

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOCIATION  
vs.  
THERESA CALARCO (et al.)

Case Number  
2017CV413

PROPERTY ADDRESS  
224 EAST 6TH STREET, BERWICK, PA 18603

## REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
06/21/2017	Advance Fee	Advance Fee	001673159	\$0.00	\$1,350.00
06/21/2017	Advertising Sale (Newspaper)			\$15.00	\$0.00
06/21/2017	Advertising Sale Bills & Copies			\$17.50	\$0.00
06/21/2017	Crying Sale			\$10.00	\$0.00
06/21/2017	Docketing			\$15.00	\$0.00
06/21/2017	Levy			\$15.00	\$0.00
06/21/2017	Mailing Costs			\$30.00	\$0.00
06/21/2017	Posting Handbill			\$15.00	\$0.00
06/21/2017	Press Enterprise Inc.			\$1,004.19	\$0.00
06/21/2017	Sheriff Automation Fund			\$50.00	\$0.00
06/21/2017	Web Posting			\$100.00	\$0.00
06/21/2017	Deputize Advance Fee	(PAID 06/21/2017)	7847	\$45.40	\$0.00
08/30/2017	Service			\$195.00	\$0.00
08/30/2017	Service Mileage			\$24.00	\$0.00
08/30/2017	Copies			\$6.50	\$0.00
08/30/2017	Notary Fee			\$15.00	\$0.00
08/30/2017	Tax Claim Search			\$5.00	\$0.00
08/30/2017	Surcharge			\$140.00	\$0.00
				<b>\$1,702.59</b>	<b>\$1,350.00</b>
				<b>TOTAL BALANCE: \$(352.59)</b>	

**Phelan Hallinan Diamond & Jones, LLP**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Representing Lenders in  
Pennsylvania

Foreclosure Manager

October 27, 2017

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

Attn: Real Estate Department  
Fax Number: 570-389-5625

Re: WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR  
TRUSTEE TO CITIBANK, N.A. AS TRUSTEE FOR BEAR STEARNS ASSET  
BACKED SECURITIES TRUST 2007-SD2, ASSET BACKED CERTIFICATES  
SERIES 2007-SD2 v.  
ROBERT M. CALARCO and THERESA A. CALARCO  
224 EAST 6TH STREET A/K/A 224 EAST SIXTH STREET BERWICK, PA  
18603-3104  
No.: 2017-CV-413

Dear Sir/Madam:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for November 1, 2017 due to the following: Bankruptcy.

THERESA A. CALARCO filed a Chapter 13, Bankruptcy Number 17-03659, on September 5, 2017.

You are hereby directed to immediately discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,  
PATRICK RALSTON for  
Phelan Hallinan Diamond & Jones, LLP

# TX Result Report

P 1  
10/27/2017 12:22  
Serial No. A6VF011029028  
TC:00002618

Addressee	Start Time	Time	Prints	Result	Note
912155670072	10-27 12:21	00:00:42	002/002	OK	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused  
Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full  
NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX  
FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

COLUMBIA COUNTY SHERIFF'S OFFICE  
PO BOX 380  
PH 570-389-5622 | FAX 570-389-5625  
www.sheriffofcolumbiacounty.com

# fax

TO: Patrick Ralston FROM: Sheriff Timothy Chamberlain  
FAX: PAGES: 2  
PHONE: DATE:  
RE: Calarco CC:  
☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$352.59.

COLUMBIA COUNTY SHERIFF'S OFFICE  
PO BOX 380  
PH 570-389-5622 | FAX 570-389-5625  
www.sheriffcolumbiacounty.com

# fax

TO: Patrick Ralston

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE:

RE: Calarco

CC:

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

I received your stay, attached is a cost sheet showing a balance due of \$352.59.

