

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Plaintiff
HSBC BANK USA, N.A.

vs.

Defendant
AMBER / STIMELING KELCHNER
JOSEPH KELCHNER

Attorney for the Plaintiff:
MILSTEAD & ASSOCIATES LLC
1 EAST STOW ROAD
MARLTON, NJ 08053

Sheriff's Sale Date: Wednesday, June 8, 2016

Writ of Execution No. : 2015CV485

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 10 CHANDLER DRIVE, ORANGEVILLE, PA 17859

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,329.99
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$210.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$150.00

Total Sheriff Costs **\$2,201.49**

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs **\$67.00**

Grand Total: **\$2,268.49**

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

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

HSBC BANK USA NA

VS JOSEPH & AMBE KELCHNER

NO. 41-2016 ED

NO. 485-2015

JD

DATE/TIME OF SALE: JUNE 8, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2268.49

POUNDAGE - 2% OF BID \$ 45.37

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

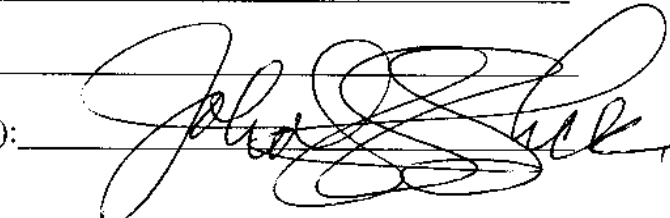
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2313.86

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 2313.86

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 963.86

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 208928
Customer:
SHERIFF'S OFFICE

Invoice Date: 11/07/2016 11:56:51 AM
Last Change:

RECEIPT
Receipt By: MAIL

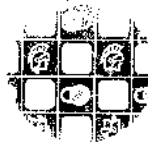
Reg/Drw ID: 0101
By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201608896	ORANGE TOWNSHIP
	Grantor - KELCHNER, AMBER L STEIMLING		11/07/16 11:56:55 AM	
	Grantee - HSBC BANK USA			
	Consideration - \$2,313.86			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7594 - SHERIFF'S OFFICE	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

Milstead & Associates LLC

ATTORNEY BUSINESS ACCT

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



Bank

America's Most Convenient Bank®

55-136/312

13805

November 01, 2016

**PAY TO THE
ORDER OF**

Columbia County Sheriff

\$963.86

Nine Hundred Sixty-Three and 86/100*****

DOLLARS

VOID AFTER 180 DAYS

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



MEMO

Case: 209365-1 - Settlement Check

STRIP AWAY TO MARK PAPER COLD TO MONEY TO VIEW PAPER CONTAINS TONES ALUMINUM PROPERTIES HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

⑈013805⑈ ⑆031201360⑆ 432252221⑈

MILSTEAD & ASSOCIATES, LLC

Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053

Phone (856) 482-1400 Fax (856) 482-9190

www.milsteadlaw.com

Michael J. Milstead

Richard M. Milstead

Mark E. Herrera*

Nelson Diaz*

Rhondi Lynn Schwartz

Andrew M. Lubin*

* Also admitted in PA
* Also admitted in NJ

David H. Lipow*

Mary L. Harbert-Bell*

Matthew C. Waldt*

Oliver A. Ayon

Robert W. Williams*

Roger Fay*

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

Our File No. 209365-1

June 9, 2016

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 and Joseph T Kelchner
2015-CV-485 Sale Date: June 8, 2016
Deed Instructions

Dear Sir/Madam:

Please accept this letter as authorization to prepare and record a sheriff's deed on the above matter into the name of **HSBC Bank USA, National Association as Trustee for Sequoia Mortgage Trust 2007-2, 3476 Stateview Boulevard, Fort Mill, SC 29715.**

Please forward the original deed back to our office in the enclosed self-addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,



Lorraine DeCroce
Legal Assistant



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Lorraine Decroce		Telephone Number: (856) 482-1400	
Mailing Address 1 E. Stow Road		City Marlton	State NJ
		ZIP Code 08053	

