Phelan Hallinan, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000 Fax: 215-568-7616

Timonthy Chamberlain Acting Sheriff PO Box 380 W. Main Street Bloomsburg, PA 17815

Re: WELLS FARGO BANK, N.A. v. KIRK SOHONAGE et al.

No.: 2014-CV-843

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me,

Property is listed for the 03/04/2015 Sheriff Sale.

Very truly yours,

Phelan Hallinan, LLP

By:

Legal Assistant

CC: KIRK SOHONAGE, in his capacity as Administrator of the Estate of MARIE II. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS, LAUREL A. CUPPARO A/K/A LAUREL CUPPARO, in her capacity as Heir of the Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS, JOSEPH L. CUPPARO, JR, in his capacity as Heir of the Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE H. CUPPARO, DECEASED

PHELAN HALLINAN, LLP Adam H. Davis, Esq., Id. No.203034 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Adam.Davis@PhelanHallinan.com 215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

Plaintiff : CIVIL DIVISION

v. : No.: <u>2014-CV-843</u>

KIRK SOHONAGE, in his capacity as Administrator of the Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS

LAUREL A. CUPPARO A/K/A LAUREL CUPPARO, in her capacity as Heir of the Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS JOSEPH L. CUPPARO, JR, in his capacity as Heir of the Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE H. CUPPARO, DECEASED

Defendant(s)

CERTIFICATE OF FILING

On this date, I filed with the Prothon	otary of COLUMBIA County a copy of the Notice
of the Date of Continued Sheriff's Sale in th	
Date: (2//0//4	ampla

Adam H. Davis, Esq., Id. No.203034 Attorney for Plaintiff

Attorney for Plaintiff

PHELAN HALLINAN, LLP Adam H. Davis, Esq., Id. No.203034 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Adam.Davis@PhelanHallinan.com 215-563-7000

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

Plaintiff

CIVIL DIVISION

V,

No.: 2014-CV-843

KIRK SOHONAGE, in his capacity as Administrator of the Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS
LAUREL A. CUPPARO A/K/A LAUREL CUPPARO, in her capacity as Heir of the Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS
JOSEPH L. CUPPARO, JR, in his capacity as Heir of the Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE H. CUPPARO, DECEASED
Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 12/17/201 has been continued until 03/04/2015 at 09:00 AM.	4 at 09:00 AM in the above-captioned matter
Date:	- ant Om

Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

PHELAN HALLINAN, LLP Adam H. Davis, Esq., Id. No.203034 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Adam.Davis@PhelanHallinan.com 215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

Plaintiff

CIVIL DIVISION

 \mathbf{V}_{+}

No.: 2014-CV-843

KIRK SOHONAGE, in his capacity as Administrator of the Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS LAUREL A. CUPPARO A/K/A LAUREL CUPPARO, in her

LAUREL A. CUPPARO A/K/A LAUREL CUPPARO, in her capacity as Heir of the Estate of MARIE II. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS JOSEPH L. CUPPARO, JR, in his capacity as Heir of the Estate of MARIE II. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE H. CUPPARO, DECEASED

Defendant(s)

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

KIRK SOHONAGE 200 NORTH 3RD STREET, FLOOR 6A HARRISBURG, PA 17101-1518

KIRK SOHONAGE 496 EVERGREEN LANE CATAWISSA, PA 17820-8241

LAUREL A. CUPPARO 496 EVERGREEN LANE CATAWISSA, PA 17820-8241 LAUREL A. CUPPARO 342 NORTH 26TH STREET CAMP HILL, PA 17011-3619

JOSEPH L. CUPPARO, JR 356 UNION AVENUE BELLMAWR, NJ 08031-1658

JOSEPH L. CUPPARO, JR 496 EVERGREEN LANE CATAWISSA, PA 17820-8241

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS. AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE II. CUPPARO, DECEASED 496 EVERGREEN LANE CATAWISSA, PA 17820-8241

Date: $\frac{2/10/19}{}$

Adam II. Davis, Esq., Id. No.203034

Attorney for Plaintiff

PHELAN HALLINAN, LLP Adam H. Davis, Esq., Id. No.203034 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Adam.Davis@PhelanHallinan.com 215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

Plaintiff

CIVIL DIVISION

٧.

No.: 2014-CV-843

KIRK SOHONAGE, in his capacity as Administrator of the Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS LAUREL A. CUPPARO A/K/A LAUREL CUPPARO, in her

capacity as Heir of the Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS JOSEPH L. CUPPARO, JR, in his capacity as Heir of the Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING

PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE H. CUPPARO, DECEASED

Defendant(s)

CERTIFICATE OF FILING

•	y of COLUMBIA County a copy of the Notice
of the Date of Continued Sheriff's Sale in the ab	ove-captioned matter.
Date: (2/10/14	ampla
·	Adam H. Davis, Esq., Id. No.203034
	Attorney for Plaintiff

Phelan Hallinan, LLP One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard Suite 1400 Philadelphia, PA 19103-1814 (215) 563-7000

Fax: (215) 563-7009

Representing Lenders in Pennsylvania

Foreclosure Manager

December 3, 2014

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

Atm: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. v.

KIRK SOHONAGE, LAUREL A. CUPPARO, JOSEPH L. CUPPARO, JR and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE H. CUPPARO, DECEASED 496 EVERGREEN LANE CATAWISSA, PA 17820-8241

No.: 2014-CV-843

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for December 17, 2014 due to the following: Service of NOS.

The Property is to be relisted for the March 4, 2015 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours, David Tran for Phelan Hallinan, LLP

1/001

Fax Server

1617 John F Kennedy Blvd

Suite 1400

Philadelphia, PA 19103 Phone: (215) 563-7000 Fax: (215) 563-8656

Phelan Hallinan LLP



To:	Columb	da County Sherif	f Office Fro	om:	Patrick Raiston			
Fax:	570-38	9-5625	Da	te:	November 28, 2014			
Phone	570-38	9-5622	Pa	ges:	1	**-	· · · · · · · · · · · · · · · · · · ·	
Re:	Postpo	ne Sale Date	CC					
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•Comm	ıents:					.	······································	
Hello,								
Current	ly the sa	o postpone our so de is set for 12/17 to 215-563-8656	chedulod sheriff sale fo 1/14 at 9:00am. Fleas	or the se pro	ee months to a date ovide a new sale date	in March 2 a and time	2015. e as soon as	
RE:		JOSEPHIL, CA	BANK, N.A. v. KIRK S PPARO, JR unty, 2014-CV-843	OHC	NAGE, LAUREL A.	CAPPAR	D, &	
Should	l you hav	ve any questions	or concerns, please fe	el fre	e to contact me as s	oon as po	ossible.	
Thank	you for y	ou assistance in	this matter.					
Thank y	Où,							
Patrick F	Raiston							
Fax 2	15-563-86	5 5 6	Sale	7	March	4,	2015	9,00 AM

Phelan Hallinan, LLP

One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard Suite 1400 Philadelphia, PA 19103 215-563-7000 Main Fax 215-568-7616

David A. Blakesley Legal Assistant Representing Lenders in Pennsylvania

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE

Re: WELLS FARGO BANK, N.A.

VS. KIRK SOHONAGE, in his capacity as Administrator of the Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS,LAUREL A. CUPPARO A/K/A LAUREL CUPPARO, in her capacity as Heir of the Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS,JOSEPH L. CUPPARO, JR, in his capacity as Heir of the Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS, and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE H. CUPPARO, DECEASED

No.: 2014-CV-843

Dear Sir/Madame:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office. We have forwarded copies of same to the sheriff.

Thank you for your cooperation.

Sincerely,

David A. Blakesley

cc: Prothonotary of COLUMBIA COUNTY

PHELAN HALLINAN, LLP

Attorney for Plaintiff 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000

WELLS FARGO BANK, N.A.

· Plaintiff

COLUMBIA COUNTY
COURT OF COMMON PLEAS

VS.

CIVIL DIVISION

"NO. 2014-CV-843"

KIRK SOHONAGE, in his capacity as Administrator of the Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS LAUREL A. CUPPARO A/K/A LAUREL CLIPPARO, in her capacity as Heir of the Estate

CUPPARO, in her capacity as Heir of the Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS

JOSEPH L. CUPPARO, JR, in his capacity as Heir of the Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS. FIRMS, OR

ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE H. CUPPARO, DECEASED

Defendants

AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE PURSUANT TO P.R.C.P., 404(2)/403

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter was sent by regular mail, to UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE H. CUPPARO, DECEASED on 10/30/2014 in accordance with the Order of Court dated 7/30/2014. The property was posted on 10/27/2014. Publication was advertised in The Press Enterprise on 10/25/2014.

