COSTS	TOTAL AMOUNT DUE
2012	PRIM	0.00	0.00	0.00	0.00
TOTAL DUE :					\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: August ,2013

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2012

REQUESTED BY:

Columbia Co. Sheriff - Tim Chamberlain

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
EDWARD KALBACH (et al.)

Case Number
2011CV491

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/10/2013

Warrant:

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

Serve To:

Name: EDWARD KALBACH

Primary Address: 181 RAILROAD STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Edward Kalbach

Relation: Def

Date: 04-22-13

Time: 0847

Deputy: 8+17

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

KALBACH, EDWARD

2011CV491

181 RAILROAD STREET, BLOOMSBURG, PA 17815

EXP: 05/10/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
EDWARD KALBACH (et al.)

Case Number
2011CV491

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/10/2013

Warrant:

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

Serve To:

Name: LORI KALBACH

Primary Address: 181 RAILROAD STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Edward Kalbach

Relation: Husband

Date: 04-22-13 Time: 0847

Deputy: 8-17 Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:	04-15-13	04-16-13				
Time:	1840	1805				
Mileage:						
Deputy:	8	8				

Service Attempt Notes:

1. No One Home
2. No One Home Spoke with Chris Depina 4064 1st St Has Not Seen Kalbach
- 3.
- 4.
- 5.
- 6.

KALBACH, LORI

2011CV491

181 RAILROAD STREET, BLOOMSBURG, PA 17815

EXP: 05/10/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
EDWARD KALBACH (et al.)

Case Number
2011CV491

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 05/10/2013 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Cathy Gordon
Primary Address: 85 Gordon Road
Benton, PA 17814
Phone: 570-925-2517 **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge: Cathy Gordon
Relation: Dcf
Date: 04-16-13 **Time:** 2017
Deputy: 8 **Mileage:**

Attorney / Originator:

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

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

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

GORDON, CATHY

2011CV491

85 GORDON ROAD, BENTON, PA 17814

EXP: 05/10/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
EDWARD KALBACH (et al.)

Case Number
2011CV491

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 05/10/2013

Zone:

Warrant:

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

30

Serve To:

Name: OCCUPANT

Primary Address: 3992 MAPLE GROVE ROAD
STILLWATER, PA 17878

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Lori Kalbach

Relation: Def

Date: 04-16-13

Time: 2000

Deputy: 8

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2011CV491

3992 MAPLE GROVE ROAD, STILLWATER, PA 17878

EXP: 05/10/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
EDWARD KALBACH (et al.)

Case Number
2011CV491

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/10/2013

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: SHERRY EVANS

Relation: CLERK

Date: 04-15-13 Time: 0740

Deputy: 16 Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2011CV491

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 05/10/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
EDWARD KALBACH (et al.)

Case Number
2011CV491

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/10/2013

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:

Dorothy Frank

Relation:

Plaintiff

Date:

04-15-13

Time:

0840

Deputy:

16

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DOMESTIC RELATIONS OF

2011CV491

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 05/10/2013

Document Receipt

Trans # 20438 Carrier / service: POST 2PM 4/12/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000022138

Doc Ref #: 62ED2013

PHILADELPHIA PA 19106

Document Receipt

Trans # 20437 Carrier / service: POST 2PM 4/12/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000022121

DEPARTMENT 281230

Doc Ref #: 62ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 20436 Carrier / service: POST 2PM 4/12/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000022114

Doc Ref #: 62ED2013

Document Receipt

Trans # 20435 Carrier / service: POST 2PM 4/12/2013

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000022107

Doc Ref #: 62ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 20434 Carrier / service: POST 2PM 4/12/2013

Ship to: 20434

PA DEPT OF REVENUE

DEPT 280601

Tracking #: 9171924291001000022091

Doc Ref #: 62ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 20433 Carrier / service: POST 2PM 4/12/2013

Ship to: 20433

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000022084

Doc Ref #: 62ED2013

HARRISBURG PA 17105

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV491

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, JULY 10, 2013
AT 9:00 O'CLOCK A.M.

