

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

Timothy 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 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

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.

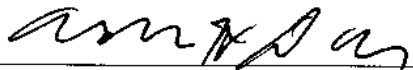
No.: 2014-CV-843

**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)

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 12/10/14


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

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**
Defendant(s)

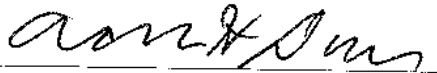
CIVIL DIVISION

No.: 2014-CV-843

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 12/17/2014 at 09:00 AM in the above-captioned matter has been continued until 03/04/2015 at 09:00 AM.

Date: 12/10/14


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

PHILAN 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

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**
Defendant(s)

:
:
: **CIVIL DIVISION**
:
:
: **No.: 2014-CV-843**
:
:

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

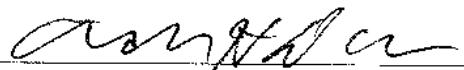
LAUREL A. CUPPARO
342 NORTH 26TH STREET
CAMP HILL, PA 17011-3619

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
IL. CUPPARO, DECEASED
496 EVERGREEN LANE
CATAWISSA, PA 17820-8241

Date: 12/10/14


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

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**
Defendant(s)

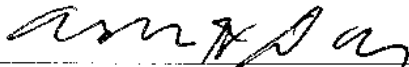
CIVIL DIVISION

No.: 2014-CV-843

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBLA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 12/10/14


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

Attn: 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

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8656

Phelan Hallinan LLP

Fax

To: Columbia County Sheriff Office
From: Patrick Ralston
Fax: 570-389-8625
Date: November 28, 2014
Phone: 570-389-5622
Pages: 1
Re: Postpone Sale Date
CC:

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

•Comments:

Hello,

We would like to postpone our scheduled sheriff sale for three months to a date in March 2015. Currently the sale is set for 12/17/14 at 9:00am. Please provide a new sale date and time as soon as possible via fax to 215-563-8656.

RE: WELLS FARGO BANK, N.A. v. KIRK SOHONAGE, LAUREL A. CAPPARO, &
JOSEPH L. CAPPARO, JR
COLUMBIA County, 2014-CV-843

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

Patrick Ralston

Fax - 215-563-8656

Sale 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

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

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2014-CV-843

**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:

11/21/14

Phelan Hallinan, LLP

By:

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

FILED
PROTHONOTARY

2014 JUL 30 A 11: 15

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

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

ET AL.

COURT OF COMMON PLEAS
CIVIL DIVISION

NO. 2014-CV-843

COLUMBIA COUNTY

ORDER

AND NOW, this 30th day of July, 2014, 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:

1st Thomas A. James Jr.
J

PH # 945985/NRU

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 SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF COLUMBIA 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, 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

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 496 EVERGREEN LANE, CATAWISSA, PA 17820-8241
Being in CLEVELAND TOWNSHIP, County of COLUMBIA, Commonwealth of Pennsylvania; 13-108-046

Improvements consist of residential property.

Sold as the property of 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

Your house (real estate) at 496 EVERGREEN LANE, CATAWISSA, PA 17820-8241 is scheduled to be sold at the Sheriff's Sale on 12/17/2014 at 09:00 AM, at the COLUMBIA County Courthouse, PO Box 380, W. Main Street, Bloomsburg, PA 17815, to enforce the Court Judgment of \$138,929.63 obtained by, WELLS FARGO BANK, N.A. (the gagee), against the above premises.


PHILAN HALLINAN, LLP
Attorney for Plaintiff

29th day of October 2014
Karen M. Beach
(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

PHILAN HALLINAN LLP
One Penn Center at Suburban, Suite 1400
Philadelphia, PA 19103

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	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	 \$001790
2	****		
3	****		
4	****		
5			
6	****		
7	****		
8	****		
9	****		
10	****		
11	****		
12	****		
13	****		
14			
15		RE: CUPPARO PH-945985 COLUMBIA	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received in Post Office	Postmaster, Per (Name of Receiving Employee)

SPL-CERTIFICATE OF MAILING-NOS
CODE-1020

AFFIDAVIT OF SERVICE (FNMA)

PLAINTIFF
WELLS FARGO BANK, N.A.