B. TRANSFER DATA

Date of Acceptance of Document 06 / 08 / 2016			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: (570) 389-5624	Grantee(s)/Lessee(s) HSBC Bank USA, National Association as Trustee for Sequoia Mortgage Trust 2007-2	Telephone Number: (856) 482-1400
Mailing Address PO Box 380		Mailing Address 3476 Stateview Boulevard	
City Bloomsburg	State PA	ZIP Code 17815	
		City Fort Mill	State SC
		ZIP Code 29715	

C. REAL ESTATE LOCATION

Street Address 10 Chandler Drive		City, Township, Borough Orange Township	
County Columbia	School District Central Columbia School District	Tax Parcel Number 27-03B-017	

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 2,313.86	2. Other Consideration +0.00	3. Total Consideration = 2,313.86
4. County Assessed Value 51,470.00	5. Common Level Ratio Factor x 3.60	6. Computed Value = 185,292.00

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 100.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

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

Signature of Correspondent or Responsible Party

Date

L. Decroce

6-10-16

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

SHERIFF'S SALE COST SHEET

NO. _____ ED NO. _____ VS. Kelchner
 JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>216.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>456.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1329.99</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1579.99</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

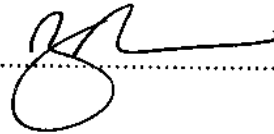
MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2268.49

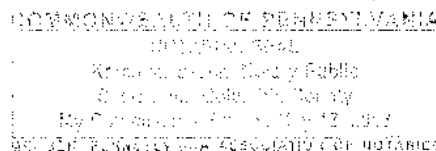
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 May 18, 25 and June 1, 2016 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.



Sworn and subscribed to before me this 1st day of June 2016

Karen M. Beach
(Notary Public)



And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

MILSTEAD & ASSOCIATES, LLC

Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053

Phone (856) 482-1400 Fax (856) 482-9190

www.milsteadlaw.com

Michael J. Milstead

Richard M. Milstead

Mark E. Herrera*

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*Admitted in Pa.
*Admitted in NJ

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Robert W. Williams*

Roger Fay*

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

Our File No. 209365-1

May 21, 2016

Columbia County 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 and Joseph T Kelchner
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 M Smith
Paralegal

****THE PROPERTY IS LISTED FOR THE June 08, 2016 SHERIFF'S SALE.**

Milstead & Associates, LLC
BY: Robert W Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File Number 209365-1

**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

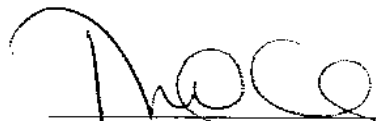
**AFFIDAVIT PURSUANT TO
Pa.R.C.P. 3129.2**

I, Robert W Williams, Esquire, say:

1. By April 4, 2016, 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 the Sheriff's Office of Columbia County. Copies of the Sheriff's returns are attached hereto and made a part hereof as Exhibit "A".

2. On May 6, 2016, 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 10 Pa.C.S. § 4904 relating to unsworn falsification to authorities.



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

Dated: May 26, 2016

EXHIBIT “A”

209365-1

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

04/01/2016 03:06 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.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

April 04, 2016

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

4TH day of APRIL, 2016

Sarah Jane Klingaman

Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 1 EAST STOW ROAD, MARLTON, NJ 08053

(c) CountySuite Sheriff, Telecast, Inc.

209-365-1

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

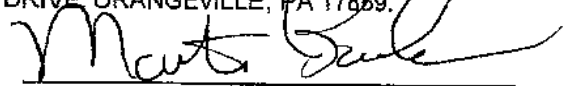


HSBC BANK USA, N.A.
vs.
AMBER / STIMELING KELCHNER (et al.)