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. §4904 relating to the unsworn falsification to authorities.

DATE

.

Paul Cressman, Hsq., Id. No.318079

-Auorney for Plaintiff

Phetan Hallinan, LLP

FILED PROTHONOTARY

2014 JUL 30 A 11: 15

CLERK OF COURTS OFFICE

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

COURT OF COMMON PLEAS

CIVIL DIVISION

VS.

NO. 2014-CV-843

KIRK SOHONAGE, in his capacity as Administrator of the Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS

COLUMBIA COUNTY

ET AL.

ORDER

AND NOW, this 30th day of 3014, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of court, it is hereby;

ORDERED that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C), on the Defendant, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE H. CUPPARO, DECEASED, by publication of the Complaint in accordance with Pa.R.C.P. 430(b)(1); by First Class mail at the mortgaged premises located at 496 EVERGREEN LANE, CATAWISSA, PA 17820-8241, and by posting of the mortgaged premises at 496 EVERGREEN LANE,

PH # 945985/NRU

CATAWISSA, PA 17820-8241 by the Sheriff or by a non-party competent adult. Service by mail is complete upon the date of mailing.

It is further ORDERED and DECREED that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to assure compliance with this court order.

BY THE COURT:

PH # 945985/NRU

COPCPP

STATE OF PENNSYLVANIA COUNTY OF COLUMBIA

} SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 25, 2014 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

NOTICE OF SHERIFFS SALE IN THE COURT OF COMMON PLEAS OF COLLIMBIA COUNTY, PENNSYLVANIA NO. 2014-CV-843

WELLS FARGO BANK, N.A.

Vs.

KIRK SOHONAGE IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF MARIE H. CUPPARO, A/K/A MARIE CUPPARO, A/K/A MARIE HANS, L'AUREL A. CUPPARO, A/K/A MARIE CUPPARO, IN HER CAPACITY AS HER OF THE ESTATE OF MARIE H. CUPPARO, AK/A MARIE CUPPARO, A/K/A MARIE H. CUPPARO, A/K/A MARIE CUPPARO, A/K/A MARIE HANS, SOSEPH L. CUPPARO, A/K/A MARIE CUPPARO, A/K/A MARIE CUPPARO, A/K/A MARIE CUPPARO, A/K/A MARIE HANS, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE H. CUPPARO, DECEASED.

NOTICE TO: UNIKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIEH CUPPARO, DECEASED.

NOTICE OF SHERIFPS SALE OF REAL PROPERTY

Being Premises: 496 EVERGREEN LANE, CATAWISSA, PA 17820-9241 Being in CLEVELAND TOWNSHIP, County of COLUMBIA, Commonwealth of Pennsylvania, 19-10B-046

improvements consist of residential property.

Sold as the property of KIRC SOHONAZE IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS, LAUREL A. CUPPARO A/K/A LAUREL CUPPARO IN HER CAPACITY AS HER OF THE ESTATE OF MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS, JOSEPH L. CUPPARO, JR. IN HIS CAPACITY AS HER OF THE ESTATE OF MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE CUPPARO, JR. IN HIS CAPACITY AS HER OF THE ESTATE OF MARIE H. CUPPARO, A/K/A MARIE CUPPARO, A/K/A MARIE CUPPARO, A/K/A MARIE CUPPARO, DECEASED. SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE H. CUPPARO, DECEASED. YOUR HOUSE (real estate) at 496 EVERGREEN LANE CATAVISSA. PA 17820-8241 is scheduled to be sold at the Sheriffs Sale on 12/17/2014 at 09:00 AM, at the COLUM-BIA County Courthouse, PO Box 380, W. Main Street, Bluomisburg, PA 17815, to enform the Court Judgment of \$138,929.63 obtained by, WELLS FARGO BANK, N.A. (the reader).

PHELAN HALLINAN, LLP Attorney for Plaintiff 29th day of (Cth/42) 20.14

Jaren 711 Zaeach

(Notary Public)

ONWEALTH OF PENNSYLVANIA NOTARIAL SEAL

Karen M. Beach, Notary Public Scott Twp., Columbia County / Commission Expires May 13, 2018 PENNSYLVANIA ASSOCIATION OF NOTARIES

........., I hereby certify that the advertising and ...for publishing the foregoing notice, and the

Name and Address of Sender PHELAN HALLINAN LLP Que Penn Center at Suburban, Suite 1409 Philadelphia, PA 19103

Line	Article Number	Name of Addressee, Street, and I		Postage Co	45
1	****	Unknown Heirs, Successo Interest From or Under N 496 Evergreen Lane Catawissa, PA 17820-8241	rs, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Iarie H. Cupparo, Deceased		
2	****				AA AA Carring
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15		RE: CUPPARO PH-945985	COLUMBIA		
Total Numb	ber of led by Sender	Total Number of Pieces Received in Post Office	Posimaster, Per (Name of Receiving, Employee)		

SPL-CERTIFICATE OF MAILING-NOS CODE-1020

AFFIDAVIT OF SERVICE (FNMA)

PLAINTIFF WELLS FARGO BANK, N.A. **COLUMBIA COUNTY**

TYPE OF ACTION

XX Notice of Sheriff's Sale SALE DATE: December 17, 2014

PH# 945985

DEFENDANT
KIRK SOHONAGE, in his capacity as Administrator of the Estate of
MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE
HANS
LAUREL A. CUPPARO A/K/A LAUREL CUPPARO, in her capacity
as Heir of the Estate of MARIE H. CUPPARO A/K/A MARIE
CUPPARO A/K/A MARIE HANS
JOSEPH L. CUPPARO, JR, in his capacity as Heir of the Estate of

JOSEPH L. CUPPARO, JR, in his capacity as Heir of the Estate of MARIE H, CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE H. CUPPARO, DECEASED

SERVE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE H. CUPPARO, DECEASED AT:

496 EVERGREEN LANE CATAWISSA, PA 17820-8241

**Please post property with Notice of Sale in accordance with Court

SERVICE TEAM/ from COURT NO.: 2014-CV-843

SEKYED	
Served and made known to UNKNOWN HEIRS, SUCCESSOR	S. ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTERES	T FROM OR UNDER MARIE H. CUPPARO.
DECEASED, Defendant on the CF day of Octo 8 = 1,20 / 9	at
10:30, o'clock A. M., at 496 EVERCREEN LAINE in	the manner described below:
Defendant personally served.	
Adult family member with whom Defendant(s) reside(s).	
Relationship is	
Adult in charge of Defendant's residence who refused to give n	ame or relationship.
Manager/Clerk of place of lodging in which Defendant(s) resid	C(9).
Agent or person in charge of Defendant's office or usual place	or business.
an officer of said Defendant's company. XX Other: POSTED THE PROPERTY	
Description: Age Height Weight Rac	e Scx Other
I, J. NEUSAUER, a competent adult, hereby verify th	at I nervopally handed a true and correct cony of the
Notice of Sheriff's Sale in the manner as set forth herein, issued	in the cantioned case on the date and at the address
indicated above. I understand that this statement is made subject	to the penalties of 18 Pa. C.S. Sec. 4904 relating to
unsworn falsification to authorities.	to the pendulus of the control of th
	(2,2)
DATE: 10-21-2014 NAME:	NAME: JOHN NEUBAUER
PRINTEĎ	NAME: JOHN NEUBRUER
	PROCESS SERVER
TITLE:	TROCESS SERVERC
NAME OF THE OWNER OWNER OF THE OWNER	NAME.
NOT SEE	VEL
On the day of 20 at o'clock M state that Defendant NOT FOUND because;	., 1,, a competent adult hereby
Vacant Does Not ExistMoved	Does Not Reside (Not Vacant)
Vacant	
No Answer onai;	
Service Refused	
Other:	
I understand that this statement is made subject to the penals falsification to authorities.	* C 10 7 O O O 4004 1.4* 40
isimicanon to addornics.	ies of 18 Pa. C.S. Sec. 4904 relating to unsworn
BY:	nes of 18 Pa. C.S. Soc. 4904 relating to unsworn