COLUMBIA COUNTY

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
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

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

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
Order*

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

SERVED

Served and made known to UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE H. CUPPARO, DECEASED. Defendant on the 27th day of OCTOBER, 2014, at 10:30 o'clock A. M., at 496 EVERGREEN LANE 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 name or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ _____ an officer of said Defendant's company.

XX Other: POSTED THE PROPERTY

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

I, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned 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.

DATE: 10-27-2014

NAME: John Neubauer
PRINTED NAME: JOHN NEUBAUER
TITLE: PROCESS SERVER

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock _____ M., I, _____, a competent adult hereby state that Defendant **NOT FOUND** because:

- ☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)
- ☐ No Answer on _____ at _____; _____ at _____
- ☐ Service Refused

Other:

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: _____

PRINTED NAME: _____

137

6
75

Date: 09-25-2014

PH - 945985A

Unknown heirs of

Marie H. Cupparo, Deceased

Process Server Check List

If Service is Made:

Spouses Names if Applicable

Wife: _____

Husband: _____

Divorced:

Yes ()

No ()

No Service Made:

1. Vacant: Yes () No (X)

2. Is there a name on the mailbox? Is it the defendants?

No name on the mailbox

3. Neighbor Contact: Yes () No (X)

Left Side: _____

Right Side: _____

4. For Sale Sign: Yes () No (X)

Realtor Name: This home is a 1600 SF (Cabin like) Ranch home with a 1-car

Company Name: detached garage and is worth \$115K

Phone Number: _____

5. Car in the Drive Way Yes (X) No ()

Green Chevy Dually Pickup - PA Tag - ZCW-7858

Plate Number: Black & 71 Chevy Avalanche Pickup - PA Tag YYY-9157

This home is located in what was once a nice gated community that has seen it's best days. There are a few home here that at built on large well cared for lots, but this is not one of them. The entire development is unpaved and on dirt and gravel roads at the top of a foreboding hill. This home is a sprawling ranch home with a 2-car garage and tons of junk and garbage and a Junk Yard Dog. There is black ford pick-up truck with no engine, or hood or any tires and it isn't up raised up on jacks. It is sitting on bare ground on the wheel rims. Junk and garbage and giant bags of trash, old tires, and a couple of 50 gallon oil drums populate the unlandscaped property. Joseph Cupparo, Jr is planning on finding himself an apartment.

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

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

No.: 2014-CV-843
No.: 2014-ED-159

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 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

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

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

Plaintiff,

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

Defendant(s)

: COLUMBIA COUNTY

:

: COURT OF COMMON
: PLEAS

:

: CIVIL DIVISION

:

:

No.: 2014-CV-843

No.: 2014-ED-159

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)

PHILADELPHIA COUNTY) SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(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".

Date: _____

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

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

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**
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2014-CV-843**
:
: **COLUMBIA COUNTY**

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
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 |

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 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 |
3. Name and last known address of every judgment creditor whose judgment is a record lien 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 C/O JOHN FLICK, ESQUIRE | 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, ESQ.**

**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 reasonably ascertained, please indicate) |
|--|--|
| THE SECRETARY OF HOUSING AND
URBAN DEVELOPMENT | 451 7TH STREET, SOUTHWEST
WASHINGTON, DC 20410 |
| THE SECRETARY OF HOUSING AND
URBAN DEVELOPMENT C/O WELLS
FARGO BANK, N.A. ATTN: VIKI HANSON | 3480 STATEVIEW BLVD MAC X7802-036
FORT MILL, SC 29715 |
| 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. | |
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 |
| 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 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.

Date:

11/19/14

By:


Phelan Hallinan, LLP

Paul Cressman, Esq., Id. No. 318079

Attorney for Plaintiff

PHELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

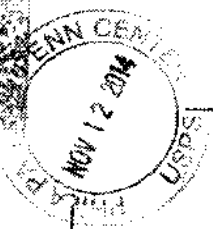
215-563-7000

Name and
Address
Of Sender

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

AZK/KCM - 12/17/2014 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex Bloomsburg, PA 17815	\$0.47
2	****	Eldercare Solutions Inc., by its Representative, Deborah Berrigan C/O Kirk S. Sohonage 3915 UNION DEPOSIT ROAD HARRISBURG, PA 17109	\$0.47
3	****	Reliant Senior Care Management, Inc. 3601 Island Avenue PHILADELPHIA, PA 19153	\$0.47
4	****	Reliant Senior Care Management, Inc. dba Orangeville Health and Rehabilitation Center 200 Berwick Road Orangeville, PA 17859	\$0.47
5	****	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	\$0.47
6	****	Reliant Senior Care Management, Inc. dba Orangeville Health and Rehabilitation Center C/O Kirk S. Sohonage, Esq. 200 NORTH THIRD STREET, SUITE 6A HARRISBURG, PA 17101	\$0.47
RE: KIRK SOHONAGE (COLUMBIA) PH # 945985/1026 Page 1 of 1 45 Day			\$2.82



Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.
--	---	---	---

Form 3877 Facsimile

PH # 945985

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 496 EVERGREEN LANE CATAWISSA, PA 17820-8241	\$0.47
2	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128	\$0.47
3	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	\$0.47
4	****	Discover Bank 6500 NEW ALBANY ROAD NEW ALBANY, OH 43054	\$0.47
5	****	Discover Bank C/O James C. Warmbrodt, Esquire WELTMAN, WEINBERG & REIS, CO., L.P.A. 436 SEVENTH AVE STE 1400 PITTSBURGH, PA 15219	\$0.47
6	****	The Secretary of Housing and Urban Development 451 7th Street, Southwest Washington, DC 20410	\$0.47
7	****	The Secretary of Housing and Urban Development C/O Wells Fargo Bank, N.A. Attn: Viki Hanson 3480 STATEVIEW BLVD MAC X7802-036 FORT MILL, SC 29715	\$0.47
8	****	The Secretary of Housing and Urban Development C/O Wfhn Final Docs X9999-01M 1000 BLUE GENTIAN ROAD EAGAN, MN 55121	\$0.47
9	****	The Southern Columbia Corporation 600 Evergreen Lane Catawissa, PA 17820	\$0.47
10	****	The Southern Columbia Corporation C/O John Flick, Esquire 401 MARKET ST BLOOMSBURG, PA 17815	\$0.47
RE: KIRK SOHONAGE (COLUMBIA) PH # 945985/1021 Page 1 of 2 With Team			



Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The first declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual 8900-9015 and 9021 for limitations of coverage.
--	---	---	--

Form 3877 Facsimile

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	The Southern Columbia Corporation C/O John Fleck, Esquire 385 ARBUTUS PARK ROAD BLOOMSBURG, PA 17815	\$0.47
2	****	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	\$0.47
3	****	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	\$0.47
4	****	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	\$0.47
5	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47
6	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	\$0.47
7	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	\$0.47
8	****	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	\$0.47
RE: KIRK SOHONAGE (COLUMBIA) PH # 948985/1021 Page 2 of 2 WHI Team			\$8.46
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)
The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.			



Form 3877 Facsimile

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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, SHERIFF

November 17, 2014



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

NOTARY

Affirmed and subscribed to before me this

17TH day of NOVEMBER, 2014

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

ing County's 1st Sheriff, Inc. 11-11-11

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
LAUREL CUPPARO (et al.)

Case Number
2014CV843

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill **Zone:**
Manner: < Not Specified > **Expires:**
Notes: SHERIFF'S SALE BILL **Warrant:**

Serve To:

Name: (POSTING)
Primary Address: 496 EVERGREEN LANE
 CATAWISSA, PA 17820
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation:
Date: 11-14-14 **Time:** 13:00
Deputy: 3 **Mileage:**

Attorney / Originator:

Name: PHELAN & HALLINAN LLP **Phone:** 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2014CV843

496 EVERGREEN LANE, CATAWISSA, PA 17820

NO EXPIRATION

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000039380

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

Wells Fargo Bank, N.A.

Plaintiff

: COURT OF COMMON PLEAS

: CIVIL DIVISION

vs.

: NO.: 2014-CV-843

: COLUMBIA County

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)

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 Dec 17th 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:

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
LAUREL CUPPARO (et al.)