Case Number
2015CV485

SHERIFF'S RETURN OF SERVICE

04/04/2016 10:25 AM - DEPUTY MARTIN BOUDMAN, 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 AT 10 CHANDLER DRIVE, ORANGEVILLE, PA 17889.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 04, 2016

COMMONWEALTH OF PENNSYLVANIA

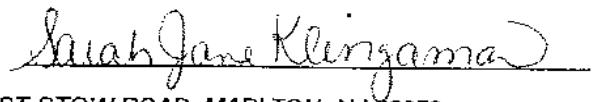
Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

4TH day of APRIL, 2016

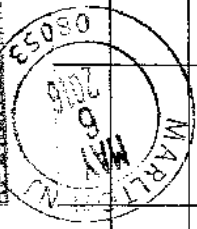
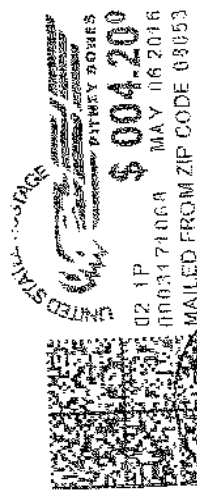


Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 1 EAST STOW ROAD, MARLTON, NJ 08053

(c) CountySuite Sheriff, Teleosalt, Inc.

EXHIBIT “B”

NAME AND ADDRESS OF SENDER		INDICATE TYPE OF MAIL		CHECK APPROPRIATE BLOCK FOR			POSTMARK AND DATE OF RECEIPT	
MILSTEAD & ASSOCIATES, LLC 1 East Slow Road Marlton, NJ 08053		X Certificate Mailing <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail		Registered Mail:			Affix stamp here if issued as certificate of mailing or for additional copies of this bill.	
				<input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without				
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)		
1		HSBC Bank USA, National Association as Trustee for Sequoia Mortgage Trust 2007-2 (Plaintiff herein) 3476 Slateview Boulevard Fort Mill, SC 29715						
2		Anthony McDonald c/o Bull, Bull & McDonald, LLP 106 Market Street Berwick, PA 18603						
3		Pennsylvania Housing Finance Agency 211 North Front Street, P.O. Box 15530 Harrisburg, PA 17105-5530						
4		Tenant/Occupant 10 Chandler Drive Orangeville, PA 17859						
5		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105						
6		Orange Township Tax Office P.O. Box 380 Bloomsburg, PA 17815						
7		Central Columbia School District 4777 Old Berwick Road Bloomsburg, PA 17815						
8		Berkheimer Tax Administrator 50 North Seventh Street Bangor, PA 18013						
9		Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815						
Total Number of Pieces Listed by Sender		9	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 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 includes special handling service.	

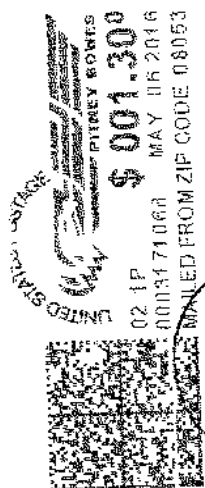


FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

PS FORM 3877 209365-1/Stamping Notice of Sale

SALE SCHEDULED 6/8/16

NAME AND ADDRESS OF SENDER		INDICATE TYPE OF MAIL		CHECK APPROPRIATE BLOCK FOR		POSTMARK AND DATE OF RECEIPT	
MILSTEAD & ASSOCIATES, LLC 1 East Stow Road Marlton, NJ 08053		<input checked="" type="checkbox"/> Certificate Mailing <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail		Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> With		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.	
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act Value (If Reg)	Fee
1		Department of Revenue Bureau of Individual Taxes Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17128-0601					
2							
3							
4							
5							
6							
7							
8							
9							
Total Number of Places Listed by Sender		1		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 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 includes special handling service.	



FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

PS FORM 3877 209365-1/5timelimg Notice of Sale

SALE SCHEDULED 6/8/16

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

05/02/2016 03:33 PM - DEPUTY KEVIN DENT, 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.


KEVIN DENT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 02, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

NOTARY

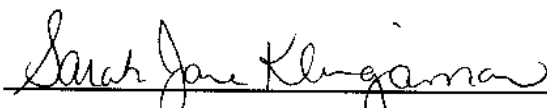
Affirmed and subscribed to before me this

2ND

day of

MAY

2016



Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 1 EAST STOW ROAD, MARLTON, NJ 08053

cc: County Suite Sheriff, Tereosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK USA, N.A.

vs.

AMBER / STIMELING KELCHNER (et al.)