1

Date: 09-25-2014 PH - 945985A Unknown heirs of Marie H. Cupparo, Deceased

Process Server Check List

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Phelan Hallinan, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000 Fax 215-568-7616

Kathryn McGurl Legal Assistant, 1482

Representing Lenders in Pennsylvania

No.: 2014-CV-843

No.: 2014-ED-159

Office of the Prothonotary Columbia County Courthouse 35 W. Main St. Bloomsburg, PA 17815

Re: WELLS FARGO BANK, N.A. VS. KIRK SOHONAGE, LAUREL A. CUPPARO A/K/A LAUREL CUPPARO, JOSEPH L. CUPPARO, JR, and KIRK SOHONAGE, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS; LAUREL A. CUPPARO A/K/A LAUREL CUPPARO, IN HER CAPACITY AS HEIR OF THE ESTATE OF MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS; JOSEPH L. CUPPARO, JR, IN HIS CAPACITY AS HEIR OF THE ESTATE OF MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING

RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE H. CUPPARO, DECEASED No.: 2014-CV-843, No.: 2014-ED-159

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Please be advised that in the event the Plaintiff is not represented at the sale is to be stayed or postponed.

Property is listed for the 12/17/2014 Sheriff Sale.

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan, LLP

By:

Kathryn McGurl, Legal Assistant

cc: Sheriff of COLUMBIA County

PH#945985

Attorney for Plaintiff

PHELAN HALLINAN, LLP Paul Cressman, Esq., Id. No.318079 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 paul.cressman@phelanhallinan.com 215-563-7000

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.	: COLUMBIA COUNTY
Plaintiff,	: COLUMNIA COUNTY
V.	: COURT OF COMMON
KIRK SOHONAGE, IN HIS CAPACITY AS ADMINISTRATOR	: PLEAS
OF THE ESTATE OF MARIE H. CUPPARO A/K/A MARIE	:
CUPPARO A/K/A MARIE HANS	: CIVIL DIVISION
LAUREL A. CUPPARO A/K/A LAUREL CUPPARO, IN HER	:
CAPACITY AS HEIR OF THE ESTATE OF MARIE H.	:
CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS	No.: 2014-CV-843
JOSEPH L. CUPPARO, JR, IN HIS CAPACITY AS HEIR OF	No.: 2014-ED-159
THE ESTATE OF MARIE H. CUPPARO A/K/A MARIE	
CUPPARO A/K/A MARIE HANS	
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL	
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,	
TITLE OR INTEREST FROM OR UNDER MARIE H.	
CUPPARO, DECEASED	
Defendant(s)	
A DEID A MIT OF GED MOD BURGES AND TO THE	
AFFIDAVIT OF SERVICE PURSUANT TO R	H I R: 3170 7

,	
As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lie	enholders
and any known interested party in the manner required by Pa. R.C.P. 3129.2(c	c) on each of
the persons or parties named, at that address, set forth on the Affidavit and as	amended if

applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A"

COMMONWEALTH OF PENNSYLVANIA

PHILADELPHIA COUNTY

Paul Cressman, Esp., Id. No.318079 Attorney for Plaintiff

SS:

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

WELLS FARGO BANK, N.A.

Plaintiff

COURT OF COMMON PLEAS :

COLUMBIA COUNTY

CIVIL DIVISION

v.

NO.: 2014-CV-843

KIRK SOHONAGE, IN HIS CAPACITY AS

ADMINISTRATOR OF THE ESTATE OF MARIE H.

CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE

HANS

LAUREL A. CUPPARO A/K/A LAUREL CUPPARO, IN HER CAPACITY AS HEIR OF THE ESTATE OF MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS

JOSEPH L. CUPPARO, JR, IN HIS CAPACITY AS HEIR OF THE ESTATE OF MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE H. CUPPARO, DECEASED

Defendant(s)

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at 496 Evergreen Lane, Catawissa, PA 17820-8241.

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

Name

Address (if address cannot be reasonably ascertained,

please so indicate)

KIRK SOHONAGE, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS

200 NORTH 3RD STREET, FLOOR 6A **HARRISBURG, PA 17101-1518**

LAUREL A. CUPPARO A/K/A LAUREL CUPPARO, IN HER CAPACITY AS HEIR OF THE ESTATE OF MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS

496 EVERGREEN LANE CATAWISSA, PA 17820-8241

JOSEPH L. CUPPARO, JR, IN HIS CAPACITY 356 UNION AVENUE AS HEIR OF THE ESTATE OF MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS

BELLMAWR, NJ 08031-1658

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, 496 EVERGREEN LANE AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE H. CUPPARO, DECEASED

CATAWISSA, PA 17820-8241

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

Address (if address cannot be reasonably ascertained, please so indicate)

KIRK SOHONAGE, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS

200 NORTH 3RD STREET, FLOOR 6A HARRISBURG, PA 17101-1518

LAUREL A. CUPPARO A/K/A LAUREL CUPPARO, IN HER CAPACITY AS HEIR OF THE ESTATE OF MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS

496 EVERGREEN LANE CATAWISSA, PA 17820-8241

JOSEPH L. CUPPARO, JR, IN HIS CAPACITY 356 UNION AVENUE AS HEIR OF THE ESTATE OF MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS

BELLMAWR, NJ 08031-1658

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, 496 EVERGREEN LANE AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE H. CUPPARO, DECEASED

CATAWISSA, PA 17820-8241

Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold: 3. Name Address (if address cannot be

reasonably ascertained, please indicate)

THE SOUTHERN COLUMBIA CORPORATION

600 EVERGREEN LANE CATAWISSA, PA 17820

THE SOUTHERN COLUMBIA CORPORATION C/O JOHN FLICK, **ESOUIRE**

401 MARKET ST **BLOOMSBURG, PA 17815**

THE SOUTHERN COLUMBIA CORPORATION C/O JOHN FLICK, **ESQUIRE**

385 ARBUTUS PARK ROAD **BLOOMSBURG, PA 17815**

DISCOVER BANK

6500 NEW ALBANY ROAD NEW ALBANY, OH 43054

DISCOVER BANK C/O JAMES C. WARMBRODT, ESQUIRE

WELTMAN, WEINBERG & REIS, CO., L.P.A. 436 SEVENTH AVE STE 1400 PITTSBURGH, PA 15219

RELIANT SENIOR CARE MANAGEMENT, INC.

3601 ISLAND AVENUE PHILADELPHIA, PA 19153

RELIANT SENIOR CARE MANAGEMENT, INC. DBA ORANGEVILLE HEALTH AND REHABILITATION CENTER

200 BERWICK ROAD **ORANGEVILLE, PA 17859**

RELIANT SENIOR CARE MANAGEMENT, INC. DBA ORANGEVILLE HEALTH AND REHABILITATION CENTER C/O CHRISTOPHER R. FORD, ESQ.

200 NORTH 3RD STREET SUITE 6A HARRISBURG, PA 17101

RELIANT SENIOR CARE MANAGEMENT, INC. DBA ORANGEVILLE HEALTH AND REHABILITATION CENTER C/O KIRK S. SOHONAGE, ESO.

200 NORTH THIRD STREET, SUITE 6A HARRISBURG, PA 17101

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

Name

Address (if address cannot be

THE SECRETARY OF HOUSING AND

reasonably ascertained, please indicate) 451 7TH STREET, SOUTHWEST

WASHINGTON, DC 20410

URBAN DEVELOPMENT

3480 STATEVIEW BLVD MAC X7802-036

FORT MILL, SC 29715

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT C/O WELLS FARGO BANK, N.A. ATTN: VIKI HANSON

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT C/O WFHM FINAL

DOCS

X9999-01M

1000 BLUE GENTIAN ROAD

EAGAN, MN 55121

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

COLUMBIA COUNTY TAX CLAIM BUREAU 11 WEST MAIN STREET

MAIN STREET COUNTY ANNEX

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.

Name

Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

TENANT/OCCUPANT

496 EVERGREEN LANE CATAWISSA, PA 17820-8241

COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES

INHERITANCE TAX DIVISION

6TH FLOOR, STRAWBERRY SQ.