Case Number
2014CV843

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone:

159

Warrant:

Serve To:

Name: OCCUPANT

Primary Address: 496 EVERGREEN LANE
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Alyssa Lacey

Relation: House Sitter

Date: 10-21-14

Time: 13:55

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2014CV843

496 EVERGREEN LANE, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
LAUREL CUPPARO (et al.)

Case Number
2014CV843

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone:

159

Warrant:

Serve To:

Name: LAUREL CUPPARO

Primary Address: 496 EVERGREEN LANE
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Alyssa Lucy

Relation:

Friend / Housewife

Date:

10-21-14

Time:

13:55

Deputy:

3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

CUPPARO, LAUREL

2014CV843

496 EVERGREEN LANE, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
LAUREL CUPPARO (et al.)

Case Number
2014CV843

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

159

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Linda Bilinski

Primary Address: 153 Eisenhower Road
Catawissa, PA 17820

Phone: 570-799-5591

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

10-21-14

Time:

14:15

Deputy:

3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BILINSKI, LINDA

2014CV843

153 EISENHOWER ROAD, CATAWISSA, PA 17820

NO EXPIRATION

SK

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
LAUREL CUPPARO (et al.)

Case Number
2014CV843

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 159

Warrant:

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

Serve To:

Name: THE SOUTHERN COLUMBIA CORP.

Primary Address: 600 EVERGREEN LANE
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address: 1300 Market St

Phone: P.O. Box 622
Lemoyne, PA 17043

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10-21-14

Time: 11:00

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. Corporate office, there is not anyone at the address listed above.

2.

3.

4.

5.

6.

THE SOUTHERN COLUMBIA / 2014CV843

600 EVERGREEN LANE, CATAWISSA, PA 17820

NO EXPIRATION

Wells Fargo Bank, N.A.

Plaintiff

: COURT OF COMMON PLEAS

: CIVIL DIVISION

vs.

: NO.: 2014-CV-843

: COLUMBIA County

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)

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 Dec 17th 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:

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
LAUREL CUPPARO (et al.)

Case Number
2014CV843

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 159

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Co

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KAREN RICHENDRER

Relation: Clerk

Date: 10-14-14 Time: 1305

Deputy: 8 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF

2014CV843

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
LAUREL CUPPARO (et al.)

Case Number
2014CV843

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 159

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Debbie Miller

Relation: Clerk

Date: 10-14-14 Time: 1300

Deputy: 8 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2014CV843

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

✓ 56

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
LAUREL CUPPARO (et al.)

Case Number
2014CV843

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 159

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: KREISHER & GREGOROWICZ

Primary Address: 401 MARKET STREET
BLOOMSBURG, PA 17815

Phone: 570-784-5211 DOB:

Alternate Address: Attn: John Flick

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Ronda Young

Relation: Clerk

Date: 10-16-14 Time: 1330

Deputy: Deputy Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

KREISHER & GREGOROWI

2014CV843

401 MARKET STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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 feet, 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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Wells Fargo Bank, N.A.
Plaintiff

v.

Kirk Schonage, 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)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2014-CV-843
:
: COLUMBIA COUNTY

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**.

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

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

Kirk Schonage, 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 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 ✓

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

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

Kirk Schonage, 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 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

3. Name and last known address of every judgment creditor whose judgment is a record lien 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
C/O John Flick, Esquire

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 ✓

4. 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
Development

451 7th Street, Southwest
Washington, Dc 20410 ✓

The Secretary of Housing and Urban
Development
C/O Wells Fargo Bank, N.A.
Attn: Viki Hanson

3480 Stateview Blvd Mac X7802-036
Fort Mill, SC 29715 ✓

The Secretary of Housing and Urban
Development
C/O Withm 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.

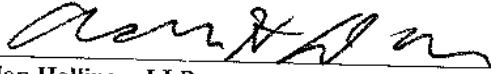
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:
Name Address (if address cannot be reasonably ascertained, please indicate)

None.

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
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 ✓
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 Schonage, 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 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.

Date: 10/9/14

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

REAL ESTATE OUTLINE

ED # 2014 ED 159

DATE RECEIVED 10-14-2015
DOCKET AND INDEX 2014 CV 843

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>001463346</u>

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

SALE DATE Dec. 17th TIME 9 00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

Wells Fargo Bank, N.A.

vs.

Kirk Schonage, 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

\$138,929.63

Interest from 10/11/2014 to Date of Sale

\$_____ and costs.