Case Number

2015CV485

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04/04/2016 10:25 AM - DEPUTY MARTIN BOUDMAN, 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 AT 10 CHANDLER DRIVE, ORANGEVILLE, PA 17889.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 04, 2016

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

4TH

day of

APRIL

2016

Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 1 EAST STOW ROAD, MARLTON, NJ 08053

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

04/01/2016 03:06 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.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

April 04, 2016

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

4TH day of APRIL, 2016

Sarah Jane Klingaman

Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 1 EAST STOW ROAD, MARLTON, NJ 08053

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2015CV485

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/08/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 10 CHANDLER DRIVE
ORANGEVILLE, PA 17859

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 5-2-16

Time: 15:33

Deputy: 5

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

POSTING

2015CV485

10 CHANDLER DRIVE, ORANGEVILLE, PA 17859

NO EXPIRATION

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 04/08/16

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID:	1070318
Description:	Stimeling Kelchner sale No
41 of 2016	
Run Dates:	05/18/16 to 06/01/16
Class:	2
Agate Lines:	243
Blind Box:	

Total Ad Cost	\$1,329.99
Amount Paid	\$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	05/18/16	06/01/16	3	\$1,329.99

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, JUNE 03, 2016 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 objections 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 SANDBUR BORINGED 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, 180.00 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 SANDBUR DEVELOPMENT AS PREPARED BY BESHUNE 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 SANDBUR 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 484, PAGE 735. IN ADDITION, THERE TO GRANTORS DO NOT GUARANTEE THE FEASIBILITY OF ANY REVISIONS TO SEWER DISCHARGE, SINCE THE SAME DEPENDS UPON THE TOPOGRAPHY OF THE LAND.

Title to said premises in Amber L. Stimeling-Kelchner and Joseph T. Kelchner, wife and husband by Deed from Amber L. Stimeling, now known as Anna L. Stimeling-Kelchner and Joseph T. Kelchner, wife and husband dated 08/22/2008 and recorded 08/29/2008 in the Columbia County Recorder of Deeds in Instrument No. 2008088943.

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 2703B-017-00

Sheriff and taken into execution to be sold so 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 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:
MILSTEAD & ASSOCIATES LLC
HARRINGTON, NJ

TIMOTHY I. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2015CV485

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 41

Warrant:

Notes: SALE DATE & TIME: 06/08/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: AMBER / STIMELING KELCHNER

Primary Address: 10 CHANDLER DRIVE
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation: DEF

Date: 04-04-16

Time: 1025

Deputy: 8

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:	3-30-16	4/1/16				
Time:	12:10	1425				
Mileage:						
Deputy:	3	5				

Service Attempt Notes:

1. L/C NO ANSWER
2. NO ANSWER, CARD GONE, L/C
- 3.
- 4.
- 5.
- 6.

KELCHNER, AMBER / STIM

2015CV485

10 CHANDLER DRIVE, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2015CV485

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 41

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/08/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 10 CHANDLER DRIVE
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Amber

Relation: DEF

Date: 04-04-16

Time: 1025

Deputy: 8

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

3-30-16

4/1/16

Time:

12:10

1425

Mileage:

Deputy:

5

5

Service Attempt Notes:

1. L/C NO ANSWER
2. NO ANSWER, CARB GONE, L/C
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2015CV485

10 CHANDLER DRIVE, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2015CV485

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 41

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/08/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Cell # 570-854-1900

Serve To:

Name: JOSEPH KELCHNER

Primary Address: 204 EDGAR AVENUE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 10 CHANDLER DRIVE
ORANGEVILLE, PA 17859

Phone:

Final Service:

Served: Personally ☒ Adult In Charge ☐ Posted ☐ Other ☐

Adult In Charge: Joseph Kelchner

Relation: DCF

Date: 4-1-16 Time: 3:08

Deputy: 4 Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:	3-29-16					
Time:	2:31					
Mileage:						
Deputy:	4					

Service Attempt Notes:

1. Not home Left Card #4

2.

3.

4.

5.

6.