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

BEING THE SAME PREMISES WHICH JOSEPH F. NEWHART AND CANDIE L. NEWHART, BY DEED DATED FEBRUARY 5, 2008 AND RECORDED FEBRUARY 5, 2008 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200801125, GRANTED AND CONVEYED UNTO EDWARD K. KALBACH AND LORI L. KALBACH, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE TOWNSHIP OF BENTON, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:
ON THE NORTH BY LAND NOW OR FORMERLY OF ROY HESS; ON THE EAST BY LAND NOW OR FORMERLY OF ROBERT L. BROWN AND LAHOMA M. BROWN; ON THE SOUTH BY SAID BROWN AND ON THE WEST BY STATE HIGHWAY NO. 339. BEING ONE HUNDRED TWENTY-EIGHT FEET WIDE AND ONE HUNDRED AND THIRTY FEET DEEP.

IT IS UNDERSTOOD AND AGREED BETWEEN THE PARTIES HERETO THAT A STRIP OF LAND ALONG THE NORTHERN SIDE OF THE ABOVE DESCRIBED PIECE OF LAND IS RESERVED BY ROBERT L. BROWN AND LAHOMA M. BROWN FOR THE USE OF ROBERT L. BROWN AND LAHOMA M. BROWN AND OTHERS TO GET TO THE LAND IN THE REAR. THIS STRIP IS EIGHT FEET WIDE AND IS TO BE MAINTAINED BY ROBERT L. BROWN AND LAHOMA M. BROWN.

BEING THE SAME PREMISES WHICH JOSEPH F. NEWHART AND CANDIE L. NEWHART, HUSBAND AND WIFE, BY DEED DATED FEBRUARY 5, 2008 AND RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS MORTGAGE, GRANTED AND CONVEYED UNTO EDWARD K. KALBACH AND LORI L. KALBACH, HUSBAND AND WIFE, MORTGAGORS HERIN.

ALSO BEING THE SAME PREMISES WHICH ROBERT W. BURMEISTER AND HOLLY ANN BURMEISTER, HUSBAND AND WIFE BY DEED DATED MAY 10, 2003 AND RECORDED MAY 14, 2003 AND RECORDED MAY 14, 2003 IN COLUMBIA COUNTY INSTRUMENT NO. 200305832, GRANTED AND CONVEYED UNTO JOSEPH F. NEWHART, IN FEE.

Property known as 3992 Maple Grove Road, Stillwater, PA, 17878

PROPERTY ADDRESS: 3992 MAPLE GROVE ROAD, STILLWATER, PA 17878

UPI / TAX PARCEL NUMBER: 03-04A-015

Seized and taken into execution to be sold as the property of EDWARD KALBACH, LORI KALBACH in suit of WELLS FARGO BANK, N.A..

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED# 62-13

DATE RECEIVED 4-11-13
DOCKET AND INDEX 4-12-13

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>1500.00</u>	<u>✓</u>	CK# <u>5069</u>

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

SALE DATE	<u>July 10, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>June 6, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>June 17</u>	
	2 ND WEEK <u>20</u>	
	3 RD WEEK <u>July 3, 13</u>	

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-491
	:	
vs.	:	
	:	Execution No.: 2013 - E.D. - 62
Edward K. Kalbach; Lori L. Kalbach;	:	
	:	
Defendants.	:	
	:	
	:	
	:	
	:	

To the Sheriff of Columbia County:

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

See Exhibit "A" attached.

Amount Due	\$136,522.44
Interest from 5/19/2012 to date of sale	\$ 10,114.64
Total	\$146,637.08
	plus costs to be added

Prothonotary:

By: Barbara Silwell | KRS |
Clerk

Date: 4-11-13

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-491
vs.	:	
	:	Execution No.: 2013-ED-62
Edward K. Kalbach; Lori L. Kalbach;	:	
	:	
Defendants.	:	
	:	
	:	

LEGAL DESCRIPTION

PARCEL No. 03-04A01500

BEING THE SAME PREMISES WHICH JOSEPH F. NEWHART AND CANDIE L. NEWHART, BY DEED DATED FEBRUARY 5, 2008 AND RECORDED FEBRUARY 5, 2008 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200801125, GRANTED AND CONVEYED UNTO EDWARD K. KALBACH AND LORI L. KALBACH, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE TOWNSHIP OF BENTON, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

ON THE NORTH BY LAND NOW OR FORMERLY OF ROY HESS; ON THE EAST BY LAND NOW OR FORMERLY OF ROBERT L. BROWN AND LAHOMA M. BROWN; ON THE SOUTH BY SAID BROWN AND ON THE WEST BY STATE HIGHWAY NO. 339.