DEPT 280601

HARRISBURG, PA 17128

DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY

PROGRAM

P.O. BOX 8486

WILLOW OAK BUILDING HARRISBURG, PA 17105

ELDERCAR SOLUTIONS INC., BY ITS REPRESENTATIVE, DEBORAH BERRIGAN

C/O KIRK S. SOHONAGE

3915 UNION DEPOSIT ROAD HARRISBURG, PA 17109

DOMESTIC RELATIONS OF COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE

P.O. BOX 380

BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF WELFARE

P.O. BOX 2675

HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222

U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE

DISTRICT OF PA FEDERAL BUILDING 228 WALNUT STREET, SUITE 220

PO BOX 11754

HARRISBURG, PA 17108-1754

KIRK SOHONAGE, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS

200 NORTH 3RD STREET

FLOOR 6A

HARRISBURG, PA 17101-1518

LAUREL A. CUPPARO A/K/A LAUREL CUPPARO, IN HER CAPACITY AS HEIR OF THE ESTATE OF MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS

496 EVERGREEN LANE CATAWISSA, PA 17820-8241

JOSEPH L. CUPPARO, JR, IN HIS CAPACITY 356 UNION AVENUE AS HEIR OF THE ESTATE OF MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS

BELLMAWR, NJ 08031-1658

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

By:

Phelan Hallinan, LLP

Paul Cressman, Esq., Id. No.318079

Attorney for Phintiff

PHELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

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Name and Address Of Sender

Phelan Hallinan, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103

AZK/JKM - 12/17/2014 SALE

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Name and Address Of Sender



Phelan Hallinan, LLP 1617 JPK Boulevard, Suite 1400

One Penn Center Plaza Philadelphia, PA 19103

AZK/JKM - 12/17/2014 SALE

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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO
vs.
LAUREL CUPPARO (et al.)

Case Number 2014CV843

SHERIFF'S RETURN OF SERVICE

11/14/2014 01:00 PM - DEPUTY SCOTT MAYERNICK, 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 496 EVERGREEN LANE, CATAWISSA, PA 17820.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFI

November 17, 2014

Proth & Clerk of Sev. Courts

Bahara Selvetti

My Com. Ex. 1st Monday in 2016

NOTARY

Affirmed and subscribed to before me this

17TH d

day of

NOVEMBER

2014

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. LAUREL C	RGO UPPARO (et al.)				lumber CV843
	SERVICE C	OVER SH			
Service De	ialls:				
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SHERIFF'S SALE BILL				
Serve To:		Final Serv	ice:		
Name:	(POSTING)	Served:	Personally Adul	t In Charge	Posted Other
Primary Address:	496 EVERGREEN LANE CATAWISSA, PA 17820	Adult In Charge:	:		
Phone:	DOB:	Relation:	· · · · · · · · · · · · · · · · · · ·		
Alternate Address:		Date:	11-14-74	Time:	13:00
Phone:	i	Deputy:	3	Mileage:	
Attorney /	Orlginator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
Service At	empts				
Date:					-
Time:					
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Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET 5TH FLOOR ROBERT N.C. NIX FEDERAL BUILDING

PHILADELPHIA PA 19107

159

Wells Fargo Bank, N.A.

COURT OF COMMON PLEAS

Plaintiff :

CIVIL DIVISION

VS.

Kirk Sohonage, in His Capacity as Administrator of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans Laurel A. Cupparo a/k/a Laurel Cupparo, in Her Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

NO.: 2014-CV-843

Joseph L. Cupparo, Jr, in His Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under

COLUMBIA County

Marie H. Cupparo, Deceased

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Kirk Sohonage, in His Capacity as Administrator of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans 200 North 3rd Street, Floor 6A Harrisburg, PA 17101-1518

Laurel A. Cupparo a/k/a Laurel Cupparo, in Her Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marie H. Cupparo, Deceased 496 Evergreen Lane

Catawissa, PA 17820-8241

Joseph L. Cupparo, Jr, in His Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans 356 Union Avenue Bellmawr, NJ 08031-1658

st THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.**

Your house (real estate) at 496 Evergreen Lane, Catawissa, PA 17820-8241 is scheduled to be sold at the Sheriff's Sale on Dec 17+ 2014 at 9:00 Am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$138,929.63 obtained by Wells Fargo Bank, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

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:

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. LAUREL C	RGO UPPARO (et al.)					Number ICV843		
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Category: Manner:	Real Estate Sale - Sale Notice < Not Specified >		Expires:	Apple (1994) - Francisco Company (1994) - Francisco Company (1994) - Francisco Company (1994) - Francisco Comp - Francisco Company (1994) - Francisco Compa	Zone: Warrant:	159		
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Name:	OCCUPANT		Served:	Personally A	dult In Charge	Posted · Other		
Primary Address:	496 EVERGREEN LANE CATAWISSA, PA 17820		Adult in Charge:	Alysen Lo	1684			
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496 EVERGREEN LANE, CATAWISSA, PA 17820

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. LAUREL C	RGO :UPPARO (et al.)				Number 4CV843	
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Service De	talls:		Test and the second			**************************************
Category:	Real Estate Sale - Sale Notice	ann a mara meessa a saas		Zone:	159	Ç
Manner:	< Not Specified >	Expires:		Warrant:		2
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SAL	E AND DEBTOR'S F	RIGHTS			
Serve To:		Final Servi	lce.			
Name:	LAUREL CUPPARO	Served:	Personally Add	ilt In Charge	Posted Other	C+040407
Primary Address:	496 EVERGREEN LANE CATAWISSA, PA 17820	Adult In Charge:	Alyssa	Lucy		040
Phone:	DOB:	Relation:	Friend	/ House Si	Hee	1
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. LAUREL C	RGO UPPARO (et al.)				Number ICV843
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Category:	Real Estate Sale - Sale Notice		And the second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second s	Zone:	159
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE	AND DEBTOR'S R	UGHTS		
Serve To:		Final Servi	cë:		
Name:	Linda Bilinski	Served:	Personally Adu	It In Charge	Posted · Other
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

51/

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO Case Number 2014CV843 LAUREL CUPPARO (et al.) SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: < Not Specified > Manner: Expires: Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: THE SOUTHERN COLUMBIA CORP. Name: Served: Personally Adult In Charge Posted Other Primary **600 EVERGREEN LANE** Adult In Charge: Address: CATAWISSA, PA 17820 Relation: Phone: DOB: Alternate 1300 Market St Date: Time: Address: P.O BOX 622 Deputy: Phone: Mileage: Attorney / Originator: PHELAN & HALLINAN LLP Name: Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 2. 3. 4. 5. 6.

THE SOUTHERN COLUMBI.

2014CV843

DEVERGREEN LANE, CATAWISSA, PA 17820

NO EXPIRATION

Wells Fargo Bank, N.A.

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

VS.

Catawissa, PA 17820-8241

NO.: 2014-CV-843

Kirk Sohonage, in His Capacity as Administrator of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans Laurel A. Cupparo a/k/a Laurel Cupparo, in Her Capacity as

Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo

a/k/a Marie Hans

Joseph L. Cupparo, Jr, in His Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marie H. Cupparo, Deceased

COLUMBIA County

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Kirk Sohonage, in His Capacity as Administrator of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans 200 North 3rd Street, Floor 6A Harrisburg, PA 17101-1518

Laurel A. Cupparo a/k/a Laurel Cupparo, in Her Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marie H. Cupparo, Deceased 496 Evergreen Lane

Joseph L. Cupparo, Jr, in His Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans 356 Union Avenue Bellmawr, NJ 08031-1658

stst THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY

Your house (real estate) at 496 Evergreen Lane, Catawissa, PA 17820-8241 is scheduled to be sold at the Sheriff's Sale on Dec 17+ 2014 at 9:00 Am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$138,929.63 obtained by Wells Fargo Bank, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

ENFORCEMENT OF A LIEN AGAINST PROPERTY.**

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:

14

DOMESTIC RELATIONS OF

2014CV843

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. LAUREL (ARGO CUPPARO (et al.)				Number 4CV843	
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. LAUREL C	ARGO CUPPARO (et al.)				Number ICV843
Service De Category: Manner: Notes:	tails:	EXPIRES: EXPIRES: E AND DEBTOR'S F		Zone: Warrant:	157
Serve To: Name: Primary Address: Phone:	KREISHER & GREGOROWICZ 401 MARKET STREET BLOOMSBURG, PA 17815 570-784-5211 DOB:	Final Serv Served: Adult In Charge: Relation:	Personally Ada Randa	Ilt In Charge	Posted · Other
Alternate Address: Phone:	Attn: John Flick	Date: Deputy:	10-14-14	Time: Mileage:	1330
Attorney / Name: Service Att	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
Date: Time: Mileage: Deputy:					
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4. 5. 6.					