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

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

**Re: WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO  
CITIBANK, N.A. AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES  
TRUST 2007-SD2, ASSET BACKED CERTIFICATES SERIES 2007-SD2 v. ROBERT M.  
CALARCO A/K/A ROBERT CALARCO et al.**  
**No.: 2017-CV-413**

Dear Sir/Madam:

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

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

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

**\*\*Property is listed for the 11/01/2017 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**  
By:  
Legal Assistant

CC: ROBERT M. CALARCO A/K/A ROBERT CALARCO and THERESA A. CALARCO

PHELAN HALLINAN DIAMOND & JONES, LLP  
Jennie C. Tsai, Esq., Id. No.315213  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jennie.Tsai@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**WILMINGTON TRUST, NATIONAL ASSOCIATION, AS :  
SUCCESSOR TRUSTEE TO CITIBANK, N.A. AS : CIVIL DIVISION  
TRUSTEE FOR BEAR STEARNS ASSET BACKED :  
SECURITIES TRUST 2007-SD2, ASSET BACKED : No.: 2017-CV-413  
CERTIFICATES SERIES 2007-SD2 :  
Plaintiff :**

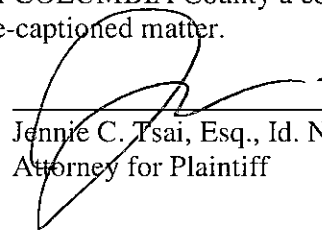
v.

**ROBERT M. CALARCO A/K/A ROBERT CALARCO  
THERESA A. CALARCO  
Defendant(s)**

**CERTIFICATE OF FILING**

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

Date: SEP 20 2017

  
\_\_\_\_\_  
Jennie C. Tsai, Esq., Id. No.315213  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Jennie C. Tsai, Esq., Id. No.315213  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jennie.Tsai@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS :  
SUCCESSOR TRUSTEE TO CITIBANK, N.A. AS : CIVIL DIVISION  
TRUSTEE FOR BEAR STEARNS ASSET BACKED :  
SECURITIES TRUST 2007-SD2, ASSET BACKED : No.: 2017-CV-413  
CERTIFICATES SERIES 2007-SD2 :  
Plaintiff :

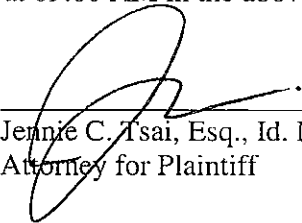
v.

ROBERT M. CALARCO A/K/A ROBERT CALARCO  
THERESA A. CALARCO  
Defendant(s)

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for 09/06/2017 at 09:00 AM in the above-captioned matter  
has been continued until 11/01/2017 at 09:00 AM.

Date: SEP 20 2017

  
\_\_\_\_\_  
Jennie C. Tsai, Esq., Id. No.315213  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Jennie C. Tsai, Esq., Id. No.315213  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jennie.Tsai@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS :  
SUCCESSOR TRUSTEE TO CITIBANK, N.A. AS : CIVIL DIVISION  
TRUSTEE FOR BEAR STEARNS ASSET BACKED :  
SECURITIES TRUST 2007-SD2, ASSET BACKED : No.: 2017-CV-413  
CERTIFICATES SERIES 2007-SD2 :  
Plaintiff :

v.

**ROBERT M. CALARCO A/K/A ROBERT CALARCO  
THERESA A. CALARCO**  
Defendant(s)

**CERTIFICATION OF SERVICE**

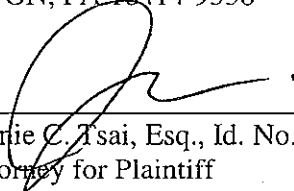
I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

ROBERT M. CALARCO  
224 EAST 6TH STREET, A/K/A 224 EAST  
SIXTH STREET  
BERWICK, PA 18603-3104

THERESA A. CALARCO  
224 EAST 6TH STREET, A/K/A 224 EAST  
SIXTH STREET  
BERWICK, PA 18603-3104

ROBERT M. CALARCO  
330 W MAIN ST  
DALTON, PA 18414-9558

Date: SEP 20 2017

  
\_\_\_\_\_  
Jennie C. Tsai, Esq., Id. No.315213  
Attorney for Plaintiff



PHELAN HALLINAN DIAMOND & JONES, LLP  
Jennie C. Tsai, Esq., Id. No.315213  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jennie.Tsai@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**WILMINGTON TRUST, NATIONAL ASSOCIATION, AS** :  
**SUCCESSOR TRUSTEE TO CITIBANK, N.A. AS** : **CIVIL DIVISION**  
**TRUSTEE FOR BEAR STEARNS ASSET BACKED** :  
**SECURITIES TRUST 2007-SD2, ASSET BACKED** : **No.: 2017-CV-413**  
**CERTIFICATES SERIES 2007-SD2** :  
Plaintiff :