KELCHNER, JOSEPH

2015CV485

204 EDGAR AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2015CV485

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 41

Warrant:

Notes: SALE DATE & TIME: 06/08/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BULL BULL & MCDONALD

Primary Address: 106 MARKET STREET
BERWICK, PA 18603

Phone: 1570-759-1231 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Sally Nasatka

Relation: Secretary

Date: 3-31-16

Time: 10:25

Deputy: 3

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date: 3-29-16

Time: 12:15

Mileage:

Deputy: 3

Service Attempt Notes:

1. Called For Lunch

2.

3.

4.

5.

6.

BULL BULL & MCDONALD

2015CV485

106 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2015CV485

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

41

Warrant:

Notes: SALE DATE & TIME: 06/08/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SHERRY CLEMENTS

Primary Address: 430 MT PLEASANT ROAD
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation: Tax Collector

Date: 3/30/16

Time: 1206

Deputy: 5

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

CLEMENTS, SHERRY

2015CV485

430 MT PLEASANT ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2015CV485

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 41

Warrant:

Notes: SALE DATE & TIME: 06/08/2016 AT 9:00 AM
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: Deb miller

Relation: Clerk

Date: 3-29-16 Time: 1:50

Deputy: 4 Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2015CV485

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2015CV485

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 41

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 06/08/2016 AT 9:00 AM
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:

Miranda Church

Relation:

Clerk

Date:

3-29-16

Time:

1:53

Deputy:

4

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2015CV485

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2015CV485

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 41

Warrant:

Notes: SALE DATE & TIME: 06/08/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Connie Johnson

Relation:

Receiptist

Date:

3-29-16

Time:

2:15

Deputy:

4

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2015CV485

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

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, JUNE 08, 2016
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: 2703B-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 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.

**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

**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	

Dated: March 14, 2016

(SEAL)

Barbara K. Kluwe 153
(clerk) Office of Judicial Support, Common
Pleas Court of Columbia County, Penna.

**Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020**

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

Sat.


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 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, 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 August 22, 2008 and recorded on August 26, 2008 in the Columbia County Recorder of Deeds as Instrument No. 200808943.

Being known as 10 Chandler Drive, Orangeville, PA 17859

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

REAL ESTATE OUTLINE

ED # 2016 ED 41

DATE RECEIVED 3-14-16
 DOCKET AND INDEX 2015 CV 485

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X
 COPY OF DESCRIPTION X
 WHEREABOUTS OF LKA X
 NON-MILITARY AFFIDAVIT X
 NOTICES OF SHERIFF SALE X
 WAIVER OF WATCHMAN X
 AFFIDAVIT OF LIENS LIST X
 CHECK FOR \$1,350.00 OR X CK# 2993

181,575.00

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

SALE DATE June 8th TIME 9:00
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER
 1ST WEEK _____
 2ND WEEK _____
 3RD WEEK _____

Robert William Esq
 # 886-282-1423

8.41
 med to end
 3/16/16
 6.00

MILSTEAD & ASSOCIATES, LLC
BY: Robert W Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File Number: 209365-1

**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

**AFFIDAVIT OF SERVICE
PURSUANT TO RULE 3129.1**

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 real property located at 10 Chandler Drive, Orangeville, PA 17859:

1. Name and address of Owner(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

Joseph T. Kelchner
10 Chandler Drive
Orangeville, PA 17859

2. Name and address of the 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)
3476 Stateview Boulevard
Fort Mill, SC 29715

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)
3476 Stateview Boulevard
Fort Mill, SC 29715

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

Berkheimer Tax Administrator
50 North Seventh Street
Bangor, PA 18013

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

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

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

Department of Revenue
Bureau of Individual Taxes
Inheritance Tax Division
P.O. Box 280601


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

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.

