Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

HSBC BANK USA, N.A. vs.
AMBER / STIMELING KELCHNER (et al.)

Case Number 2015CV485

#### PROPERTY ADDRESS

10 CHANDLER DRIVE, ORANGEVILLE, PA 17859

#### **REAL ESTATE SALE REQUEST LEDGER**

DATE	CATEGORY	MEMO	<i>CHK</i> #	DEBIT	CREDIT
07/24/2015	Advance Fee	Advance Fee	166685	\$0.00	\$1,350.00
07/24/2015	Advertising Sale (Newspaper)			\$15.00	\$0.00
07/24/2015	Advertising Sale Bills & Copies			\$17.50	\$0.00
07/24/2015	Crying Sale			\$10.00	\$0.00
07/24/2015	Docketing			\$15.00	\$0.00
07/24/2015	Levy			\$15.00	\$0.00
07/24/2015	Mailing Costs			\$36.00	\$0.00
07/24/2015	Posting Handbill			\$15.00	\$0.00
07/24/2015	Press Enterprise Inc.			\$1,395.15	\$0.00
07/24/2015	Sheriff Automation Fund			\$50.00	\$0.00
07/24/2015	Web Posting			\$100.00	\$0.00
10/12/2015	Service			\$210.00	\$0.00
10/12/2015	Service Mileage			\$16.00	\$0.00
10/12/2015	Copies			\$7.00	\$0.00
10/12/2015	Notary Fee			\$15,00	\$0.00
10/12/2015	Tax Claim Search			\$5.00	\$0.00
10/12/2015	Surcharge			\$150.00	\$0.00

\$2,071.65 \$1,350.00

TOTAL BALANCE: \$(721.65)

Printed: 1/11/2016 10:55:08AM

3523

Milstead & Associates LLC ATTORNEY BUSINESS ACCT 1 E. STOW ROAD

MARLTON, NJ 08053 856-482-1400



Bank America's Most Convenient Bank

March 18, 2016

PAY TO THE

Columbia County Sheriff

•

\*\*\*\*\*\*\*721.65

DOLLARS/

VOID AFTER 180 DAYS

Columbia County Sheriff Columbia County Courthouse PO Box 380 Bloomsburg, PA 17815

· P見shield

мемо

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"OO3523" #O31201360#

4322522221#

### MILSTEAD & ASSOCIATES, LLC

1 E. STOW ROAD MARLTON, NJ 08053

(856) 482-1400 Fax: (856) 482-9190 ishaw@milsteadlaw.com

#### FACSIMILE TRANSMITTAL SHEET TO: FROM Real Estate Dept. Ibet A. Shaw COMPANY: DATE: Columbia Sheriff's Sale January 7, 2016 FAX NUMBER: TOTAL NO. OF PAGES INCLUDING COVER: 570-389-5625 PHONE NUMBER: SENDER'S REFERENCE NUMBER: 570-389-5624 85.40615 YOUR REFERENCE NUMBER: Amber L. Stimeling a/k/a Amber L. Stimeling-Kelchnet a/k/a Amber L. 2015-CV-485 Kelchner and Joseph T. Kelchner A follow-up copy $\square$ will $\square$ not be sent by mail.

Please accept this fax as authorization to STAY the sale which is currently scheduled for 01/27/2015. No funds have been exchanged in consideration of the stay.

Thank You

Ibet A. Shaw

# IF THERE IS A PROBLEM WITH THIS TRANSMISSION PLEASE CALL (856) 482-1400

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE

PO Box 380 Bloomsburg, PA 17815

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





• Com	ment	ts:			
□ Urge	ent	☐ For Review	☐ Please Comment	☐ Please Reply	☐ Please Recycle
Re: Stimeling/Kelchner		neling/Kelchner	CC:		
Phone:			Date:	January 11, 2016	
Fax:			Pages:	2	
To:	Ibet	Shaw	From:	Sheriff Timothy T.	Chamberlain

I received your stay, attached is a cost sheet showing a balance due of \$721.65.

## COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

HSBC Bank USA VS	Ambor Strine	ling & Joseph Ke	e/chn=(
NO. 87-5 ED	NO. 485-15	n	
DATE/TIME OF SALE:OCT 14, 2015 (	@ 9:00 AM		
BID PRICE (INCLUDES COST)	\$		
POUNDAGE – 2% OF BID	S		
TRANSFER TAX – 2% OF FAIR MKT	\$		
MISC. COSTS	\$		
TOTAL AMOUNT NEEDED TO PURCH	IASE	\$	
PURCHASER(S):			
ADDRESS:			
NAMES(S) ON DEED:			
PURCHASER(S) SIGNATURE(S):			
TOTAL DUE:		\$	
LESS DEPOSIT:		\$	
DOWN PAYMENT	;	\$	
TOTAL DUE IN 8 I	DAYS	\$	

MILSTEAD & ASSOCIATES, LLC BY: Robert W. Williams, Esquire

ID No. 315501 1 E. Stow Road Mariton, NJ 08053 (856) 482-1400

Attorney for Plaintiff

File: 85.40615

HSBC Bank USA, National Association as Trustee for Sequoia Mortgage Trust 2007-2,

Plaintiff,

Vs.

Amber L. Stimeling a/k/a Amber L. Stimeling-Kelchner a/k/a Amber L. Kelchner and Joseph T. Kelchner,

Defendants

## COURT OF COMMON PLEAS COLUMBIA COUNTY

No.: 2015-CV-485

Pa. R.C.P. 3129.3 (b)(2)(i)(B) Certificate of Filing of Notice of Continued Sheriff Sale

#### Certificate of Filing

On this date, I caused to be 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.

Dated: 10/27/2017

Robert W. Williams, Esq. Attorney ID No. 315501 Milstead & Associates, LLC

#### MILSTEAD & ASSOCIATES, LLC

1 E. STOW ROAD MARLTON, NI 08053

(856) 482-1400 Fax: (856) 482-9190 ishaw@milsteadlaw.com

To: Real Estate Dept.	FROM: Thet A. Shaw	
COMPANY: Columbia Sheriff's Sale	DATE: October 14, 2015	
FAX NUMBER: 570-389-5625	TOTAL NO. OF PAGES INCLUDING COVER:	
PHONE NUMBER: 570-389-5624	sender's reference number 85.40615	
Amber L. Stimeling a/k/a Amber L. Stimeling-Kelchner a/k/a Amber L. Kelchner and Joseph T. Kelchner	YOUR REFERENCE NUMBER:	

Please accept this fax as authorization to **POSTPONE** the sale which is currently scheduled for 10/14/2015 to 01/27/2015.

Thank You

Ibet A. Shaw

# IF THERE IS A PROBLEM WITH THIS TRANSMISSION PLEASE CALL (856) 482-1400

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE.

10/13/2015

USBC PAM - LIVE - VERSION 5.1

#### United States Bankruptcy Court Middle District of Pennsylvania

## Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 7 of the United States Bankruptcy Code, entered on 10/13/2015 at 2:54 PM and filed on 10/13/2015.