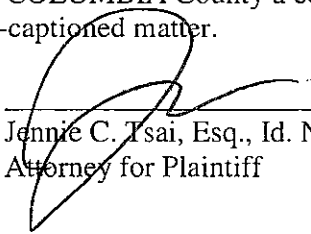
v.

**ROBERT M. CALARCO A/K/A ROBERT CALARCO**  
**THERESA A. CALARCO**  
Defendant(s)

**CERTIFICATE OF FILING**

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

Date: SEP 20 2017

  
\_\_\_\_\_  
Jennie C. Tsai, Esq., Id. No.315213  
Attorney for Plaintiff

RECEIVED  
CLERK OF COURT  
COLUMBIA COUNTY  
PA

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW

WELLS FARGO BANK, N.A.	:	
	:	
Plaintiff	:	
	:	No. 2017 CV 413
v.	:	
	:	
ROBERT CALARCO and THERESA CALARCO	:	
Defendants	:	

**SUGGESTION OF BANKRUPTCY**

Defendant, Theresa Calarco, hereby files this notice that a Chapter 13 Bankruptcy Petition was filed on her behalf in the United States Bankruptcy Court for the Middle District of Pennsylvania on September 5, 2017, under Bankruptcy Case No. 17-3659. Pursuant to 11 U.S.C. § 362 an automatic stay may be in effect, in which any pending proceedings may be stayed pursuant to the aforementioned statutory authority, subject to any exceptions set forth therein. This pleading merely serves the limited purpose of advising the Court and the parties below of the aforementioned bankruptcy proceeding.

Respectfully Submitted,

/s/ Erik M. Helbing  
Erik M. Helbing, Esquire  
I.D. No. 203832  
1328 Second Avenue  
Berwick, PA 18603  
570-498-5544

**Phelan Hallinan Diamond & Jones, LLP**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Representing Lenders in  
Pennsylvania

Foreclosure Manager

September 6, 2017

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR  
TRUSTEE TO CITIBANK, N.A. AS TRUSTEE FOR BEAR STEARNS ASSET  
BACKED SECURITIES TRUST 2007-SD2, ASSET BACKED CERTIFICATES  
SERIES 2007-SD2 v.  
ROBERT M. CALARCO and THERESA A. CALARCO  
224 EAST 6TH STREET A/K/A 224 EAST SIXTH STREET BERWICK, PA  
18603-3104  
No.: 2017-CV-413

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for  
September 6, 2017 due to the following: Bankruptcy.

The Property is to be relisted for the November 1, 2017 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
David Tran for  
Phelan Hallinan Diamond & Jones, LLP

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW

WELLS FARGO BANK, N.A.	:	
	:	
Plaintiff	:	
	:	No. 2017 CV 413
v.	:	
	:	
ROBERT CALARCO and THERESA CALARCO	:	
Defendants	:	

**SUGGESTION OF BANKRUPTCY**

Defendant, Theresa Calarco, hereby files this notice that a Chapter 13 Bankruptcy Petition was filed on her behalf in the United States Bankruptcy Court for the Middle District of Pennsylvania on September 5, 2017, under Bankruptcy Case No. 17-3659. Pursuant to 11 U.S.C. § 362 an automatic stay may be in effect, in which any pending proceedings may be stayed pursuant to the aforementioned statutory authority, subject to any exceptions set forth therein. This pleading merely serves the limited purpose of advising the Court and the parties below of the aforementioned bankruptcy proceeding.