Date:

3/4/2016


Robert W. Williams, Esquire
Attorney for Plaintiff

Information to identify the case:Debtor 1 Amber Lea Blockus

First Name Middle Name Last Name

Social Security number or ITIN xxx-xx-1450EIN -

Debtor 2

(Spouse, if filing)

First Name Middle Name Last Name

Social Security number or ITIN -EIN -United States Bankruptcy Court **Middle District of Pennsylvania**Case number: **5:15-bk-04441-JJT****Order of Discharge**

12/15

IT IS ORDERED: A discharge under 11 U.S.C. § 727 is granted to:

Amber Lea Blockus
aka Amber Stimeling, aka Amber L.
Stimeling-Kelchner, aka Amber L. Stimeling, aka
Amber L. Blockus, aka Amber
Stimeling-Kelchner, aka Amber Lea
Stimeling-Kelchner, aka Amber Lea Stimeling,
aka Amber Blockus

**By the
court:**January 25, 2016

Honorable John J. Thomas
United States Bankruptcy Judge

By: AutoDocketer, Deputy Clerk

Explanation of Bankruptcy Discharge in a Chapter 7 Case

This order does not close or dismiss the case, and it does not determine how much money, if any, the trustee will pay creditors.

Creditors cannot collect discharged debts

This order means that no one may make any attempt to collect a discharged debt from the debtors personally. For example, creditors cannot sue, garnish wages, assert a deficiency, or otherwise try to collect from the debtors personally on discharged debts. Creditors cannot contact the debtors by mail, phone, or otherwise in any attempt to collect the debt personally. Creditors who violate this order can be required to pay debtors damages and attorney's fees.

However, a creditor with a lien may enforce a claim against the debtors' property subject to that lien unless the lien was avoided or eliminated. For example, a creditor may have the right to foreclose a home mortgage or repossess an automobile.

This order does not prevent debtors from paying any debt voluntarily or from paying reaffirmed debts according to the reaffirmation agreement. 11 U.S.C. § 524(c), (f).

Most debts are discharged

Most debts are covered by the discharge, but not all. Generally, a discharge removes the debtors' personal liability for debts owed before the debtors' bankruptcy case was filed.

Also, if this case began under a different chapter of the Bankruptcy Code and was later converted to chapter 7, debts owed before the conversion are discharged.

In a case involving community property: Special rules protect certain community property owned by the debtor's spouse, even if that spouse did not file a bankruptcy case.

Some debts are not discharged

Examples of debts that are not discharged are:

- ◆ debts that are domestic support obligations;
- ◆ debts for most student loans;
- ◆ debts for most taxes;
- ◆ debts that the bankruptcy court has decided or will decide are not discharged in this bankruptcy case;
- ◆ debts for most fines, penalties, forfeitures, or criminal restitution obligations;
- ◆ some debts which the debtors did not properly list;
- ◆ debts for certain types of loans owed to pension, profit sharing, stock bonus, or retirement plans; and
- ◆ debts for death or personal injury caused by operating a vehicle while intoxicated.

Also, debts covered by a valid reaffirmation agreement are not discharged.

In addition, this discharge does not stop creditors from collecting from anyone else who is also liable on the debt, such as an insurance company or a person who cosigned or guaranteed a loan.

This information is only a general summary of the bankruptcy discharge; some exceptions exist. Because the law is complicated, you should consult an attorney to determine the exact effect of the discharge in this case.

MILSTEAD & ASSOCIATES, LLC

BY: Robert W Williams, Esquire

ID No. 315501

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Attorneys for Plaintiff

File Number: 209365-1

**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
Joseph T. Kelchner**

CERTIFICATION

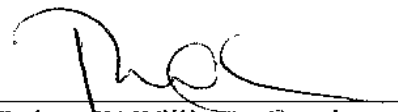
Defendants

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
- ☒ 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.


Robert W Williams, Esquire
Attorney for Plaintiff

Date: 3/4/2016

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

The above captioned property is scheduled to be sold at Sheriff's Sale on _____ at _____ in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

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.

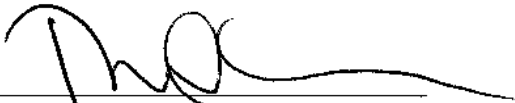
Sincerely,



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 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.

A handwritten signature in black ink, appearing to read 'R. Williams', written over a horizontal line.

Robert W Williams, Esquire
Attorney for Plaintiff

SHORT DESCRIPTION

DOCKET NO: 2015-CV-485

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: Columbia County Sheriff

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.

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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 August 22, 2008 and recorded on August 26, 2008 in the Columbia County Recorder of Deeds as Instrument No. 200808943.