#### Amber Lea Blockus

10 Chandler Drive Orangeville, PA 17859 SSN / ITIN: xxx-xx-1450 aka Amber L. Stimeling aka Amber Stimeling aka Amber L. Stimeling-Kelchner aka Amber L. Blockus aka Amber Lea Stimeling-Kelchner aka Amber Lea Stimeling aka Amber Blockus aka Amber Stimeling-Kelchner

The case was filed by the debtor's attorney:

Michael P. Gregorowicz Kreisher and Gregorowicz 401 South Market Street Bloomsburg, PA 17815 570 784-5211

The case was assigned case number 5:15-bk-04441.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

To view the bankruptcy petition and other documents filed in this case, please visit the following Internet link; http://ecf.pamb.uscourts.gov/ You must first register at this web site: http://pacer.psc.uscourts.gov/ There is no registration fee. However, the Judicial Conference of the United States has established a fee for access to information in PACER. All registered users will be charged as follows: Use of the PACER system will generate a .10 per page charge, and Audio files of court hearings retrieved via PACER will generate a 2.40 per file charge. Public access computer terminals are also available at the Clerk's Office's two locations, 9:00 am to 4:00 pm, M-F (closed on all federal holidays): Max Rosenn US Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701 and Ronald Reagan Federal Building and Courthouse, 228 Walnut Street, Harrisburg, PA 17101.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

PAGE 02/02

10/13/2015

USBC PAM - LIVE - VERSION 5.1

Terrence S. Miller Clerk, U.S. Bankruptcy Court

	PACER Ser	vice Center	
	Transactio	n Receipt	
	10/13/2015	15:08:18	-
PACER Login:	kg0300:2680150:0	Client Code:	
Description:	Notice of Filing	Search Criteria:	5:15-bk-0444
Billable Pages:	1	Cost:	0.10

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 September 23, 30 and October 7, 2015 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.

true.	, , , , , , , , , , , , , , , , , , ,
	M
Sworn and subscribed to before me	this 7th day of October 20.15
	this 7th day of October 20.15.  Haren M. Beach  (Notary Public)
	ODMARONATEALTH OF HEGINETYLMANIA  NOTARIAL SEAL  Keren M. Baras Hodoly Robbo  Kock Tirol Colombia Cluby  My Colombia Chuby  My Colombia Chuby  MERSEK PERSE LYRIKA KOROUWHOTTON ROTANIES
And now,	, 20
	for publishing the foregoing notice, and the
fee for this affidavit have been paid in fe	

## SHERIFF'S SALE COST SHEET

	vs. Kelchnore
NOED NO	JD DATE/TIME OF SALE
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 210,00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 36,00
ADVERTISING SALE BILLS & COI	
ADVERTISING SALE (NEWSPAPE)	•
MILEAGE	\$ 1600
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7100</u>
NOTARY	\$ <u>15.00</u> ****** \$456.50
TOTAL *****	********** \$ <u>456,50</u>
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1395/15</u>
SOLICITOR'S SERVICES	\$75.00 ************ \$ 16 20,15
TOTAL *****	*********** \$ <u>16 00, 15</u>
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL ******	\$10.00
RECORDER OF DEEDS	\$ <u>67,00</u>
TOTAL *****	************* \$ // <sub>(O</sub> ()
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20_	
SCHOOL DIST. 20	\$
DELINQUENT 20_	<u> </u>
IOTAL ******	<u> </u>
MUNICIPAL FEES DUE:	
	\$
WATER 20	
TOTAL *****	
SURCHARGE FEE (DSTE)	\$ 150,00
MISC.	\$
	\$
TOTAL *****	<u>\$</u> ************ \$O -
	3 700 C
TOTAL COSTS	S (OPENING BID) \$ みぽのあんら

## MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead

Richard M. Miistead

Rhondi Lynn Schwartz

Mark E. Herrera'

Nelson Diaz\*

Andrew M. Lubin' 7 Alsa solunded in PA n Mao admitten in Mili

Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053 Phone (856) 482-1400 Fax (856) 482-9190 www.milsteadlaw.com

David H. Lipow

Mary L. Harbert-Bell\*

Matthew C. Waidt\*

Patrick J. Wesner\*

Robert W. Williams\*1

Roger Fay

1350 Edgmont Avenue Suite 2540 Chester, PA 19013 (215) 717-0043 Tax: (215) 717-0044

Our File No. 85,40615

September 24, 2015

Office of the Sheriff Columbia County Courthouse PO Box 380 Bloomsburg, PA 17815

Re:

HSBC Bank USA, National Association as Trustee for Sequoia Mortgage Trust

2007-2 vs. Amber L. Stimeling a/k/a Amber L. Stimeling-Kelchner a/k/a Amber L.

Kelchner, et al

Docket Number: 2015-CV-485

Affidavit Pursuant to Pa.R.C.P. 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit pursuant to Pa.R.C.P. 3129.2. As of the date of this letter, our office has forwarded the original affidavit to the Prothonotary's office to be filed of record.

Thank you for your attention to this matter.

Very truly yours,

Sean Smith Paralegal

\*\*\*THE PROPERTY IS LISTED FOR THE October 14, 2015 SHERIFF'S SALE.





HSBC Bank USA, National Association, et al.

-VS-

Amber L. Stimeling, et al.

COURT

Court of Common Pleas of

Pennsylvania

Columbia County

CASE NUMBER

2015-CV-485

**AFFIDAVIT** 

State of Pennsylvania

County of Dauphin

B&R Control # CS104758.01 Reference Number 85,40615

#### SERVICE INFORMATION

On 7/29/2015, we received the

Notice of Sheriff Sale

For service upon: Amber L. Stimeling AKA Amber L. Stimeling-Kelchner AKA Amber L. Kelchner At 10 Chandler Drive, Orangeville, PA 17859

Served Date 08/07/15 Time 9:56/1M Accepted By: Amber L. Stimeling
In the manner described below.
Personally served.  Adult in charge of residence, relationship is
Adult in charge of residence who refused to give name and/or relationship.
Manager/Clerk of place of residence lodging  Agent or person in charge of office or usual place of business  Other
Other Brown hair
Not Served DateTime Moved Unknown No Answer Vacan  Other
The Process Server, being duly sworn, deposes and says that the Sworn to and subscribed before me this
facts set forth herein are true and correct to the best of their day of Acequis day of Acequis
knowledge, information and belief.  Process Server/Sheriff  Notary Public
Chad Spots
Client Phone (856) 482-1400 Sale Date: 10/14/2015 Filed Date: BR Serve By: 8/28/2015

Anthony Price Milstead and Associates, LLC 1 East Stow Road Marlton, NJ 08053



<u>OMMONWEALTH OF PENNSYLVAN A</u> MOTARIAL SEAL John F. Shinkowsky, Notary Public Lower Paxton Twp., Dauptin County My Commission Expires Sept 28, 2018 MENBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MILSTEAD & ASSOCIATES, LLC BY: Robert W. Williams, Esquire ID No. 315501 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400 Attorney for Plaintiff File No. 85.40615

HSBC Bank USA, National Association as Trustee for Sequoia Mortgage Trust 2007-2.

COURT OF COMMON PLEAS COLUMBIA COUNTY

Plaintiff,

VS.

No.: 2015-CV-485

Amber L. Stimeling a/k/a Amber L. Stimeling-Kelchner a/k/a Amber L. Kelchner AFFIDAVIT PURSUANT TO Pa.R.C.P. 3129.2

and

Joseph T. Kelchner

#### **Defendants**

#### I, Robert W. Williams, Esquire, say:

- 1. By August 10, 2015, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendants, Amber L. Stimeling a/k/a Amber L. Stimeling-Kelchner a/k/a Amber L. Kelchner and Joseph T. Kelchner, by B&R Services for Professionals Inc. Copies of the returns are attached hereto and made a part hereof as Exhibit "A".
- 2. On August 28, 2015, a notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "B".

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. § 4904 relating to unsworn falsification to authorities.