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV843

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, DECEMBER 17, 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.

All that certain parcel or lot of land situate in the Township of Cleveland, Columbia County, Commonwealth of Pennsylvania, being more fully bounded and described as follows: BEGINNING at an iron pin on the northern edge of right-of-way of Evergreen lane; said iron pin also being the southeast corner of lot no. 497 north 6 degrees 10 minutes 00 seconds east 142.65 feet to an iron pin; then by other lands of Mystic Mountain estates south 83 degrees 50 minutes 00 seconds east 130.83 feet to an iron pin; then by lot no. 495 south 6 degrees 10 minutes 00 seconds west 174.67 feet to an iron pin on the northern edge of the right-of-way of Evergreen lane; then by the said edge of Evergreen lane north 70 degrees 03 minutes 00 seconds west 132.45 feet to a point; then by the same on a curve having a radius of 158.00 fet, an arc distance of 1.97 feet and a delta angle of 0 degrees 42 minutes 52 seconds to the place of beginning containing 0.476 acres of land. (20,751.60 square feet) designated as lot no. 496 NOTE: Above described land is based on a survey of Charles M. Quandel Associates, Inc., dated lune 20, 1983

UNDER AND SUBJECT to right-of-way agreement between High Sky, Inc. and Pennsylvania Power and Light Company and Bell Telephone Company, dated May 9, 1975 and recorded in Columbia County Miscellaneous Book 52 at page 838.

TITLE TO SAID PREMISES IS VESTED IN Joseph L Cupparo and Marie H. Cupparo, his wife, by Deed from The Southern Columbia Corporation, dated 06/23/1995, recorded 06/23/1995 in Book 599, Page 318. JOSEPH L. CUPPARO was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of JOSEPH L. CUPPARO's death on or about 04/27/2008, his ownership interest was automatically vested in the surviving tenant by the entirety, Marie H Cupparo. MARIE H CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS died on 12/11/2013, and KIRK SOHONAGE was appointed Administrator/trix of her estate. Letters of Administration were granted to him on 02/19/2014 by the Register of Wills of COLUMBIA COUNTY, No. 1914-0040. The Decedent's surviving heirs at law and next-of-kin are LAUREL A. CUPPARO and JOSEPH L. CUPPARO, JR.

Tax Parcel: 13-I0B-046

Premises Being: 496 Evergreen Lane, Catawissa, PA 17820-8241

PROPERTY ADDRESS: 496 EVERGREEN LANE, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 13-10B-046

Seized and taken into execution to be sold as the property of LAUREL CUPPARO, KIRK SOHONAGE, JOSEPH SOHONAGE, JR in suit of WELLS FARGO.

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 failts 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 agiainst 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 conneciton 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: PHELAN & HALLINAN LLP PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Wells Fargo Bank, N.A.

Plaintiff

COURT OF COMMON PLEAS : :

CIVIL DIVISION

NO.: 2014-CV-843

Kirk Sohonage, in His Capacity as Administrator of The

Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a

Marie Hans

v.

Laurel A. Cupparo a/k/a Laurel Cupparo, in Her Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie

Cupparo a/k/a Marie Hans

Joseph L. Cupparo, Jr, in His Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marie H. Cupparo, Deceased

Defendant(s)

COLUMBIA COUNTY

<u>AFFIDAVIT PURSUANT TO RULE 3129.1</u>

Wells Fargo Bank, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 496 Evergreen Lane, Catawissa, PA 17820-8241.

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

Kirk Sohonage, in His Capacity as Administrator of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

200 North 3rd Street, Floor 6A Harrisburg, PA 17101-1518

Laurel A. Cupparo a/k/a Laurel Cupparo, in Her 496 Evergreen Lane Capacity as Heir of The Estate of Marie II. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

Catawissa, PA 17820-8241

Joseph L. Cupparo, Jr, in His Capacity as Heir of The Estate of Maric H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

356 Union Avenue Bellmawr, NJ 08031-1658

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marie H. Cupparo, Deceased

496 Evergreen Lane Catawissa, PA 17820-8241

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

Kirk Sohonage, in His Capacity as Administrator of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

200 North 3rd Street, Floor 6A Harrisburg, PA 17101-1518

Laurel A. Cupparo a/k/a Laurel Cupparo, in Her 496 Evergreen Lane Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

Catawissa, PA 17820-8241

Joseph L. Cupparo, Jr, in His Capacity as Heir of The Estate of Marie II. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

356 Union Avenue Bellmawr, NJ 08031-1658

Unknown Heirs, Successors, Assigns, and Alf Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marie H. Cupparo, Deceased

496 Evergreen Lane Catawissa, PA 17820-8241

Name and fast known address of every judgment creditor whose judgment is a record lien on the real property to be sold: 3. Address (if address cannot be

reasonably ascertained, please indicate)

The Southern Columbia Corporation

600 Evergreen Lane Catawissa, PA 17820

The Southern Columbia Corporation

401 Market st

C/O John Flick, Esquire

Bloomsburg, PA 17815

The Southern Columbia Corporation C/O John Flick, Esquire

385 Arbutus Park Road Bloomsburg, PA 17815

6500 New Albany Road

Discover Bank

New Albany, OH 43054

Discover Bank

C/O James C. Warmbrodt, Esquire

Weltman, Weinberg & Reis, CO., L.P.A.

436 Seventh Ave Ste 1400 Pittsburgh, PA 15219

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

Name

Address (if address cannot be

The Secretary of Housing and Urban

reasonably ascertained, please indicate) 451 7th Street, Southwest Washington, Dc 20410

Development

3480 Stateview Blvd Mac X7802-036

The Secretary of Housing and Urban Development

C/O Wells Fargo Bank, N.A.

Attn: Viki Hanson

Fort Mill, SC 29715

The Secretary of Housing and Urban

Development

C/O Wihm Final Docs

X9999-01M

1000 Blue Gentian Road Eagan, MN 55121

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

Address (if address cannot be reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be reasonably ascertained, please indicate)

None.

Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may 7. Name Address (if address cannot be reasonably ascertained, please indicate) Tenant/Occupant 496 Evergreen Lane Catawissa, PA 17820-8241 Commonwealth of Pennsylvania Bureau of 6th Floor, Strawberry Sq. Individual Taxes Inheritance Tax Division Dept 280601 Harrisburg, PA 17128 Department of Public Welfare, TPL Casualty P.O. Box 8486 Unit, Estate Recovery Program Willow Oak Building Harrisburg, PA 17105 Domestic Relations of Columbia County Courthouse Columbia County P.O. Box 380

Bloomsburg, PA 17815

Commonwealth of Pennsylvania P.O. Box 2675 Department of Welfare Harrisburg, PA 17105

Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222

U.S. Department of Justice 228 Walnut Street, Suite 220 U.S. Attorney for The Middle District of PA PO Box 11754 Federal Building Harrisburg, PA 17108-1754

Kirk Sohonage, in His Capacity as 200 North 3rd Street Administrator of The Estate of Marie H. Floor 6A Cupparo a/k/a Marie Cupparo a/k/a Marie Hans Harrisburg, PA 17101-1518

Laurel A. Cupparo a/k/a Laurel Cupparo, in Her 496 Evergreen Lane Capacity as Heir of The Estate of Marie H. Catawissa, PA 17820-8241 Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

Joseph L. Cupparo, Jr, in His Capacity as Heir 356 Union Avenue of The Estate of Marie H. Cupparo a/k/a Marie Bellmawr, NJ 08031-1658 Cupparo a/k/a Marie Hans

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

Phelan Hallinan, LLP

Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff PHELAN HALLINAN, LLP 1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

PH # 945985

REAL ESTATE OUTLINE

ED# 2014 ED 159

DATE RECEIVED 10-14.	2010
DOCKET AND INDEX	4 CV 843
	
CHECK FOR PROPER	R INFO.
WRIT OF EXECUTION	χ
COPY OF DESCRIPTION	
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NON-MILITARY AFFIDAVIT	X
NOTICES OF SHERIFF SALE	$\frac{\lambda}{\lambda}$
WAIVER OF WATCHMAN	X
AFFIDAVIT OF LIENS LIST	X
CHECK FOR \$1,350.00 OR	X CK# 001463346
IF ANY OF ABOVE IS MISSIN	NG DO NOT PROCEED
SALE DATE	Dec. 17" TIME 9 00
POSTING DATE	
ADV. DATES FOR NEWSPAPER	1 ST WEEK
	2 ND WEEK
	3 RD WEEK

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

Wells Fargo Bank, N.A.