BEING ONE HUNDRED TWENTY-EIGHT FEET WIDE AND ONE HUNDRED AND THIRTY FEET DEEP.

IT IS UNDERSTOOD AND AGREED BETWEEN THE PARTIES HERETO THAT A STRIP OF LAND ALONG THE NORTHERN SIDE OF THE ABOVE DESCRIBED PIECE OF LAND IS RESERVED BY ROBERT L. BROWN AND LAHOMA M. BROWN FOR THE USE OF ROBERT L. BROWN AND LAHOMA M. BROWN AND OTHERS TO GET TO THE LAND IN THE REAR. THIS STRIP IS EIGHT FEET WIDE AND IS TO BE MAINTAINED BY ROBERT L. BROWN AND LAHOMA M. BROWN.

BEING THE SAME PREMISES WHICH JOSEPH F. NEWHART AND CANDIE L. NEWHART, HUSBAND AND WIFE, BY DEED DATED FEBRUARY 5, 2008 AND RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS MORTGAGE, GRANTED AND CONVEYED UNTO EDWARD K. KALBACH AND LORI L. KALBACH, HUSBAND AND WIFE, MORTGAGORS HERIN.

ALSO BEING THE SAME PREMISES WHICH ROBERT W. BURMEISTER AND HOLLY ANN BURMEISTER, HUSBAND AND WIFE BY DEED DATED MAY 10, 2003 AND RECORDED MAY 14, 2003 AND RECORDED MAY 14, 2003 IN COLUMBIA COUNTY INSTRUMENT NO. 200305832, GRANTED AND CONVEYED UNTO JOSEPH F. NEWHART, IN FEE.

Property known as 3992 Maple Grove Road, Stillwater, PA, 17878

Exhibit "A"

Date: 4/11/2013

Columbia County Court of Common Pleas

NO. 0002144

Time: 01:21 PM

Receipt

Page 1 of 1

Received of: Zucker Goldberg & Ackerman LLC \$ 25.00

Twenty-Five and 00/100 Dollars

Case: 2013-ED-0000062- Plaintiff: Wells Fargo Bank NA vs. Edward K Kalbach, etal. Amount

Writ of Execution 25.00

Total: 25.00

Check: 46755

Payment Method: Check

Amount Tendered: 25.00

Clerk: CLUSCHAS

Barbara N. Silvetti, Acting Prothonotary

By: _____
Deputy Clerk

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-491
vs.	:	
	:	Execution No.: 2013-ED-62
Edward K. Kalbach; Lori L. Kalbach;	:	
	:	
Defendants.	:	
	:	
	:	
	:	

To the Sheriff of Columbia County:

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

See Exhibit "A" attached.

Amount Due	\$136,522.44
Interest from 5/19/2012 to date of sale	\$ 10,114.64
Total	\$146,637.08
	plus costs to be added

Prothonotary:

By: Barbara Silvestri K13
Clerk

Date: 4-11-13

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-491
vs.	:	
	:	Execution No.: 2013-ED-62
Edward K. Kalbach; Lori L. Kalbach;	:	
	:	
Defendants.	:	
	:	
	:	
	:	

LEGAL DESCRIPTION

PARCEL No. 03-04A01500

BEING THE SAME PREMISES WHICH JOSEPH F. NEWHART AND CANDIE L. NEWHART, BY DEED DATED FEBRUARY 5, 2008 AND RECORDED FEBRUARY 5, 2008 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200801125, GRANTED AND CONVEYED UNTO EDWARD K. KALBACH AND LORI L. KALBACH, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE TOWNSHIP OF BENTON, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

ON THE NORTH BY LAND NOW OR FORMERLY OF ROY HESS; ON THE EAST BY LAND NOW OR FORMERLY OF ROBERT L. BROWN AND LAHOMA M. BROWN; ON THE SOUTH BY SAID BROWN AND ON THE WEST BY STATE HIGHWAY NO. 339.