Robert W. Williams, Esquire Attorney ID No. 315501 Milstead and Associates, LLC

Dated: September 2015



235 SOUTH 13TH STREET PHILADELPHIA, PA 19107 PHONE: (215) 546-7400



HSBC Bank USA, National Association, et al				al Process Servers
•		COURT	Court of Common Pleas	of
-VS-			Pennsylvania	
Amber L. Stimeling, et al		* * * * * * * * * * * * * * * * * * *	Columbia County	
Amost E. Odmeling, et al	:	CASE NUMBER	2015-CV-485	
State of <u>Pennsylvania</u>	AFFIDAVI`	Г		
County of Day phin				
		B&R C	ontrol # CS104758.03	
•			Number 85,40615	
SER	VICE INFORMA	TION		
No For service	9/2015,we rece tice of Sheriff a upon: <u>Joseph</u> venue, Blooms	Sale		
In the manner described below.  Personally served.  Adult in charge of residence, relationship is  Adult in charge of residence who refused to give  Manager/Clerk of place of residence lodging  Agent or person in charge of office or usual place  Other	name and/or	AictRisect. relationship.		
D	5'03' Weig	ht 195 Race (j)	hite Sex fernale	
bearad		Moved Unkno	own No Answer	Vacant
I Not Serveri Data Tima	!	MOVED   DIKING		· vacant
Not Served Date Time		_	WII NO AISWEI	
Not Served Date Time Other				
			THO AISWE	

Anthony Price Milstead and Associates, LLC 1 East Stow Road Marlton, NJ 08053



COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
John F. Shinkowsky, Notary Public
Lower Paxton Twp., Dauphin County
My Commission Expires Sept. 28, 2018
MEBBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

: ই.ছ.											POSTMASTER, PER The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document	reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also
	Street, and Iress	al Association 48 gage Frust 2007-2, ve	nald, L.P.	ng Fijiance Agency ed, P.O. Box 15530 15-5530	859	er Pennsylvania Jeffarc 7105	oip Tax Office A 17815	Central Columbia School District 4777 Old Berwick Road Gloomsburg, PA 17815	Berkheimser Tox Administrator 50 North Seventh Street Bangor, PA 18013	Department of Domostic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815		5
	Name of Addressee, Street, and Post-Office Address	HSBC Bank USA, National Association as Trustec for Sequoia Mortgage frust 2007-2 (Plaintiff herein) 791 Corporate Center Drive Raleigh, NC 27607	Anthony McDanald clo Dull, Bull & McDonald, LLP 156 Market Street Berwick, PA 18605	Penraylvania Douving Finance Agency 211 North Frant Street, P.O. Box 15530 Harrisburg, PA 17105-5530	Tenant/Occupant 10 Chandler Drive Orangeville, PA 17859	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	Orange Township Tax Office P.O. Box 380 Bioomshurg, PA 17815	Central Columbia Schoo 4777 Old Berwick Road Bloomsburg, PA 17815	Berkheimer Tax Admini 50 North Seventh Street Bangor, PA 18013	Department of Domosti Columbia County Cour P.O. Box 380 Bloxmsburg, PA 17815		

POSTIMARK AND DATE OF RECEIPT Affix stamp here if issued as certificate of mailing or for additional copies of this bill.	The state of the s		CONTRACTOR OF THE PROPERTY OF CONTRACTOR OF								The full declaration of value is required on all domestic and international registered mail. The maximum indernuity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of	about, our per occurrence. The maximum indentifing payable on the payable of the payable instruction of \$500. The maximum indemnity payable is \$25,000 for Registered Meil, \$500 for COD and \$500 for insured Meil. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.	PRESS MAIL
ura				n				PRO ARRAMANO PARAMANANA PARAMANANANA PARAMANANANANANANANANANANANANANANANANANAN			The full declars international re nonnegotiable reconstruction	eachood per or Express Mail in Indemoity paya and \$500 for in Tainda and Four includes species	C.O.D., CERTIFIED, AND EX
CHECK APPROPI icate Mailing ed fled Mail	= 1										POSTMASTER, PER (Name of receiving employee)	3	FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL
INDICATE TYPE OF MALL X Certif To Insure the Code of C	Name of Addressee, Street, and Post-Office Address	Department of Revenue Bureau of Individual Taxes Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17128-0601		1 A A A A A A A A A A A A A A A A A A A									85.40615/ Stimeling Notice of Sale
NAIME AND ADDRESS OF SENDER WILSTEAD & ASSOCIATES, LLC 1 East Stow Road Marton, NJ 08053	Line Number of Article	A Company of the Comp	2	5	4	29	9	L	3	on the state of th	Total Number of Pieces Listed by Sender	<del>-</del>	PS FORM 3877 85.40615/

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

HSBC BANK USA, N.A. vs. AMBER / STIMELING KELCHNER (et al.)

Case Number 2015CV485

#### SHERIFF'S RETURN OF SERVICE

08/31/2015 02:52 PM - DEPUTY MICHAEL BEYER, 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 10 CHANDLER DRIVE, ORANGEVILLE, PA 17859.

MICHAEL BEYER, DEPUTY

SO ANSWERS,

August 31, 2015

TIMOTHY Ť. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

**NOTARY** 

Affirmed and subscribed to before me this

31ST day of

**AUGUST** 

2015

Sauch for Klyann

Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 220 LAKE DRIVE EAST, SUITE 301, CHERRY HILL, NJ 08002

nationality sales remote the park its ang-

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

HSBC BAN	K USA, N.A.				Number
	R, AMBER / STIMELING (et al.)			2015	5CV485
	SERVICE CO	VER SHE	EET		
Service De	talisi.				
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	:
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM SHERIFF'S SALE BILL		,		
erve To:		Final Servi			
Name:	(POSTING)	Served:	Personally · Adu	ult In Charge ¿	Posted Other
Primary Address:	10 CHANDLER DRIVE ORANGEVILLE, PA 17859	Adult In Charge:		Poste	<u>L</u> ,
Phone:	DOB:	Relation:	i		2.52
Alternate Address:		Date:	8 31-15	Time:	Delary
Phone:		Deputy:	4	Mileage:	
Attorney /	Originator:				
Name:	MILSTEAD & ASSOCIATES LLC	Phone:	i		
Service At	tempts:				
Date:					
Time:					
Mileage:					
Deputy:					
Service At	tempt Notes:				
1.	*************************************				
2.					
3.					
4.				-1	
5.				<u></u>	<u></u>
6.					

(POSTING

2015CV485

10 CHANDLER DRIVE, ORANGEVILLE, PA 17859

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

HSBC BANK USA, N.A. vs. AMBER / STIMELING KELCHNER (et al.)

Case Number 2015CV485

#### SHERIFF'S RETURN OF SERVICE

07/27/2015 02:13 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JOSEPH KELCHNER AT 204 EDGAR AVENUE, BLOOMSBURG, PA 17815.

SO ANSWERS.

Landy T. Chartelin

July 28, 2015

TIMOTHY T. CHAMBERLAIN, SHERIFF

				COMMONWEALTH OF PENNSYLVANIA  Notarial Seal  Sarah Jane Klingaman, Notary Public  Town of Bioomsburg, Columbia County  Complission Expires Oct. 4, 2016
			NOTARY	- 1000 - 1000
Affirmed and s	ubscribed to be	fore me this		0 1 1 0
28TH	day of	JULY	2015	Sarch Lugan
				/ / //

Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 220 LAKE DRIVE EAST, SUITE-801, CHERRY HILE, NJ 08002

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

HSBC BANK USA, N.A. vs. AMBER / STIMELING KELCHNER (et al.)