VS.

Kirk Sohonage, in His Capacity as Administrator of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans Laurel A. Cupparo a/k/a Laurel Cupparo, in Her Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

Joseph L. Cupparo, Jr, in His Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marie H. Cupparo, Deceased Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 496 Evergreen Lane, Catawissa, PA 17820-8241 (See Legal Description attached)

Amount Due
Interest from 10/11/2014 to Date of Sale

@ \$22.84 per diem

\$138,929.63

COURT OF COMMON PLEAS

2014 - ED-159

COLUMBIA COUNTY

CIVIL DIVISION

NO.: 2014-CV-843

\$_____ and costs.

(Clerk) Office of the Prothy Support, Common Pleas Court of Columbia County, Penna.

Dated 10-14-14 (SEAL)

PH # 945985

LEGAL DESCRIPTION

All that certain parcel or lot of land situate in the Township of Cleveland, Columbia County, Commonwealth of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at an iron pin on the northern edge of right-of-way of Evergreen lane; said iron pin also being the southeast corner of lot no. 497 north 6 degrees 10 minutes 00 seconds east 142.65 feet to an iron pin; then by other lands of Mystic Mountain estates south 83 degrees 50 minutes 00 seconds east 130.83 feet to an iron pin; then by lot no. 495 south 6 degrees 10 minutes 00 seconds west 174.67 feet to an iron pin on the northern edge of the right-of-way of Evergreen lane; then by the said edge of Evergreen lane north 70 degrees 03 minutes 00 seconds west 132.45 feet to a point; then by the same on a curve having a radius of 158.00 fet, an arc distance of 1.97 feet and a delta angle of 0 degrees 42 minutes 52 seconds to the place of beginning containing 0.476 acres of land. (20,751.60 square feet) designated as lot no. 496

NOTE: Above described land is based on a survey of Charles M. Quandel Associates, Inc., dated June 20, 1983.

UNDER AND SUBJECT to right-of-way agreement between High Sky, Inc. and Pennsylvania Power and Light Company and Bell Telephone Company, dated May 9, 1975 and recorded in Columbia County Miscellaneous Book 52 at page 838.

TITLE TO SAID PREMISES IS VESTED IN Joseph L. Cupparo and Marie H. Cupparo, his wife, by Deed from The Southern Columbia Corporation, dated 06/23/1995, recorded 06/23/1995 in Book 599, Page 318.

JOSEPH L. CUPPARO was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of JOSEPH L. CUPPARO's death on or about 04/27/2008, his ownership interest was automatically vested in the surviving tenant by the entirety, Marie H. Cupparo, MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS died on 12/11/2013, and KIRK SOHONAGE was appointed Administrator/trix of her estate. Letters of Administration were granted to him on 02/19/2014 by the Register of Wills of COLUMBIA COUNTY, No. 1914-0040. The Decedent's surviving heirs at law and next-of-kin are LAUREL A. CUPPARO and JOSEPH L. CUPPARO, JR.

Tax Parcel: 13-10B-046

Premises Being: 496 Evergreen Lane, Catawissa, PA 17820-8241

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2014-CV-843

Wells Fargo Bank, N.A.

v.

Kirk Sohonage, in His Capacity as Administrator of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

Laurel A. Cupparo a/k/a Laurel Cupparo, in Her Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

Joseph L. Cupparo, Jr, in His Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Haus

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marie H. Cupparo, Deceased

owner(s) of property situate in **CLEVELAND TOWNSHIP**, COLUMBIA County, Pennsylvania, being

<u>496 Evergreen Lane, Catawissa, PA 17820-8241</u> Parcel No. 13-10B-046

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$138,929.63

Attorneys for Plaintiff Phelan Hallinan, LLP Wells Fargo Bank, N.A.

COURT OF COMMON PLEAS

Plaintiff |

CIVIL DIVISION

VS.

: NO.: 2014-CV-843

Kirk Sohonage, in His Capacity as Administrator of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans Laurel A. Cupparo a/k/a Laurel Cupparo, in Her Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo

: : : COLUMBIA County

a/k/a Marie Hans

Joseph L. Cupparo, Jr, in His Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marie H. Cupparo, Deceased

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Kirk Sohonage, in His Capacity as Administrator of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans 200 North 3rd Street, Floor 6A Harrisburg, PA 17101-1518

Laurel A. Cupparo a/k/a Laurel Cupparo, in Her Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marie H. Cupparo, Deceased 496 Evergreen Lane

Catawissa, PA 17820-8241

Joseph L. Cupparo, Jr, in His Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans 356 Union Avenue Bellmawr, NJ 08031-1658

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

Your house (real estate) at 496 Evergreen Lane, Catawissa, PA 17820-8241 is scheduled to be sold at the Sheriff's Sale on 17 2014 at 9:00 Am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$138,929.63 obtained by Wells Fargo Bank, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

- 1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: 215-563-7000 x1230.
- 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.

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 <u>215-563-7000</u>.
- 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 <u>215-563-7000</u>.
- 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. 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 the filing of the proposed schedule.
- 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.

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

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2014-CV-843

Wells Fargo Bank, N.A.

V,

Kirk Sohonage, in His Capacity as Administrator of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

Laurel A. Cupparo a/k/a Laurel Cupparo, in Her Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

Joseph L. Cupparo, Jr, in His Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marie H. Cupparo, Deceased

owner(s) of property situate in **CLEVELAND TOWNSHIP**, COLUMBIA County, Pennsylvania, being

<u>496 Evergreen Lane, Catawissa, PA 17820-8241</u> <u>Parcel No. 13-10B-046</u>

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$138,929.63

Attorneys for Plaintiff Phelan Hallinan, LLP

LEGAL DESCRIPTION

All that certain parcel or lot of land situate in the Township of Cleveland, Columbia County, Commonwealth of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at an iron pin on the northern edge of right-of-way of Evergreen lane: said iron pin also being the southeast corner of lot no. 497 north 6 degrees 10 minutes 00 seconds east 142.65 feet to an iron pin; then by other lands of Mystic Mountain estates south 83 degrees 50 minutes 00 seconds east 130.83 feet to an iron pin; then by lot no. 495 south 6 degrees 10 minutes 00 seconds west 174.67 feet to an iron pin on the northern edge of the right-of-way of Evergreen lane; then by the said edge of Evergreen lane north 70 degrees 03 minutes 00 seconds west 132.45 feet to a point; then by the same on a curve having a radius of 158.00 fet, an arc distance of 1.97 feet and a delta angle of 0 degrees 42 minutes 52 seconds to the place of beginning containing 0.476 acres of land. (20,751.60 square feet) designated as lot no. 496

NOTE: Above described land is based on a survey of Charles M. Quandel Associates, Inc., dated June 20, 1983.

UNDER AND SUBJECT to right-of-way agreement between High Sky, Inc. and Pennsylvania Power and Light Company and Bell Telephone Company, dated May 9, 1975 and recorded in Columbia County Miscellaneous Book 52 at page 838.

TITLE TO SAID PREMISES IS VESTED IN Joseph L. Cupparo and Marie H. Cupparo, his wife, by Deed from The Southern Columbia Corporation, dated 06/23/1995, recorded 06/23/1995 in Book 599, Page 318.

JOSEPH L. CUPPARO was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of JOSEPH L. CUPPARO's death on or about 04/27/2008, his ownership interest was automatically vested in the surviving tenant by the entirety, Marie H. Cupparo. MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS died on 12/11/2013, and KIRK SOHONAGE was appointed Administrator/trix of her estate. Letters of Administration were granted to him on 02/19/2014 by the Register of Wills of COLUMBIA COUNTY, No. 1914-0040. The Decedent's surviving heirs at law and next-of-kin are LAUREL A. CUPPARO and JOSEPH L. CUPPARO, JR.