BEING ONE HUNDRED TWENTY-EIGHT FEET WIDE AND ONE HUNDRED AND THIRTY FEET DEEP.

IT IS UNDERSTOOD AND AGREED BETWEEN THE PARTIES HERETO THAT A STRIP OF LAND ALONG THE NORTHERN SIDE OF THE ABOVE DESCRIBED PIECE OF LAND IS RESERVED BY ROBERT L. BROWN AND LAHOMA M. BROWN FOR THE USE OF ROBERT L. BROWN AND LAHOMA M. BROWN AND OTHERS TO GET TO THE LAND IN THE REAR. THIS STRIP IS EIGHT FEET WIDE AND IS TO BE MAINTAINED BY ROBERT L. BROWN AND LAHOMA M. BROWN.

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ALSO BEING THE SAME PREMISES WHICH ROBERT W. BURMEISTER AND HOLLY ANN BURMEISTER, HUSBAND AND WIFE BY DEED DATED MAY 10, 2003 AND RECORDED MAY 14, 2003 AND RECORDED MAY 14, 2003 IN COLUMBIA COUNTY INSTRUMENT NO. 200305832, GRANTED AND CONVEYED UNTO JOSEPH F. NEWHART, IN FEE.

Property known as 3992 Maple Grove Road, Stillwater, PA, 17878

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-491
vs.	:	
	:	Execution No.: 2013-ED-62
Edward K. Kalbach; Lori L. Kalbach;	:	
	:	
Defendants.	:	
	:	
	:	
	:	
	:	

To the Sheriff of Columbia County:

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

See Exhibit "A" attached.

Amount Due	\$136,522.44
Interest from 5/19/2012 to date of sale	\$ 10,114.64
Total	\$146,637.08
	plus costs to be added

Prothonotary:

By: Barbara Silvestri [KPB]
Clerk

Date: 4-11-13

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-491
vs.	:	
	:	Execution No.: 2013-ED-62
Edward K. Kalbach; Lori L. Kalbach;	:	
	:	
Defendants.	:	
	:	
	:	

LEGAL DESCRIPTION

PARCEL No. 03-04A01500

BEING THE SAME PREMISES WHICH JOSEPH F. NEWHART AND CANDIE L. NEWHART, BY DEED DATED FEBRUARY 5, 2008 AND RECORDED FEBRUARY 5, 2008 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200801125, GRANTED AND CONVEYED UNTO EDWARD K. KALBACH AND LORI L. KALBACH, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE TOWNSHIP OF BENTON, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

ON THE NORTH BY LAND NOW OR FORMERLY OF ROY HESS; ON THE EAST BY LAND NOW OR FORMERLY OF ROBERT L. BROWN AND LAHOMA M. BROWN; ON THE SOUTH BY SAID BROWN AND ON THE WEST BY STATE HIGHWAY NO. 339.

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Property known as 3992 Maple Grove Road, Stillwater, PA, 17878

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-491
vs.	:	
	:	Execution No.:
Edward K. Kalbach; Lori L. Kalbach;	:	
	:	
Defendants.	:	
	:	
	:	
	:	

62-13

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 3992 Maple Grove Road, Stillwater, PA 17878.

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

1
2
EDWARD K. KALBACH AND LORI L. KALBACH, HUSBAND AND WIFE, AS TENANTS BY THE
ENTIRETIES
181 Railroad Street
Bloomsburg, PA 17815-1016

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

EDWARD K. KALBACH
181 Railroad Street
Bloomsburg, PA 17815-1016

LORI L. KALBACH
3992 Maple Grove Road
Stillwater, PA 17878

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

WELLS FARGO BANK, N.A.
Plaintiff

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

WELLS FARGO BANK, N.A.
Plaintiff

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

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

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

3
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105

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

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

4
UNKNOWN TENANT OR TENANTS
3992 Maple Grove Road
Stillwater, PA 17878

UNKNOWN SPOUSE
181 Railroad Street
Bloomsburg, PA 17815-1016

5
PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION
Dept. 280601
Harrisburg, PA 17128-0601

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

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: 4/9/13

BY: 