Case Number 2015CV485

#### SHERIFF'S RETURN OF SERVICE

07/27/2015 11:27 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: AMBER / STIMELING/ KELCHNER/ BLOCKUS AT 10 CHANDLER DRIVE, ORANGEVILLE, PA 17859.

SCOTT MAYERMICK, DEPUTY

SO ANSWERS,

July 27, 2015

27TH

day of

TIMOTHY T. CHAMBERLAIN, SHERIFF

			COMMON	EMEALTH OF P	ENNSYLVANIA	
			Sarah J Town of My Co	Notariai Sei ane Klingaman, Bloomsburg, Co mmission Expine:	nt Notary Public Sumble County Oct. 4, 2016	
	NOTARY					
Affirmed and subscribed to before me this		Δ	1	- 1	-	

2015

JULY

Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 220 LAKE DRIVE EAST, SUITE 301, CHERRY HILL, NJ 08002

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Date: 08/11/2015

Cert. NO: 22459

BLOCKUS AMBER L 10 CHANDLER DRIVE ORANGEVILLE PA 17859

District: ORANGE TWP
Deed: 20150 -1425
Location: SANDBUR DEVELOPMENT
Parcel Id:27 -03B-017-00,000

Assessment: 51,470 Balances as of 08/11/2015

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

BALANCE

BY: CULUMBEA COUNTY SHEREF	F Per:

### COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE 11 W MAIN STREET PO BOX 380 BLOOMSBURG, PA 17815

(570) 389-5649 FAX: (570) 389-5646

#### TAX CERTIFICATION

2015 - REAL ESTATE

As of Date: 08/11/2015 10:57:31 AM

Owner: KELCHNER AMBER L STIMELING & J

10 CHANDLER DRIVE ORANGEVILLE PA 17859 Municipality: ORANGE TWP

Parcel #:27 -03B-017-00,000

Property Desc:

		Discount:	Face:	Penalty:
<u>Bill #</u>		Amount Due Date	Amount Due Date	Amount Due Date
027120	G	\$478.73 04/30/2015	\$488.50 06/30/2015	\$537.35 08/31/2015
		Discount Payment	04/22/2015	\$478.73
027120	S	\$50.44 04/30/2015	\$51.47 06/30/2015	\$56.62 08/31/2015
		Discount Payment	04/22/2015	\$50.44
027120	R	\$75.67 04/30/2015	\$77.21 06/30/2015	\$84.93 08/31/2015
		Discount Payment	04/22/2015	\$75.67
		Tot	al Paid To Date:	\$604.84

8-14-15

Signature

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES. PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE. DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

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



US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET 5TH FLOOR ROBERT N.C. NIX FEDERAL BUILDING PHILADELPHIA PA 19107 MILSTEAD & ASSOCIATES, LLC BY: Robert W. Williams, Esquire ID No. 315501 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400 Attorney for Plaintiff File Number: 85.40615

HSBC Bank USA, National Association as Trustee for Sequoia Mortgage Trust 2007-2

Plaintiff,

VS.

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

**Defendants** 

COURT OF COMMON PLEAS COLUMBIA COUNTY

No.: 2015-CV-485 2015-ED-89

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY PURSUANT TO PA.R.C.P.3129

#### TAKE NOTICE:

Your house (real estate) at 10 Chandler Drive, Orangeville, PA 17859, is scheduled to be sold at sheriff's sale on 10-14-2015 at 9:00 in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$181,575.56 obtained by HSBC Bank USA, National Association as Trustee for Sequoia Mortgage Trust 2007-2.

# NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

- 1. The Sale will be cancelled if you pay to Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.
- 2. You may be able to stop the Sale by filing a petition asking the court to strike or open the Judgment, if the Judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
- 3. You may also be able to stop the Sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the Sale. (See notice on following page on how to obtain an attorney).

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	NK USA, N.A. R, AMBER / STIMELING (et al.)				Number CV485	
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Service De	talis;					∭ £
Category:	Real Estate Sale - Sale Notice	arrana and rades and an analysis and a second		Zone:	89	CHNER,
Manner:	< Not Specified >	Expires:	A second residence of the second seco	Warrant:	)	ō
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE	AM AND DEBTOR'S F	RIGHTS		e mercenana percenana e	JOSEPH
Serve To:		Final Serv	ice:			20
Name:	JOSEPH KELCHNER	Served:	Rersonally Adu	ılt In Charge · I	Posted · Other	150
Primary Address:	204 EDGAR AVENUE BLOOMSBURG, PA 17815	Adult in Charge:	Joseph	i Kelc	hnee	2015CV485
Phone:	DOB:	Relation:	D	EF		
Alternate Address:	And the second of the second o	Date:	2-27-15	Time:	2:13	204
Phone:	Company of the Compan	Deputy:	4	Mileage:		EDGAR AVENUE
Attorney /	Originator:					Į Ž
Name:	MILSTEAD & ASSOCIATES LLC	Phone:	2			ĺ
Service At	lempts:					Ę
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

**KELCHNER, AMBER / STIM** 

10 CHANDLER DRIVE, ORANGEVILLE, PA 17859

NO EXPIRATION

VS.	NK USA, N.A.  R, AMBER / STIMELING (et al.)				Number 5CV485
	SERVIC	E COVER SH	EET		···
Service De	talls:				
Category:	Real Estate Sale - Sale Notice			Zone:	89
Manner:	< Not Specified >	Expires:	The second contract of the second sec	Warrant:	
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SAL		RIGHTS		M. C Control of the Problem Science
Serve To: Name:	AMBER / STIMELING KELCHNER	Final Servi Served:	and a second to the second second second	ult In Charge	Posted · Other
Primary Address:	10 CHANDLER DRIVE ORANGEVILLE, PA 17859	Adult In Charge:	y the second of	Block	Secondaria dell'appropriazione
Phone:	DOB:	Relation:	DeF		
Alternate Address:		Date:	7-27-15	Time:	11.27
Phone:		Deputy:	3	Mileage:	
Attorney / (	Originator:				
Name:	MILSTEAD & ASSOCIATES LLC	Phone:			· · · · · · · · · · · · · · · · · · ·
Service Att	empts:				
Date:		1			THE PARTY OF THE P
Time:			•		ب من سامل به استخاص شده المنظم الم
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Deputy:					
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# PRESS ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

Classifieds: (570) 784-6151 Toll Free: 888-231-9767 ext 1299

> Fax: (570) 784-6152 Proof of Ad 07/27/15

Ad ID:

1044864

Description:

Steimling / Kelchner sale

89/2015 E.D.