Being known as 10 Chandler Drive, Orangeville, PA 17859

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

Date: 3/14/2016

Columbia County Court of Common Pleas

NO. 0001647

Time: 12:54 PM

Receipt

Page 1 of 1

Received of: Milstead & Assoc \$ 25.00

Twenty-Five and 00/100 Dollars

Case: 2016-ED-0000041-	Plaintiff: HSBC Bank USA NA vs. Amber L Stimeling, etal.	Amount
Writ of Execution		25.00
Total:		25.00

Check: 2992

Payment Method: Check

Amount Tendered: 25.00

Clerk: CLUSCHAS

Barbara N. Silvetti, Prothonotary

By: _____
Deputy Clerk

MILSTEAD & ASSOCIATES, LLC

Attorneys at Law

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

Michael J. Milstead

Richard M. Milstead

Mark T. Herrera*

Nelson Diaz*

Rhondi Lynn Schwartz

Andrew M. Lubin*

* Also admitted in PA
* Also admitted in MD

David H. Lipow*

Mary L. Harben-Bell*

Matthew C. Waldt*

Patrick J. Wesner*

Oliver A. Ayon

Robert W. Williams*

Roger Fay*

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

Our File No. 209365-1

March 8, 2016

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

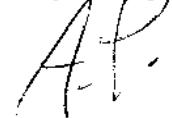
**Re: HSBC Bank USA, et al vs. Amber L. Stimeling a/k/a Amber L. Stimeling-Kelchner
a/k/a Amber L. Kelchner and Joseph T. Kelchner
Writ of Execution; list property for Sheriff's Sale**

Dear Sir/Madam:

Enclosed please find the appropriate documentation in order to have the writ of execution issued and have the above referenced property listed for the next available Sheriff's sale.

Thank you for your attention to this matter.

Very truly yours,



Anthony Price
Legal Assistant

MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead

Richard M. Milstead

Mark E. Herrera*

Nelson Diaz*

Rhondi Lynn Schwartz

Andrew M. Lubin*

*Also admitted in PA.
A Also admitted in MD

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*

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Patrick J. Wesner*

Oliver A. Ayon

Robert W. Williams*

Roger Fay*

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

Our File No. 209365-1

March 8, 2016

Columbia County 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:

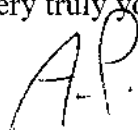
10 Chandler Drive, Orangeville, PA 17859

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
Legal Assistant

MILSTEAD & ASSOCIATES, LLC
BY: Robert W Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File Number: 209365-1

**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

**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 June 8, 2016 at 9:00am 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).

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



71901140006000076897

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

Document Receipt

Trans #	7696	Carrier / service:	USPS Server	First-Class Mail®	3/29/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000076903

Doc Ref #: 2016ED41

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	7696	Carrier / service:	USPS Server	First-Class Mail®	3/29/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000076903

Doc Ref #: 2016ED41

Postage 5.1300

PHILADELPHIA PA 19106

41

Document Receipt

Trans #	7695	Carrier / service:	USPS Server	First-Class Mail®	3/29/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #: 71901140006000076897

Doc Ref #: 2016ED41

Postage 5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	7694	Carrier / service:	USPS Server	First-Class Mail®	3/29/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000076880

Doc Ref #: 2016ED41

Postage 5.1300

HARRISBURG PA 17105

41

Document Receipt

Trans #	7693	Carrier / service:	USPS Server	First-Class Mail®	3/29/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000076873

Doc Ref #: 2016ED41

Postage 5.1300

HARRISBURG PA 17128

Milstead & Associates LLC

ATTORNEY BUSINESS ACCT

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

America's Most Convenient Bank™

55-136/312

PAY TO THE
ORDER OF

Columbia County Sheriff

March 09, 2016

\$ *****1,350.00

One Thousand Three Hundred Fifty and 00/100*****

DOLLARS

VOID AFTER 180 DAYS

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

MEMO

Case: 209365-1 Sale Deposit

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. STAMPS OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.
⑈002993⑈ ⑆031201360⑆ 432252222⑈