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

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

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

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

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

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

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

File No.: XFP-150744

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

E-mail: Office@zuckergoldberg.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-491
vs.	:	
	:	Execution No.:
Edward K. Kalbach; Lori L. Kalbach;	:	
	:	
Defendants.	:	
	:	
	:	

LEGAL DESCRIPTION

PARCEL No. 03-04A01500

BEING THE SAME PREMISES WHICH JOSEPH F. NEWHART AND CANDIE L. NEWHART, BY DEED DATED FEBRUARY 5, 2008 AND RECORDED FEBRUARY 5, 2008 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200801125, GRANTED AND CONVEYED UNTO EDWARD K. KALBACH AND LORI L. KALBACH, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE TOWNSHIP OF BENTON, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

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Property known as 3992 Maple Grove Road, Stillwater, PA, 17878

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-491
vs.	:	
	:	Execution No.:
Edward K. Kalbach; Lori L. Kalbach;	:	
	:	
Defendants.	:	
	:	
	:	
	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

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181 Railroad Street
Bloomsburg, PA 17815-1016

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181 Railroad Street
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Plaintiff

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

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Plaintiff

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

COLUMBIA COUNTY TAX CLAIM BUREAU
Columbia County Courthouse
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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:

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DEPARTMENT OF WELFARE
P.O. Box 2675
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COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
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UNKNOWN TENANT OR TENANTS
3992 Maple Grove Road
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Dept. 280601
Harrisburg, PA 17128-0601

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Dated: 4/9/13

ZUCKER GOLDBERG & ACKERMAN, LLC

BY: 

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

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File No.: XFP-150744

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E-mail: Office@zuckergoldberg.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-491
vs.	:	
	:	Execution No.:
Edward K. Kalbach; Lori L. Kalbach;	:	
	:	
Defendants.	:	
	:	
	:	
	:	

LEGAL DESCRIPTION

PARCEL No. 03-04A01500

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Property known as 3992 Maple Grove Road, Stillwater, PA, 17878

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-491
vs.	:	
	:	Execution No.:
Edward K. Kalbach; Lori L. Kalbach;	:	
	:	
Defendants.	:	
	:	
	:	

LEGAL DESCRIPTION

PARCEL No. 03-04A01500

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Property known as 3992 Maple Grove Road, Stillwater, PA, 17878

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.	:	CIVIL DIVISION
	:	
Plaintiff,	:	
vs.	:	NO.: 2011-CV-491
	:	
Edward K. Kalbach; Lori L. Kalbach;	:	
	:	
Defendants.	:	
	:	
	:	

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

Edward K. Kalbach
181 Railroad Street
Bloomsburg, PA 17815
AND
3992 Maple Grove Road
Stillwater, PA 17878

TAKE NOTICE:

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

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

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

The LOCATION of your property to be sold is:

3992 Maple Grove Road, Stillwater, PA, 17878

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

No. 2011-CV-491

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

Edward K. Kalbach; Lori L. Kalbach

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated:

9/9/13

BY: 

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

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

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

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

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

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200 Sheffield Street, Suite 101

Mountainside, NJ 07092

File No.: XFP-150744

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

E-mail: Office@zuckergoldberg.com

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-491
vs.	:	
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Edward K. Kalbach; Lori L. Kalbach;	:	
	:	
Defendants.	:	
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PARCEL No. 03-04A01500

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BEING ONE HUNDRED TWENTY-EIGHT FEET WIDE AND ONE HUNDRED AND THIRTY FEET DEEP.

IT IS UNDERSTOOD AND AGREED BETWEEN THE PARTIES HERETO THAT A STRIP OF LAND ALONG THE NORTHERN SIDE OF THE ABOVE DESCRIBED PIECE OF LAND IS RESERVED BY ROBERT L. BROWN AND LAHOMA M. BROWN FOR THE USE OF ROBERT L. BROWN AND LAHOMA M. BROWN AND OTHERS TO GET TO THE LAND IN THE REAR. THIS STRIP IS EIGHT FEET WIDE AND IS TO BE MAINTAINED BY ROBERT L. BROWN AND LAHOMA M. BROWN.