Run Dates:

09/23/15 to 10/07/15

Class: Agate Lines:

255

Blind Box:

Account:

Name:

Company:

TIM CHAMBERLAIN - COLUM COUNTY SHER-

**IFF** 

Address:

PO BOX 380

**BLOOMSBURG, PA 17815** 

Total Ad Cost **Amount Paid** 

\$1,395.15

Inserts

\$0.00

Publication

Stop

Cost

Press Enterprise

09/23/15 10/07/15

\$1,395.15

SHERIFFS SALE By Virtue of a Writ of Execution (Montgage Foreclosure) No. 2015CV485

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directud, 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, OCTOBER 14, 2015 AT 9.00 OCLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of or tribution will be on title or the Sheriffs Office on later than thery (30) cays after the date of the sale of any property sold hereunder, and established of the proceeds will be made in accordance with the schedule ian 1101 days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto

ALL THAT CERTAIN PRICE, PARCEL AND LOT OF LAND SITUATE IN ORANGE TOWNSHIP COLUMBIA COUNTY, PRINSYLVANIA, KNOWN AND DESIGNATED AS LOTINO, IT OF THE PICT OF LOT'S KNOWN AS SANDRUK BOUNDLU AND DESCRIBED AS 10 THO, IT OF THE PICT OF LOT'S KNOWN AS SANDRUK BOUNDLU AND DESCRIBED AS DELLOWS, TOWN FOR POINT LOCATED ON THE SOUTHERLY RIGHT OF WAY OF CHANDER DRIVE AND COMMON CONDER WITH LOT #10, THENCE ALONG LOT \*10, SOUTH 7 DEGREES 18 MINUTES OO SECONDS WEST, 190.00 FEFT TO A POINT ROMAND LOT #13, NORTH 82 DEGREES 44 MINUTES OO SECONDS WLST, 106.00 FEET TO A POINT COMMON OF THE APOLIS AND LOT #13, NORTH 82 DEGREES 44 MINUTES OO SECONDS WLST, 190.00 FEET TO A POINT COMMON OF THE APOLIS AND CHANDER SINCE THE SINCE THE APOLIS AND CHANDER SINCE THE APOLIS AND CHANDER SINCE

82 DEGREES 44 MINOLES OF SECURIA E ABST. INSUD FEET TO A PLAULE OF DEGINNING.
CONTAINING: 20:140 SQUARE FEET DE LAND. IS MOVEL FULLY SHOWN AS LOT #11 OF
INE "SAND-BUR DEVEL OPPER OF MEET AS PREPARED BY BEISHLINE SURVEYING AND
LAST REVISED AUGUST 15, 1986 THE ABOVEDESCRIBES PERLINESS AND LOT OF
LAND BUNG ALL UNDER AND SUBJECT TO THE PERMANINI AND PERPETUAL
BESILMENT OF 20 PEET IN WIDDTH (OCATED ALDING THE RIGHT OF WAY OF CHANDIER DRIVE, OH THE PERMANINIT CONSTRUCTION, MANIBLANCE, AND USE OF
UTILITY DEARNAGE AND SUBJECT TO ALL MATTERS SET PORTIS IS VIR
THER BEING ALL UNDER AND SUBJECT TO ALL MATTERS SET PORTIS IN THE PERMANIS AND
LAST DESCRIBED PREMISED HIN MAP BOOK 7, PAGE SET STORTH IN THE LINEAR
PECADORUR OF DECIS OF COLUMBIA COUNTY, PERMISHAVANIA
FER BROWN LOS CHIEBED PREMISES OF LAND DE BING UNDER AND SUBJECT TO THE
BUILDING AND USE RESTRICTIONS FOLLID OF RECORD IN COLUMBIA COUNTY
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HELDRING BAND USE RESTRICTIONS FOLLID OF RECORD IN COLUMBIA COUNTY
HELDRING BAND USE RESTRICTIONS FOLLID OF RECORD IN COLUMBIA COUNTY

Title to said premises in Ambor L. Steimling-Keichner and Joseph 1. Keichner, wife and husband by Deed Irom Ambor L. Steimling now known as Ambor L. Steimling Keichner and Joseph T. Keichner, will and husband dared 08/22/2008 and recorded 08/22/2008 in the Columbia Courty Recorder of Deeds in Instrument No.

Boing known as 10 Chancler Drive, Orangeville, PA 17859 Tux Parcel Number; 27-038-017-00

PROPERTY ADDRESS: 10 CHANDLER DRIVE, ORANGEVILLE, PA 17859

UPL/ JAX PARCEL NUMBER: 27-03B-017-00

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

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SA, F. The greater of ten (10%) per next of the bid pinc or costs (opening bed or side). Minimum payment is to be paid in cash, certified check or casher's check at time of sale. REMAINING BIALANCI. 05-BID HRCF Any remaining amount of the bed price is a be-pain within eight Bid asys after the sale in cash, pertified check or casher's check. IMPORTANT NOTICE FOR PAILLIRE TO PAY BOD FRICE FINALIZE TO PAY THE BID PRICE, IN ACCORDANCE WITH THIS. TERMS MAY RESULT IN SURIOUS FINANCIAL CONSPOUNCES TO THE BIDDER. DO NIOT BID UNG ESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TO THE PRICE IN the successful bidder fulls to gay the hid price as part the above zeros. The Price of the successful bidder fulls to gay the hid price as part the above zeros. The property or to result the property at the Nichter's lak and mantain an action against the bidder will be a reported to contract. In the case of nethal fall sums paid by the bidder will be responsible for any attorney fees incurred by the shell in correction with any action against the bidder in which the bidder is the label in the Information with any action against the bidder in which the bidder is for label to the Polintift, the proceeds check will be payable to Plantift, the proceeds check will be payable to Plantift, unloss the Columbia County Sharf's Office receives scheance written notice otherway, signed by an authoryce proposition of the plaintift. by an authorized representation of the plaintiff.

Attemay for the Plaintiff MILSTEAD & ASSOCIATES LLC CHERRY HILL NU

ПМОЭНҮ I. CHAMBERI, AIN, Sherifi COLUMBIA COUNTY, Pennsylvania

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	IK USA, N.A. R, AMBER / STIMELII	NG (et al.)				Number 5CV485
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Service De	tails:	OLIVIOI	- GOVER SIII	<b> L− 1</b>		
Bar Salah salah salah salah salah salah Bah	Real Estate Sale - S	ale Notice		and the state of t	Zone:	80
Manner:	< Not Specified >	Contramante de la contraction	Expires:	Marine Ma	Warrant:	9-1
Notes:		: 10/14/2015 AT 9:00 OF SHERIFF'S SALE		IGHTS		Annual Control of Cont
Serve To:			Final Servi	ce;		
Name:	Central Columbia S	D	Served:	Personally · Add	ult In Charge	Posted · Other
Primary Address:	4777 Old Berwick R Bloomsburg, PA 17		Adult In Charge:	Connie J		
Phone:	570-784-2850	DOB:	Relation:	Rec	ephonist	(* * * * * * * * * * * * * * * * * * *
Alternate Address:			Date:	7-27-15	Time:	1:00
Phone:			Deputy:	4	Mileage:	parameter and the management
Attomey / (	Originator:					
Name:	MILSTEAD & ASSO	CIATES LLC	Phone:			
Service Att	empts:					
Date:						
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Deputy:				·		
Service Att	empt Notes:			American		
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**CENTRAL COLUMBIA SD** 

2015CV485

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	IK USA, N.A. R, AMBER / STIMELING (et al.)				Number 5CV485
	SERVICE CO	OVER SH	EET		
Service De					
Category:	Real Estate Sale - Sale Notice			Zone:	89
Manner:	< Not Specified >	Expires:		Warrant:	to compare the first of the compare to the compare
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS	PROTESTING CONTRACTOR	. or a proportional and an
Serve To:		Final Servi	cer		
Name:	Domestic Relations Office of Columbia Co.	Served:	Personally · Ad	ult In Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:	marth	a Ma	how
Phone:	DOB:	Relation:		clerk	enoren errora
Alternate Address:		Date:	1-25-15	Time:	3:15
Phone:		Deputy:	4	Mileage:	
Attorney / I	Originator:				
Name:	MILSTEAD & ASSOCIATES LLC	Phone:			
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DOMESTIC RELATIONS OF