@ \$22.84 per diem



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

Dated

10-14-14

(SEAL)

PII # 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 feet, 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. Quandt 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 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

496 Evergreen Lane, Catawissa, PA 17820-8241

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.

Plaintiff

: COURT OF COMMON PLEAS

: 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

: COLUMBIA County

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 Dec 17th 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 215-563-7000.

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 215-563-7000.

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 Schonage, 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

496 Evergreen Lane, Catawissa, PA 17820-8241

Parcel No. 13-10B-046

(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 feet, 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. Quandt 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 LAURELA 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 feet, 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

PHILAN 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
:
: CIVIL DIVISION
:
: NO.: 2014-CV-843

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**

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.


(e) 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 Marie Cupparo a/k/a Marie 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
215-563-7000

Attorneys for Plaintiff

Wells Fargo Bank, N.A.
Plaintiff

: **COURT OF COMMON PLEAS**

:

: **CIVIL DIVISION**

:

: **NO.: 2014-CV-843**

:

v.

:

**Kirk Schonage, 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**

:

: **COLUMBIA County**

:


**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.

By: 
Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

: COURT OF COMMON PLEAS
:
:
: CIVIL DIVISION

:
: **NO.: 2014-CV-843**

:
 :
 :
 : **COLUMBIA COUNTY**

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**.

- | | | |
|----|---|---|
| 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 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

- | | | |
|----|---|---|
| 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 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

3. Name and last known address of every judgment creditor whose judgment is a record lien 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 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
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 X9999-01M
Development 1000 Blue Gentian Road
C/O Wfhm Final Does 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.

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.

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
-----------------	--

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
--	--

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 Schonage, 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 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.

Date: 10/9/14

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

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date _____

Plaintiff Wells Fargo Bank, N.A.	No. <u>2011 CV-833</u>
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 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	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ADDRESS (Street or RFD, Apartment 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, _____, 20__ I, 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 sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomsoever 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 <u>XX</u> Plaintiff Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <u>10/9/14</u>
---	-----------------------------------	------------------------

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____, 20__	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">SO ANSWERS Signature of Dep. Sheriff</td> <td style="width: 20%;">Date</td> </tr> <tr> <td>Signature of Sheriff</td> <td>Date</td> </tr> <tr> <td colspan="2">Sheriff of _____</td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
SO ANSWERS Signature of Dep. Sheriff	Date						
Signature of Sheriff	Date						
Sheriff of _____							

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

No. 2014 CV 813

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

Plaintiff
Wells Fargo Bank, 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, 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



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE
KIRK SOHONAGE
ADDRESS (Street or RFD, Apartment 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.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20__, I, 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 sheriff 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 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
Asmthor Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

10/9/14

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

No.: 2014-CV-843

Plaintiff

Wells Fargo Bank, 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, 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

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE

LAUREL A. CUPPARO A/K/A LAUREL CUPPARO

ADDRESS (Street or RFD, Apartment 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.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, 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 sheriff levying upon or attaching any property under 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 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

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400

(215)563-7000

10/27/14

Philadelphia, PA 19103-1814

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____, 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date _____
--	---

Plaintiff Wells Fargo Bank, N.A.	No.: <u>2014-CV-843</u>
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 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	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE
JOSEPH L. CUPPARO, JR
 ADDRESS (Street or RFD, Apartment 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.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, 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 sheriff 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 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 <u>XX</u> Plaintiff _____ Defendant ADDRESS: <u>One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400</u> <u>Philadelphia, PA 19103-1814</u>	Telephone Number <u>(215)563-7000</u>	Date <u>10/9/14</u>
---	--	------------------------

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
--	---	--------------------------------

SHERIFF'S RETURN

Wells Fargo Bank, N.A. Plaintiff

vs.

Kirk Schonage, 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

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2014-CV-843

ISSUED

NOW, _____ 20__ A.M., _____ High Sheriff of Columbia County, Pennsylvania, do
hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT 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
Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

20__ . See return endorsed heron by Sheriff of

County, Pennsylvania, and made a part of this
return

So Answers,

Sheriff

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

Phelan Hallinan, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001463346

DATE
10/8/2014

AMOUNT
****\$1,350.00

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)

Francis S. Hallinan

AUTHORIZED SIGNATURE

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

⑈001463346⑈ ⑆036001808⑆ 361508666⑈