BEING THE SAME PREMISES WHICH JOSEPH F. NEWHART AND CANDIE L. NEWHART, HUSBAND AND WIFE, BY DEED DATED FEBRUARY 5, 2008 AND RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS MORTGAGE, GRANTED AND CONVEYED UNTO EDWARD K. KALBACH AND LORI L. KALBACH, HUSBAND AND WIFE, MORTGAGORS HERIN.

ALSO BEING THE SAME PREMISES WHICH ROBERT W. BURMEISTER AND HOLLY ANN BURMEISTER, HUSBAND AND WIFE BY DEED DATED MAY 10, 2003 AND RECORDED MAY 14, 2003 AND RECORDED MAY 14, 2003 IN COLUMBIA COUNTY INSTRUMENT NO. 200305832, GRANTED AND CONVEYED UNTO JOSEPH F. NEWHART, IN FEE.

Property known as 3992 Maple Grove Road, Stillwater, PA, 17878

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.,

Plaintiff,

vs.

Edward K. Kalbach; Lori L. Kalbach;

Defendants.

:
: CIVIL DIVISION
:
: NO.: 2011-CV-491
:
:
:
:
:
:

AFFIDAVIT OF LAST KNOWN ADDRESS

STATE OF NEW JERSEY

:
: SS:
:

COUNTY OF UNION

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Scott A. Dietterick, Esquire, Kimberly A. Bonner, Esquire, Joel Ackerman, Esquire, attorney for Plaintiff, who being duly sworn according to law deposes and says that the owner of the property located at 3992 Maple Grove Road, Stillwater, PA 17878 is Edward K. Kalbach and Lori L. Kalbach, husband and wife, as tenants by the entireties, with a last known address of 181 Railroad Street, Bloomsburg, PA 17815, to the best of his knowledge, information and belief.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated: 9/1/13

By: [Signature]

Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓
Atty File No.: XFP-150744
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
Email: Office@zuckergoldberg.com
(908) 233-8500; (908) 233-1390 FAX

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 9 DAY OF APRIL, 2013.

[Signature]

NOTARY PUBLIC

PAUL C. NADRATOWSKI
Notary Public of New Jersey
ID# 2407650
My Commission Expires 4/27/2018

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-491
	:	
vs.	:	
	:	Execution No.:
Edward K. Kalbach; Lori L. Kalbach;	:	
	:	
Defendants.	:	
	:	
	:	
	:	


AFFIDAVIT OF NON-MILITARY SERVICE

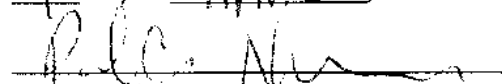
STATE OF NEW JERSEY)
)
COUNTY OF UNION) SS

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

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: 4/9/13

BY: 
Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
File No.: XFP-150744
(908) 233-8500; (908) 233-1390 FAX
E-mail: Office@zuckergoldberg.com

Sworn to and subscribed before me this
9 day of April, 2013.

Notary Public

PAUL C. NADRATOWSKI
Notary Public - State of New Jersey
My Commission Expires 4/27/2016

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-491
vs.	:	
	:	Execution No.:
Edward K. Kalbach; Lori L. Kalbach;	:	
	:	
Defendants.	:	
	:	
	:	
	:	

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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

Dated: 4/9/13

ZUCKER, GOLDBERG & ACKERMAN, LLC

By: 

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

Atty File No.: XFP-150744
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
Email: Office@zuckergoldberg.com
(908) 233-8500; (908) 233-1390 FAX

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2011-CV-491

PLAINTIFF: Wells Fargo Bank, N.A.

DEFENDANT(S): Edward K. Kalbach; Lori L. Kalbach;

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

SERVE AT: 181 Railroad Street, Bloomsburg, PA 17815

Sir: ☒ Please serve Defendant, Edward K. Kalbach, OR an adult member of the family with whom he/she resides, OR an adult individual in charge of the residence with a true and correct copy of the Notice of Sheriff Sale.