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

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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET  SERVICE COVER SHEET  Service Details:  Category: Real Estate Sale - Sale Notice  Manner:	VS.	NK USA, N.A. R. AMBER / STIMELL	NG (et al.)				Number 5CV485	
Serve To:  Name: Columbia County Tax Office		TY, MINDERY OTHER		E COVED SUI				_ გ
Serve To:  Name: Columbia County Tax Office	Service De	tails:	SERVIC	E COVER SH	<b>EE I</b>			<u> </u>
Serve To:  Name: Columbia County Tax Office	separation and a supplication		Sale Notice	The state of the s		Zone <sup>.</sup>	89	
Serve To:  Name: Columbia County Tax Office		<ul> <li>Province design of the control of the</li></ul>		Expires:	Managara and the control of the cont			်
Name: Columbia County Tax Office  Primary Address: Bloomsburg, PA 17815  Phone: 570-389-5649  Alternate Address:  Date: 7-27-15 Time: 3:12  Phone: Mileage:  Deputy: 4 Mileage:  Deputy: 4 Mileage:  Deputy: 9  Service Attempts:  Deputy: 9  Service Attempt Notes:  1. 2. 3.	Notes:			) AM	RIGHTS		Anna ann an Aireann an	UNTY TAX C
Phone: 570-389-5649 DOB: Relation: CLC & C.  Alternate Address: Date: 7 - 27 - 15 Time: 3: /2  Phone: Deputy: 4 Mileage: Deputy: Mileage: Deputy: 4 Mileage: Deputy: Service Attempts: Date: Time: Mileage: Deputy: De	Serve To:			Final Servi	(ce:			20
Phone: 570-389-5649 DOB: Relation: CLC & C.  Alternate Address: Date: 7 - 27 - 15 Time: 3: /2  Phone: Deputy: 4 Mileage: Deputy: Mileage: Deputy: 4 Mileage: Deputy: Service Attempts: Date: Time: Mileage: Deputy: De	Name:	Columbia County T	ax Office	Served:	Personally · Adu	In Charge	Posted · Other	150
Alternate Address:  Phone:  Deputy:  Mileage:  Deputy:  Mileage:  Deputy:  Service Attempts:  Deputy:  Service Attempt Notes:  1.  2.  3.			7815		Sherry	Evan	5	V485
Address:  Phone:  Deputy:  Mileage:  OBOX 380  Attorney / Originator:  Name: MILSTEAD & ASSOCIATES LLC  Phone:  Service Attempts:  Date:  Time:  Mileage:  Deputy:  Service Attempt Notes:  1.  2.  3.	Phone:	570-389-5649	DOB:	Relation:		leek		1
Attorney / Originator:  Name: MILSTEAD & ASSOCIATES LLC			The same section resources is security.	Date:	7-27-15	Time:	3:12	1
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Deputy:  Service Attempt Notes:  1. 2. 3.	Date:					1 1		S S
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	NK USA, N.A.		1	Case	Number
vs. KELCHNE	R, AMBER / STIMELING (et al.)				5CV485
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	Real Estate Sale - Sale Notice			<b>Z</b> оле:	Хq
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Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE ANI		IGHTS		
Serve To:		Final Servi	ce:		
Name:	OCCUPANT	Served:	Personally · (Ad	ult In Charge	Posted · Other
Primary Address:	10 CHANDLER DRIVE ORANGEVILLE, PA 17859	Adult in Charge:	Amber	Block	<u>U</u>
Phone:	DOB;	Relation:	Home Ou	NER	Control of the property of the
Alternate Address:	Samurana and a samura	Date:	7-27-15	Time:	11:27
Phone:	The second contraction of the second contrac	Deputy:	3	Mileage:	
Attorney /	Orlginator:				
Name:	MILSTEAD & ASSOCIATES LLC	Phone:	Contract of the Contract of th		
Service At	tempts:				
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CCUPAN'

2015CV485

10 CHANDLER DRIVE, ORANGEVILLE, PA 17859

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	NK USA, N.A.				Cas	e Number
vs. KELCHNE	R, AMBER / STIMELIN	IG (et al.)			20	15CV485
		SERVICE	E COVER SH	EET		
Service De	talis:					80L BULL
Category:	Real Estate Sale - Sa	ale Notice		• • • • • • • • • • • • • • • • • • • •	Zone:	89
Manner:	< Not Specified >	ormania de la compania del compania de la compania del compania de la compania del la compania de la compania d	Expires:	The second secon	Warrant	• • • • • • • • • • • • • • • • • • •
Notes:	SALE DATE & TIME: PLAINTIFF NOTICE			RIGHTS	M MANAGE POLICE CO. C.	& MCDONALD
Serve To:			Final Serv	e tomorrows the control of the contr		
Name:	BULL BULL & MCD	DNALD	Served:	Personally · 🛕	dult In Charge	Posted Other
Primary Address:	106 MARKET STREE BERWICK, PA 1860		Adult In Charge:		Nasa+	Posted Other CV485
Phone:	1570-759-1231	DOB:	Relation:	Secretar	ey	( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( )
Alternate Address:	\$	. В ста те стоесе на стесено сестемамо.	Date:	Secretar 7-27-15	Time:	10:25 6
Phone:	The second secon		Deputy:	3	Mileage:	06 MARKET
Attorney /	Originator:					RKE
Name:	MILSTEAD & ASSOC	CIATES LLC	Phone:			•
Service At	lempts:	and a second				STREE
Date:		7				_
Time:						BERWICK
Mileage:			- Control of the Cont	nonnonnonnonnon manusares	in - management and	N <sub>C</sub>
Deputy:	tongoodoongurabagaagaagaagaagaagaagaagaagaagaagaagaag	, , , , , , , , , , , , , , , , , , ,				
Service At	tempt Notes:					PA 18603
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6.						R

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV485

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, OCTOBER 14, 2015 AT 9:00 O'CLOCK A.M.

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

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

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

CONTAINING: 20,140 SQUARE FEET OF LAND.

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

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

Title to said premises in Amber L. Steimling-Kelchner and Joseph T. Kelchner, wife and husband by Deed from Amber L. Steimling now known as Amber L. Steimling-Kelchner and Joseph T. Kelchner, wife and husband dated 08/22/2008 and recorded 08/26/2008 in the Columbia County Recorder of Deeds in Instrument No. 200808943.

Being known as 10 Chandler Drive, Orangeville, PA 17859

Tax Parcel Number: 27-03B-017-00

PROPERTY ADDRESS: 10 CHANDLER DRIVE, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 27-03B-017-00

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

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

#### REAL ESTATE OUTLINE

ED#<u>2015</u> 80 80)

	DATE RECEIVED	data	
	DOCKET AND INDEX	HERRIS	
	CHECK FOR PROPER	INFO.	
	WRIT OF EXECUTION		
	COPY OF DESCRIPTION	<u>×</u>	
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	NOTICES OF SHERIFF SALE	_X_	
	WAIVER OF WATCHMAN		
	AFFIDAVIT OF LIENS LIST	· .	
	CHECK FOR \$1,350.00 OR	*>-	CK#specifical_
	**IF ANY OF ABOVE IS MISSIN	G DO NOT PR	OCEED**
	SALE DATE POSTING DATE	[ [ ] \	TIME X ARY
	ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK	
		2 <sup>ND</sup> WEEK	· · · · · · · · · · · · · · · · · · ·
		3 <sup>RD</sup> WEEK	

#### HSBC Bank USA, National Association as Trustee for Sequoia Mortgage Trust 2007-2

Plaintiff,

VS.