Tax Parcel: 13-10B-046

Premises Being: 496 Evergreen Lane, Catawissa, PA 17820-8241

LEGAL DESCRIPTION

All that certain parcel or lot of land situate in the Township of Cleveland, Columbia County, Commonwealth of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at an iron pin on the northern edge of right-of-way of Evergreen lane; said iron pin also being the southeast corner of lot no. 497 north 6 degrees 10 minutes 00 seconds east 142.65 feet to an iron pin; then by other lands of Mystic Mountain estates south 83 degrees 50 minutes 00 seconds east 130.83 feet to an iron pin; then by lot no. 495 south 6 degrees 10 minutes 00 seconds west 174.67 feet to an iron pin on the northern edge of the right-of-way of Evergreen lane; then by the said edge of Evergreen lane north 70 degrees 03 minutes 00 seconds west 132.45 feet to a point; then by the same on a curve having a radius of 158.00 fet, an arc distance of 1.97 feet and a delta angle of 0 degrees 42 minutes 52 seconds to the place of beginning containing 0.476 acres of land. (20,751.60 square feet) designated as lot no. 496

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Tax Parcel: 13-10B-046

Premises Being: 496 Evergreen Lane, Catawissa, PA 17820-8241

PHELAN HALLINAN, LLP Adam H. Davis, Esq., Id. No.203034 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Adam.Davis@PhelanHallinan.com 215-563-7000

Attorney for Plaintiff

Wells Fargo Bank, N.A.

COLUMBIA County

•

COURT OF COMMON PLEAS

vs.

CIVIL DIVISION

NO.: 2014-CV-843

Kirk Sohonage, in His Capacity as Administrator of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans Laurel A. Cupparo a/k/a Laurel Cupparo, in Her Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

Marie Hans
Joseph L. Cupparo, Jr, in His Capacity as Heir of The Estate of
Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or
Associations Claiming Right, Title or Interest From or Under Marie
H. Cupparo, Deceased

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

- (a) that the defendant Kirk Sohonage, in His Capacity as Administrator of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.
- (b) that the defendant Laurel A. Cupparo a/k/a Laurel Cupparo, in Her Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act. as amended.
- (c) that the defendant Joseph L. Cupparo, Jr, in His Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans's Social Security Number is not available because he is not the borrower on the loan, and thus, we are unable to determine whether or not Joseph L. Cupparo. Jr. in His Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans is in military service.
- (d) that the defendant Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marie H. Cupparo, Deceased's Social Security Number is not available because she is not the borrower on the loan, and thus, we are unable to determine whether or not Unknown Heirs, Successors, Assigns, and All Persons. Firms, or Associations Claiming Right, Title or Interest From or Under Marie H. Cupparo, Deceased is in military service.

- (c) that defendant Kirk Sohonage, in His Capacity as Administrator of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans is over 18 years of age and resides at 200 North 3rd Street, Floor 6A, Harrisburg, PA 17101-1518 and 496 Evergreen Lane, Catawissa, PA 17820-8241.
- (f) that defendant Laurel A. Cupparo a/k/a Laurel Cupparo, in Her Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans is over 18 years of age and resides at 496 Evergreen Lane, Catawissa, PA 17820-8241.
- (g) that defendant Joseph L. Cupparo, Jr, in His Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Maric Cupparo a/k/a Maric Hans is over 18 years of age and resides at 356 Union Avenue, Bellmawr, NJ 08031-1658 and 496 Evergreen Lane, Catawissa, PA 17820-8241.
- (h) that it is unable to be determined whether defendant Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marie H. Cupparo, Deceased is over 18 years of age and resides at 496 Evergreen Lane, Catawissa, PA 17820-8241.

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

Phelan Hallinan, LLP

Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

PHELAN HALLINAN, LLP Adam H. Davis, Esq., Id. No.203034 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Adam.Davis@PhelanHallinan.com

Attorneys for Plaintiff

Wells	Fargo	Bank,	N.A.
* * * **	* ***	471411111	T 447 FA

215-563-7000

Plaintiff

COURT OF COMMON PLEAS

:

:

NO.: 2014-CV-843

COLUMBIA County

CIVIL DIVISION

Kirk Sohonage, in His Capacity as Administrator of The Estate of

Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

Laurel A. Cupparo a/k/a Laurel Cupparo, in Her Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie

The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Mar

Hans

v.

Joseph L. Cupparo, Jr, in His Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marie

H. Cupparo, Deceased

Defendant(s)

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- (X) the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- () Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

Phelan Hallinan, LLP

Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

Wells Fargo Bank, N.A. : COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVICION

: CIVIL DIVISION

v. : : NO.: 2014-CV-843

Kirk Sohonage, in His Capacity as Administrator of The :

Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a

Marie Hans : COLUMBIA COUNTY

Laurel A. Cupparo a/k/a Laurel Cupparo, in Her Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

Joseph L. Cupparo, Jr, in His Capacity as Heir of The Estate of Marie II. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marie H. Cupparo, Deceased

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 496 Evergreen Lane, Catawissa, PA 17820-8241.

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

Name Address (if address cannot be reasonably ascertained,

please so indicate)

Kirk Sohonage, in His Capacity as 200 North 3rd Street, Floor 6A Administrator of The Estate of Marie H. Harrisburg, PA 17101-1518

Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

Laurel A. Cupparo a/k/a Laurel Cupparo, in Her 496 Evergreen Lane

Capacity as Heir of The Estate of Marie H. Catawissa, PA 17820-8241
Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

Joseph L. Cupparo, Jr, in His Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Bellmawr, NJ 08031-1658 Cupparo a/k/a Marie Hans

Unknown Heirs, Successors, Assigns, and All
Persons, Firms, or Associations Claiming Right,
Title or Interest From or Under Marie H.

496 Evergreen Lane
Catawissa, PA 17820-8241

Cupparo, Deceased

Name and address of Defendant(s) in the judgment:
 Name
 Address (if address cannot be reasonably

ascertained, please so indicate)

Kirk Sohonage, in His Capacity as 200 North 3rd Street, Floor 6A Administrator of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

Laurel A. Cupparo a/k/a Laurel Cupparo, in Her 496 Evergreen Lanc Capacity as Heir of The Estate of Marie H. Catawissa, PA 17820-8241 Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

Joseph L. Cupparo, Jr, in His Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

356 Union Avenue Bellmawr, NJ 08031-1658

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marie H. Cupparo, Deceased 496 Evergreen Lane Catawissa, PA 17820-8241

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

The Southern Columbia Corporation 600 Evergreen Lane Catawissa, PA 17820

The Southern Columbia Corporation 401 Market st

C/O John Flick, Esquire Bloomsburg, PA 17815

The Southern Columbia Corporation 385 Arbutus Park Road C/O John Flick, Esquire Bloomsburg, PA 17815

Discover Bank 6500 New Albany Road

New Albany, OH 43054

Discover Bank Weltman, Weinberg & Reis, CO., L.P.A.

C/O James C. Warmbrodt, Esquire 436 Seventh Avc Ste 1400 Pittsburgh, PA 15219

Name and address of last recorded holder of every mortgage of record:

Name Address (if address cannot be

reasonably ascertained, please indicate)

The Secretary of Housing and Urban 451 7th Street, Southwest Development Washington, Dc 20410

The Secretary of Housing and Urban 3480 Stateview Blvd Mac X7802-036

Development Fort Mill, SC 29715

C/O Wells Fargo Bank, N.A.

Attn: Viki Hanson

The Secretary of Housing and Urban

Development

C/O Wfhm Final Does

X9999-01M

1000 Blue Gentian Road

Eagan, MN 55121

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

sale.

Name Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

Tenant/Occupant 496 Evergreen Lane

Catawissa, PA 17820-8241

6th Floor, Strawberry Sq.