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

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____

Date: _____ Name: _____
Title: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

Zucker, Goldberg & Ackerman, LLC
ATTN: Dan Schlesinger
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

Dated: _____

Zucker, Goldberg & Ackerman, LLC
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XFP-150744

For office use only:

C_150744_SRE1_C

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2011-CV-491

PLAINTIFF: Wells Fargo Bank, N.A.

DEFENDANT(S): Edward K. Kalbach; Lori L. Kalbach;

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

SERVE AT: 3992 Maple Grove Road, Stillwater, PA 17878

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

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

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above):

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

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

Zucker, Goldberg & Ackerman, LLC
ATTN: Dan Schlesinger
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

Dated: April 4, 2013

Zucker, Goldberg & Ackerman, LLC
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XFP-1507444

For office use only: C_150744_SRE1_C

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO.: 2011-CV-491

PLAINTIFF: Wells Fargo Bank, N.A.

DEFENDANT(S): Edward K. Kalbach; Lori L. Kalbach;

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

SERVE AT: 3992 Maple Grove Road, Stillwater, PA 17878

Sir: ☒ Please serve Defendant, Lori L. Kalbach, OR an adult member of the family with whom he/she resides, OR an adult individual in charge of the residence with a true and correct copy of the Notice of Sheriff Sale.

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

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____

Date: _____ Name: _____
Title: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

Zucker, Goldberg & Ackerman, LLC
ATTN: Dan Schlesinger
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

Dated: April 4, 2013

Zucker, Goldberg & Ackerman, LLC
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XFP-1507444

For Office Use only:

C_150744_SRE2_C

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2011-CV-491

PLAINTIFF: Wells Fargo Bank, N.A.

DEFENDANT(S): Edward K. Kalbach; Lori L. Kalbach;

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

SERVE AT: 181 Railroad Street, Bloomsburg, PA 17815

Sir: ☒ Please serve Defendant, Lori L. Kalbach, OR an adult member of the family with whom he/she resides, OR an adult individual in charge of the residence with a true and correct copy of the Notice of Sheriff Sale.

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

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____

Name: _____

Date: _____ Title: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

Zucker, Goldberg & Ackerman, LLC

ATTN: Dan Schlesinger

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

Dated:

Zucker, Goldberg & Ackerman, LLC

Attorneys for Plaintiff

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

(908) 233-8500

XFP-1507444

For office use only:

C_150744_SRE1_C

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO.: 2011-CV-491

PLAINTIFF: Wells Fargo Bank, N.A.

DEFENDANT(S): Edward K. Kalbach; Lori L. Kalbach;

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

SERVE AT: 3992 Maple Grove Road, Stillwater, PA 17878

Sir: ☒ Please serve Defendant, Edward K. Kalbach, OR an adult member of the family with whom he/she resides, OR an adult individual in charge of the residence with a true and correct copy of the Notice of Sheriff Sale.

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

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above):

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

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:
Zucker, Goldberg & Ackerman, LLC
ATTN: Dan Schlesinger
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

Dated: April 4, 2013

Zucker, Goldberg & Ackerman, LLC
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XFP-1507444

For Office Use only:

C_150744_SRE2_C

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

ZUCKER, GOLDBERG & ACKERMAN, LLC

ATTORNEYS AT LAW

ATTORNEY SHERIFF ADVANCE ACCOUNT

200 SHEFFIELD ST., SUITE 301

MOUNTAINSIDE, NJ 07092

PH. 908-233-8500

005069

JPMORGAN CHASE BANK, N.A.

MONTCLAIR, NJ 07042

05069

55-233/212

DATE 3/19/2013 AMOUNT \$*****1,500.00

One Thousand Five Hundred and 00/100----- US Dollars

PAY
TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

P.O. BOX 380

BLOOMSBURG, PA 17815

United States

150744_Do-Not-Bill-Replacement

[Signature]

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

⑈005069⑈ ⑈021202337⑈

454955118⑈

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