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

**Defendants** 

### IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION (Mortgage Foreclosure)

NO.: 2015-CV-485

2015-ED-89

#### WRIT OF EXECUTION (MORTGAGE FORECLOSURE) P.R.C.P. 3180 TO 3183 AND Rule 3257

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

10 Chandler Drive, Orangeville, PA 17859 (see legal description attached)

AMOUNT DUE	\$181,575.56
INTEREST	-
From 07/03/2015 to Date	\$
of Sale at \$31.96 per diem	
TOTAL DUE	\$
Plus costs as endorsed	

(SEAL)

(clerk) Office of Judicial Support, Common Pleas Court of Columbia County, Penna.

My Con. Ex 1st Monday in 2016

## No. 2015-CV-485

# IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HSBC Bank USA, National Association as Trustee for Sequoia Mortgage Trust 2007-2

VS.

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

WRIT OF EXECUTION (Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Robert W. Williams, Esquire
Attorney for Plaintiff

Address: 10 Chandler Drive, Orangeville, PA 17859
Where papers may be served

All that certain piece, parcel and lot of land situate in Orange Township, Columbia County, Pennsylvania, known and designated as Lot No. 11 of the plot of lots known as Sand-bur, bounded and described as follows, to wit:

Beginning at a point located on the southerly right-of-way of Chandler Drive and common corner with Lot #10; thence along Lot #10 south 7 degrees 16 minutes 00 seconds west 190.00 feet to a point in line of Lot #14; thence along Lot #14, Lot #14A and Lot #13 north 82 degrees 44 minutes 00 seconds west 106.00 feet to a point common corner with Lot #12; thence along Lot #12 north 7 degrees 16 minutes 00 seconds east 190.00 feet to a point on the southerly right-of-way of the aforesaid Chandler Drive; thence along the right-of-way south 82 degrees 44 minutes 00 seconds east 106.00 feet to the place of beginning.

Containing 20,140 square feet of land.

The above described tract of land is more fully shown as Lot #11 of the "Sand-bur" Development as prepared by Beishline Surveying and last revised August 15, 1995.

The above-described premises and lot of land being all under and subject to the permanent and perpetual easement of 20 feet in width located along the right-of-way of Chandler Drive, for the permanent construction, maintenance and use of utility, drainage and sewer lines. The above described premises further being all under and subject to all matters set forth in the Final Plan of Sand-bur recorded in Map Book 7, Page 873 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania.

The above described premises of land being under and subject to the building and use restrictions found of record in Columbia County Record Book 494, Page 735. In addition thereto, grantors do not guarantee the feasibility of any basement sewer discharge, since the same depends upon the topography of the land.

Title to said Premises vested in Amber L. Stimeling-Kelchner and Joseph T. Kelchner, wife and husband by Deed from Amber L. Stimeling now known as Amber L. Stimeling-Kelchner and Joseph T. Kelchner, wife and husband dated 08/22/2008 and recorded 08/26/2008 in the Columbia County Recorder of Deeds in Instrument No. 200808943.

Being known as 10 Chandler Drive, Orangeville, PA 17859

**Tax Parcel Number: 27-03B-017-00** 

MILSTEAD & ASSOCIATES, LLC BY: Robert W. Williams, Esquire ID No. 315501 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400 Attorney for Plaintiff File Number: 85.40615

HSBC Bank USA, National Association as Trustee for Sequoia Mortgage Trust 2007-2

Plaintiff,

VS.

Amber L. Stimeling a/k/a Amber L. Stimeling-Kelchner a/k/a Amber L. Kelchner Joseph T. Kelchner COLUMBIA COUNTY

COURT OF COMMON PLEAS

No.: 2015-CV-485

2015-ED-89

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

#### Defendants

HSBC Bank USA, National Association as Trustee for Sequoia Mortgage Trust 2007-2, Plaintiff in the above entitled cause of action, sets forth as of the date the praecipe for writ of execution was filed the following information concerning the real property located at 10 Chandler Drive, Orangeville, PA 17859:

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

Amber L. Stimeling a/k/a Amber L. Stimeling-Kelchner a/k/a Amber L. Kelchner 10 Chandler Drive Orangeville, PA 17859 Joseph T. Kelchner 204 Edgar Avenue Bloomsburg, PA 17815

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

#### Same as above

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

HSBC Bank USA, National Association as Trustee for Sequoia Mortgage Trust 2007-2 (Plaintiff herein) 701 Corporate Center Drive Raleigh, NC 27607

Anthony McDonald c/o Bull, Bull & McDonald, LLP 106 Market Street Berwick, PA 18603 4. Name and Address of the last recorded holder of every mortgage of record:

HSBC Bank USA, National Association as Trustee for Sequoia Mortgage Trust 2007-2 (Plaintiff herein) 701 Corporate Center Drive Raleigh, NC 27607

Pennsylvania Housing Finance Agency 211 North Front Street, P.O. Box 15530 Harrisburg, PA 17105-5530

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

#### None Known

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:

#### None Known

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

Tenant/Occupant 10 Chandler Drive Orangeville, PA 17859

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

Orange Township Tax Office P.O. Box 380 Bloomsburg, PA 17815

Central Columbia School District 4777 Old Berwick Road Bloomsburg, PA 17815

Berkheimer Tax Administrator 50 North Seventh Street Bangor, PA 18013

Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

Department of Revenue Bureau of Individual Taxes Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17128-0601

I verify that the statements made in the 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. Section 4904 relating to unsworn falsification to authorities.

> Robert W. Williams, Esquire Attorney for Plaintiff

MILSTEAD & ASSOCIATES, LLC BY: Robert W. Williams, Esquire ID No. 315501 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400

File Number: 85.40615

HSBC Bank USA, National Association as Trustee for Sequoia Mortgage Trust 2007-2

Plaintiff.

vs.

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

**Defendants** 

COURT OF COMMON PLEAS COLUMBIA COUNTY

No.: 2015-CV-485

2015-ED-89

CERTIFICATION

#### **CERTIFICATION**

Robert W. Williams, Esquire, hereby verifies that he is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ( ) An FHA Mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- (X) Act 91 Procedures have been fulfilled

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

Date:

Robert W. Williams, Esquire

Attorney for Plaintiff

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

TO:	ALL PARTIES IN INTEREST AND CLAIMANTS
OWNER(S)	Amber L. Stimeling a/k/a Amber L. Stimeling-Kelchner a/k/a Amber L. Kelchner Joseph T. Kelchner
PLAINTIFF/SELLER:	HSBC Bank USA, National Association as Trustee for Sequoia Mortgage Trust 2007-2
DEFENDANT(S):	Amber L. Stimeling a/k/a Amber L. Stimeling-Kelchner a/k/a Amber L. Kelchner Joseph T. Kelchner
PROPERTY:	10 Chandler Drive Orangeville, PA 17859 (Improvements erected thereon)
JUDGMENT AMOUNT:	\$181,575.56
	COLUMBIA COUNTY No.: 2015-CV-485
	property is scheduled to be sold at Shcriff's Sale on at in the Columbia County Shcriff's Office, 35 West
	A 17815. You may hold a mortgage or judgment on the property by the sale. You may wish to attend the sale to protect your interest.
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A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within 10 days after the filing of the schedule.