Commonwealth of Pennsylvania Bureau of

Individual Taxes Inheritance Tax Division

Dept 280601

Harrisburg, PA 17128

Department of Public Welfare, TPL Casualty

Unit, Estate Recovery Program

P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105

Domestic Relations of

Columbia County

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

Commonwealth of Pennsylvania

Department of Welfare

P.O. Box 2675

Harrisburg, PA 17105

Internal Revenue Service Advisory 1000 Liberty Avenue Room 704

Pittsburgh, PA 15222

U.S. Department of Justice

U.S. Attorney for The Middle District of PA

Federal Building

228 Walnut Street, Suite 220

PO Box 11754

Harrisburg, PA 17108-1754

Kirk Sohonage, in His Capacity as

Administrator of The Estate of Marie H.

200 North 3rd Street

Floor 6A

Cupparo a/k/a Marie Cupparo a/k/a Marie Hans Harrisburg, PA 17101-1518

Laurel A. Cupparo a/k/a Laurel Cupparo, in Her 496 Evergreen Lane

Capacity as Heir of The Estate of Marie H.

Cupparo a/k/a Marie Cupparo a/k/a Marie Hans

Catawissa, PA 17820-8241

Joseph L. Cupparo, Jr, in His Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie

Cupparo a/k/a Marie Hans

356 Union Avenue

Bellmawr, NJ 08031-1658

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

By:

Phelan Hallinan, LLP

Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

PHELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

PROCESS RECEIPT and AFFIDAVIT OF RETURN readability of all copies. Do not detach any exemplaintiff Expiration date No 2014 CV-833 Wells Fargo Bank, N.A.	opies.
Plaintiff No : 2011: CV-843	
wens raigo dank, N.A.	
Defendant Kirk Sohonage, in His Capacity as Administrator of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans Laurel A. Cupparo a/k/a Laurel Cupparo, in Her Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans Joseph L. Cupparo a/k/a Marie Hans Unknown Heirs, Successors. Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marie H. Cupparo, Deceased	 E
SERVE NAME OF INDIVIDUAL COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR S	SALE.
AT ADDRESS (Street or RFD, Apautment No., City, Boro, Twp., State and Zip Code) 496 Evergreen Lane	
Catawissa, PA 17820_8241	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.	
PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE. NOW	.
Sheriff of COLUMBIA County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchinan, in custody of whomever is found in possession, after notifying person of levy or	
attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof. Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff Telephone Number Date	
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INSTRUCTIONS: Please type or print legibly, insuring SHERIFF SERVICE readability of all copies. Do not detach any copies. PROCESS RECEIPT and AFFIDAVIT OF RETURN Expiration date No.: 2014 CV 843 Plaintiff Wells Fargo Bank, N.A. Type or Writ of Complaint Detendant Kirk Sohonage, in His Capacity as Administrator of The Estate of Marie H. Cupparo EXECUTION/NOTICE OF SALE a/k/a Marie Cupparo a/k/a Marie Hans Laurel A. Cupparo a/k/a Laurel Cupparo, in Her Capacity as Heir of The Estate of Marie II. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans Joseph L. Cupparo, Jr., in His Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marie II. Cupparo, Deceased NAME OF INDIVIDUAL, COMPANY, CORPORATION, FTC. TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. SERVE KIRK SOHONAGE ADDRESS (Street or RFD, Apartment No., City, Born, Twp., State and Zip Code) AT 496 Evergreen Lane Catawissa, PA 17820-8241 SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE. SERVE DEFENDANT WITH THE NOTICE OF SALE. . 20_, 1, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of County, to execute the within and make return thereof according to law, Sheriff of COLUMBIA County, Penna. NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy shoriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff berein for any loss, destruction or removal of any such property before sheriff's sale thereof. Signature of Attorney or other Originator requesting service on behalf of XX. Plaintiff Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Telephone Number Date (215)563-7000 Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE Court Number PLAINTIFF RETURNED: Date SO ANSWERS AFFIRMED and subscribed to before me this Signature of Dep. Sheriff Date Signature of Sheriff Sheriff of

SHERIFF SERVICE		NSTRUC'	FIONS: Please	ype or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETU				o not detach any copies.
	F.	expiration		
Plaintiff Wells Fargo Bank, N.A.			No.: <u>2014-CV</u> 843	
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SERVE DEFENDANT WITH THE NOTICE OF SALE.				
NOW. 20 , I, Sheriff of COLUMBIA County.	PA do hereby do	eputize the S	heriff of	-·· <u>-</u> -
County, to execute the within and make return thereof according to law.				
	Sheriff of C	COLUMBIA	County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER (OTO MARKET CHINA A S	S Any de	puty sheriff levying	upon or attaching any
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SHERIFF SERVICE	1			lype or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF R				o not detach any copies.
		Expiration	date No.: <u>2014-CV-843</u>	··
Plaintiff Wells Fargo Bank, N.A.	<u></u>			
Name of Individual. COMPANY, CORPORATION, ETC. Nick Schonage, in His Capacity as Administrator of The Estate a/k/a Marie Cupparo a/k/a Marie Hans Laurel A. Cupparo a/k/a Laurel Cupparo, in Her Capacity as He H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans Joseph L. Cupparo, Jr, in His Capacity as Heir of The Estate of Marie Cupparo a/k/a Marie Hans Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Right, Title or Interest From or Under Marie H. Cupparo, Decesive Company, Corporation, ETC. NAME OF INDIVIDUAL. COMPANY, CORPORATION, ETC. LOSEPH L. CUPPARO, JR	eir of The Estate Marie H. Cuppa or Associations C cased tro service or Des	of Marie tro a/k/a Daiming		NOTICE OF SALE
AT ADDRESS (Sueer or RFD, Apartinear No., City, Boro, Twp., State 496 Evergreen Lane	and Zip Code)			*
<u>Catawissa, PA 1782</u> 0-8241				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASS	SIST IN EXPEDITIO	NG SERVICE.		
SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW	ounty, PA do hereby	deputize the S	heriff of	
	Sheriff or	r COLUMBIA	County, Penna.	
			-	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAI	VER OF WATCHME	AN — Any ac	pury sneriii ievying	nerson of levy or
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SHERIFF'S RETURN

Wells Fargo Bank, N.A.	Plaintiff	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
VS.	o as Administrator of The Fo	
Kirk Sohonage, in His Capacity Marie H. Cupparo a/k/a Marie		No.: 2014-CV-843
Laurel A. Cupparo a/k/a Laure		
The Estate of Marie H. Cuppar		
Joseph L. Cupparo, Jr. in His C	Capacity as Heir of The Estat	te of Maric ISSUED
H. Cupparo a/k/a Marie Cuppa	<u>ro a/k/a Marie Hans</u>	!
Unknown Heirs, Successors, A	ssigns, and All Persons. Fin	ms, or
Associations Claiming Right.	<u>Citle or Interest From or Unc</u>	der Mane I <u>1.</u>
Cupparo, Deceased	Defendants	
NOW	<u></u>	High Sheriff of Columbia County, Pennsylvania, c
		County, Pennsylvania, to execute this Writ. This deputation bei
		County, remissivana, to execute this with this department of
made at the request and risk of the Pla		
		Sheriff, Columbia County, Pennsylvania
		Ву
		By
	AFFIDAV	TT OF SERVICE
Now,	20_ , at	O'Clock m., served the within
upon		at
		by handing to
		a true and correct copy of the original Notice of
		the contents thereof.
Sworn and Subscribed before	me	So Answers,
this		
uns		
day of	20	
		BY:
Notary Public		Sheriff
		20 See return endorsed hereon by Sheriff
\	-	County, Pennsylvania, and made a part of this
return		
·		So Answers,
		The Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the Court of the C
		Sheriff
		SHELLI
		Tyrange Charles
		Deputy Sheriff

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s) Kirk Sohonage, in His Capacity as Administrator of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans. Joseph L. Cupparo, Jr. in His Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Patricia A. Singiser
Supervisor
Writ Department
Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Automated Attendant: (215) 320-0007 ext. 1125

Front Desk: (215) 563-7000 ext. 1125

Fax: (215) 563-3826

THIS DOCUMENT CONTAINS HEAT SEASINGE INK. TOUCH ON PRESS HERE REQUIRED DISAPPEARS WITH HEAT.

DATE 10/8/2014 AMOUNT

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER

35 W Main Street

OF.

Bloomsburg, PA 17815

JKM [945985] 496 EVERGREEN LANE (2014-CV-843)

Frank S. Hellen S. Authorized Signature