1 1

Sincerely,

Robert W. Williams, Esquire MILSTEAD & ASSOCIATES, LLC

1 E. Stow Road Marlton, NJ 08053

#### WAIVER OF WATCHMAN

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

Robert W. Williams, Esquire

Attorney for Plaintiff

#### **SHORT DESCRIPTION**

DOCKET NO:

2015-CV-485

2015-ED-89

ALL THAT CERTAIN lot or piece of ground situate in Orange Township, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO:

27-03B-017-00

PROPERTY ADDRESS

10 Chandler Drive

Orangeville, PA 17859

**IMPROVEMENTS:** 

a Residential Dwelling

SOLD AS THE PROPERTY OF:

Amber L. Stimeling a/k/a Amber L. Stimeling-Kelchner

a/k/a Amber L. Kelchner

Joseph T. Kelchner

ATTORNEY'S NAME:

Robert W. Williams, Esquire

SHERIFF'S NAME:

Timothy T. Chamberlain

All that certain piece, parcel and lot of land situate in Orange Township, Columbia County, Pennsylvania, known and designated as Lot No. 11 of the plot of lots known as Sand-bur, bounded and described as follows, to wit:

Beginning at a point located on the southerly right-of-way of Chandler Drive and common corner with Lot #10; thence along Lot #10 south 7 degrees 16 minutes 00 seconds west 190.00 feet to a point in line of Lot #14; thence along Lot #14, Lot #14A and Lot #13 north 82 degrees 44 minutes 00 seconds west 106.00 feet to a point common corner with Lot #12; thence along Lot #12 north 7 degrees 16 minutes 00 seconds east 190.00 feet to a point on the southerly right-of-way of the aforesaid Chandler Drive; thence along the right-of-way south 82 degrees 44 minutes 00 seconds cast 106.00 feet to the place of beginning.

Containing 20,140 square feet of land.

The above described tract of land is more fully shown as Lot #11 of the "Sand-bur" Development as prepared by Beishline Surveying and last revised August 15, 1995.

The above-described premises and lot of land being all under and subject to the permanent and perpetual easement of 20 feet in width located along the right-of-way of Chandler Drive, for the permanent construction, maintenance and use of utility, drainage and sewer lines. The above described premises further being all under and subject to all matters set forth in the Final Plan of Sand-bur recorded in Map Book 7, Page 873 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania.

The above described premises of land being under and subject to the building and use restrictions found of record in Columbia County Record Book 494, Page 735. In addition thereto, grantors do not guarantee the feasibility of any basement sewer discharge, since the same depends upon the topography of the land.

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Tax Parcel Number: 27-03B-017-00

#### MILSTEAD & ASSOCIATES, LLC

Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053 Phone (856) 482-1400 Fax (856) 482-9190 www.milstendlaw.com David H. Lipow\*

Mary L. Harbert-Belt\*

Matthew C. Waldt\*

Patrick J. Wesner'
Robert W. Williams''

7 N. Columbus Boulevard #200 Philadelphia, PA 19106-1422 (215) 717 0043 Fax: (215) 717-0044

Our File No. 85,40615

July 17, 2015

Michael J. Milstead

Richard M. Milstead

Rhondj Lynn Schwartz

Andrew M. Lubin'

"Also admined in PA

Mark E. Herrera'

Nelson Diaz

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

Re: HSBC Bank USA, et al vs. Amber L. Stimeling a/k/a Amber L. Stimeling-Kelchner a/k/a Amber L. Kelchner and Joseph T. Kelchner List property for Sheriff's Sale/Service of Defendants

Dear Sir/Madam:

Please post the handbill on the mortgage premises listed below:

10 Chandler Drive, Orangeville, PA 17859

Once service has been completed please forward the returns to our office in the enclosed self addressed stamped envelope.

PLEASE PROVIDE OUR OFFICE WITH A SALE DEPOSIT RECEIPT FOR THE ADVANCE IN THE ATTACHED SELF ADDRESSED ENVELOPE MARKED DEPOSIT RECEIPT.

Thank you for your attention to this matter.

Very truly yours,

Anthony Price Paralegal All that certain piece, parcel and lot of land situate in Orange Township, Columbia County, Pennsylvania, known and designated as Lot No. 11 of the plot of lots known as Sand-bur, bounded and described as follows, to wit:

Beginning at a point located on the southerly right-of-way of Chandler Drive and common corner with Lot #10; thence along Lot #10 south 7 degrees 16 minutes 00 seconds west 190.00 feet to a point in line of Lot #14; thence along Lot #14, Lot #14A and Lot #13 north 82 degrees 44 minutes 00 seconds west 106.00 feet to a point common corner with Lot #12; thence along Lot #12 north 7 degrees 16 minutes 00 seconds east 190.00 feet to a point on the southerly right-of-way of the aforesaid Chandler Drive; thence along the right-of-way south 82 degrees 44 minutes 00 seconds east 106.00 feet to the place of beginning.

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Being known as 10 Chandler Drive, Orangeville, PA 17859

Tax Parcel Number: 27-03B-017-00

Document	Receipt
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Trans # 5877 Carrier / service: USPS Server First-Class Mail® 7/24/2015 12:00:00 AM

Ship to:

PENNSYLVANIA HOUSING AGENCY

211 NORTH FRONT STREET

P.O. BOX 15530

Tracking #:

71901140006000058695

Doc Ref #: 2015ED89 Postage 5.1300

HARRISBURG PA 17105

Document	Recei	nt
	17000	P۷

Trans # 5876 Carrier / service: USPS Server First-Class Mail® 7/24/2015 12:00:00 AM

Ship to:

BERKHEIMER TAX ADMININSTER

50 NORTH SEVENTH STREET Tracking #. 71901140006000058688

Doc Ref #: 2015ED89

Postage 5.1300

BANGOR PA 18013

Document	Recei	pt
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Trans # 5875 Carrier / service: USPS Server 7/24/2015 12:00:00 AM First-Class Mail® Ship to:

TECHNICAL SUPPORT GROUP INTERNAL REVENUE

SERVICE

600 ARCH STREET ROOM 3259 Tracking #: 71901140006000058671

Doc Ref#: 2015ED89 Postage 5.1300

PHILADELPHIA PA 19106

**Print Your Documents** Page 1 of 1

Document Receipt

Trans # 5874 USPS Server Carrier / service: First-Class Mail® 7/24/2015 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS

**ADMINISTRATION** 

Tracking #: 900 MARKET STREET 5TH FLOOR 71901140006000058664

ROBERT N.C. NIX FEDERAL BUILDING Doc Ref#: 2015ED89 Postage 5.1300

PHILADELPHIA PA 19107

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Convers	nt Receipt	
Docume	ni kecelo:	ı

Trans # 5873 Carrier / service: USPS Server First-Class Mail® 7/24/2015 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC

WELFARE

PO BOX 8016 Tracking #: 71901140006000058657

Doc Ref #: 2015ED89 Postage 5.1300

HARRISBURG PA 17105

go/

Trans # 5872 Carrier / service: USPS Server First-Class Mail® 7/24/2015 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000058640

Doc Ref #: 2015ED89

Postage 5.1300

HARRISBURG PA 17128

#### Milstead & Associates LLC

Columbia County Sheriff

1 E. STOW ROAD MARLTON, NJ 08053 856-482-1400



55-136/312

DATE

CHECK

AMOUNT

07/06/15

166685

\*\*\$1,350.00

PAY TO THE ORDER \*\*\* ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

ATTORNEY BUSINESS ACCOUNT VOID AFTER 180 DAYS

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

67 8306 2m

# 166685# #031201360#