Respectfully Submitted,

/s/ Erik M. Helbing  
Erik M. Helbing, Esquire  
I.D. No. 203832  
1328 Second Avenue  
Berwick, PA 18603  
570-498-5544

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW

WELLS FARGO BANK, N.A.	:	
	:	
Plaintiff	:	
	:	No. 2017 CV 413
v.	:	
	:	
ROBERT CALARCO and THERESA CALARCO	:	
Defendants	:	

**CERTIFICATE OF SERVICE**

I, the undersigned, bankruptcy counsel for the Debtor, Theresa Calarco, hereby certify that I served a copy of the within Suggestion of Bankruptcy on counsel for Plaintiff and the Lehigh County Sheriff by telecopy first class mail on September 5, 2017, to the following addresses:

Phelan, Hallinan, Diamond & Jones  
1617 JFK Blvd  
Suite 1400  
Philadelphia, PA 19103  
Telecopy: 215-563-5534

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815  
570-389-5625

Respectfully Submitted,

/s/ Erik M. Helbing  
Erik M. Helbing, Esquire  
I.D. No. 03105-2006  
1328 Second Avenue  
Berwick, PA 18603  
570-498-5544

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
WILMINGTON TRUST NATIONAL  
ASSOCIATION

vs.

**Defendant**  
THERESA CALARCO  
ROBERT CALARCO

**Attorney for the Plaintiff:**

PHELAN HALLINAN DIAMOND & JONES LLP  
ONE PENN CENTER AT SUBURAN STATION  
SUITE 1400 1617 JFK BLVD  
PHILADELPHIA, PA 19103-1814

**Sheriff's Sale Date:** Wednesday, September 6, 201

**Writ of Execution No. :** 2017CV413

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 224 EAST 6TH STREET, BERWICK, PA 18603

## 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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,004.19
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	\$195.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00
Other	\$45.40

**Total Sheriff Costs** **\$1,897.59**

## Municipal Costs

Sewer \$231.99

**Total Municipal Costs** **\$231.99**

## Distribution Costs

Recording Fees \$67.00

**Total Distribution Costs** **\$67.00**

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

Location of the real estate: 224 EAST 6TH STREET, BERWICK, PA 18603

---

Grand Total:

\$2,196.58

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

WILMINGTON TRUST NA                      VS THERESA & ROBERT CALARCO

NO.    71-2017    ED                                      NO.    413-2017                      JD

DATE/TIME OF SALE: SEPTEMBER 6, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST)                      \$ \_\_\_\_\_

POUNDAGE – 2% OF BID                                      \$ \_\_\_\_\_

TRANSFER TAX – 2% OF FAIR MKT                      \$ \_\_\_\_\_

MISC. COSTS    \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE                                      \$ \_\_\_\_\_

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

\_\_\_\_\_

TOTAL DUE:    \$ \_\_\_\_\_

LESS DEPOSIT:    \$ \_\_\_\_\_

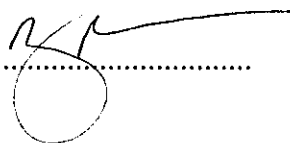
DOWN PAYMENT:    \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS    \$ \_\_\_\_\_

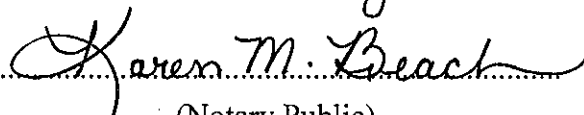


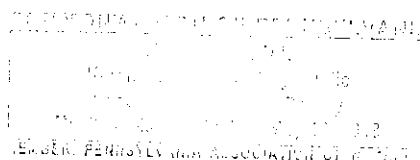
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 August 16, 23, 30, 2017 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 30<sup>th</sup> day of August 2017..

.....  
  
(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.

.....

## SHERIFF'S SALE COST SHEET

413-17

VS.

NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$175.00	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$30.00	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$24.00	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$6.50	
NOTARY	\$15.00	
TOTAL *****		\$ 443.00

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$1004.19	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ 1254.19

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$67.00	
TOTAL *****		\$ 77.00

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$5.00	
TOTAL *****		\$ 5.00

## MUNICIPAL FEES DUE:

SEWER 20	\$231.99	
WATER 20	\$	
TOTAL *****		\$ 231.99

SURCHARGE FEE (DSTE)	\$140.00	
MISC. <u>Lauka Co.</u>	\$	45.40
	\$	-0-
TOTAL *****		\$

TOTAL COSTS (OPENING BID) \$ 2196.58

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOCIATION  
vs.  
THERESA CALARCO (et al.)

Case Number  
2017CV413

## SHERIFF'S RETURN OF SERVICE

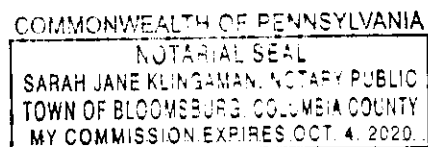
07/31/2017 06:16 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 224 EAST 6TH STREET, BERWICK, PA 18603.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

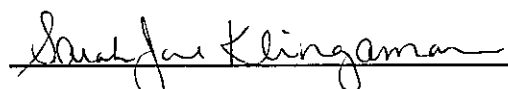
August 01, 2017



NOTARY

Affirmed and subscribed to before me this

1ST day of AUGUST, 2017



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

(c) CountySuite Sheriff, T.J. Leasoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOCIATION  
vs.  
CALARCO, THERESA (et al.)

Case Number  
2017CV413

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 224 EAST 6TH STREET  
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date:

7/31/17

Time:

1816

Deputy:

455

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:


### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2017CV413

224 EAST 6TH STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOCIATION  
vs.  
THERESA CALARCO (et al.)

Case Number  
2017CV413

## SHERIFF'S RETURN OF SERVICE

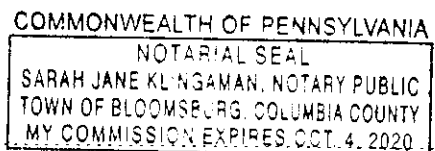
07/18/2017 11:42 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: THERESA CALARCO AT 224 EAST 6TH STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

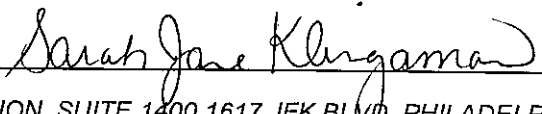
July 26, 2017



NOTARY

Affirmed and subscribed to before me this

26TH day of JULY, 2017



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

©2017 County of Columbia, Pennsylvania

SHERIFF'S RETURN - REGULAR

CASE NO: 2017-00383 T

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF LACKAWANNA

WILMINGTON

VS

CALARCO

ALEXANDER RIVERA, Deputy Sheriff of Lackawanna County  
County, Pennsylvania, who being duly sworn according to law,  
says, the within NOTICE OF SALE was served upon  
CALARCO ROBERT the  
DEFENDANT, at 0010:51 AM Hour, on the 6th day of July, 2017  
at 330 WEST MAIN ST  
DALTON, PA 18414 by handing to  
HIM PERSONALLY AT LISTED ADDRESS.

a true and attested copy of NOTICE OF SALE together with

and at the same time directing His attention to the contents thereof.

Sheriff's Costs:

Docketing	<u>\$45.40 pd.</u>	.00
Service		.00
Affidavit		.00
Surcharge		.00
		.00
		.00

So Answers:

Mark P. McAndrew, Sheriff

Deputy Sheriff

00/00/0000

Sworn and Subscribed to before

me this \_\_\_\_\_ day of

\_\_\_\_\_, A.D.

\_\_\_\_\_  
Notary

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOCIATION  
vs.  
CALARCO, THERESA (et al.)

Case Number  
2017CV413

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice

**Zone:**

71

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

17-383T

### Serve To:

**Name:** ROBERT CALARCO

**Primary Address:** 330 WEST MAIN STREET  
DALTON, PA 18414

**Phone:** **DOB:**

**Alternate Address:** 224 EAST 6TH STREET  
BERWICK, PA 18603

**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:**

**Time:**

**Deputy:**

**Mileage:**

### Attorney / Originator:

**Name:** PHELAN & HALLINAN LLP

**Phone:** 215-563-7000

### Service Attempts:

**Date:**

**Time:**

**Mileage:**

**Deputy:**

### Notes / Special Instructions:

Now, June 21, 2017 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Lackawanna County to execute service of the documents herewith and make return thereof according to law.

### Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

*Timothy T. Chamberlain*

TIMOTHY T. CHAMBERLAIN, SHERIFF

CALARCO, ROBERT

2017CV413

330 WEST MAIN STREET, DALTON, PA 18414

NO EXPIRATION

RECEIPT FOR PAYMENT  
=====

Lackawanna County Sheriff's Office, PA  
200 North Washington Avenue  
Scranton PA 18503

Receipt Date 06/26/2017  
Receipt Time 14:49:13  
Receipt No. 278298

WILMINGTON (VS) CALARCO

Case Number 2017-00383 T  
Service Info 001 First Service  
Remarks COLUMBIA COUNTY  
NM

Case Type.: NOTICE OF SALE  
6/26/2017 Open

Total Check... + 45.40  
Total Cash.... + .00  
Cash Out..... - .00

Number .. 7847

Receipt Total. = 45.40

----- Distribution Of Payment -----

Transaction Description	Payment Amount
-------------------------	----------------

SUMMONS	45.40
---------	-------

LACKAWANNA CO TREASURER

	<u>45.40</u>
--	--------------



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

**CHRISTINE SCHOFFLER**  
**Legal Assistant, 1286**

**Representing Lenders in**  
**Pennsylvania**

---

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

No.: 2017-CV-413  
No.: 2017-ED-71

**Re: WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO  
CITIBANK, N.A. AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST  
2007-SD2, ASSET BACKED CERTIFICATES SERIES 2007-SD2 VS. ROBERT M. CALARCO  
A/K/A ROBERT CALARCO, and THERESA A. CALARCO**  
**No.: 2017-CV-413, No.: 2017-ED-71**

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2**

Dear Sir/Madam:

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

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

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

**\*\*Property is listed for the 09/06/2017 Sheriff Sale.\*\***

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

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**

By: CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP  
PETER WAPNER, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

WILMINGTON TRUST, NATIONAL : COLUMBIA COUNTY  
ASSOCIATION, AS SUCCESSOR TRUSTEE TO :  
CITIBANK, N.A. AS TRUSTEE FOR BEAR : COURT OF COMMON PLEAS  
STEARNS ASSET BACKED SECURITIES TRUST : CIVIL DIVISION  
2007-SD2, ASSET BACKED CERTIFICATES :  
SERIES 2007-SD2 :  
Plaintiff, :  
v. : No.: 2017-CV-413  
No.: 2017-ED-71

ROBERT M. CALARCO A/K/A ROBERT  
CALARCO  
THERESA A. CALARCO  
Defendant(s)

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA )  
PHILADELPHIA COUNTY ) SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

Date: JUL 26 2017

PETER WAPNER, Esq., Id. No.318263  
Attorney for Plaintiff

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

Name and  
Address  
Of Sender

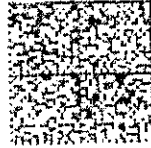


Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103

AZK/CKK - 09/06/2017 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 224 EAST 6TH STREET A/K/A 224 EAST SIXTH STREET BERWICK, PA 18603-3104	\$0.47	
2	****	ROBERT M. CALARCO A/K/A ROBERT CALARCO C/O JOHN MCDANEL, ESQUIRE 107 E. 2ND STREET BERWICK, PA 18603	\$0.47	
3	****	THERESA A. CALARCO C/O ANTHONY J. MCDONALD, ESQUIRE 106 N. MARKET STREET BERWICK, PA 18603-4820	\$0.47	
4	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47	
5	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.47	
6	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.47	
7	****	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17108-1754	\$0.47	
		RE: ROBERT M. CALARCO A/K/A ROBERT CALARCO (COLUMBIA) PH # 1002328/1021 Page 1 of 1 1 Writ Team	\$3.29	

U.S. POSTAGE  
ZIP 19103 \$ 004.78  
0000339435 JUL 07 2017



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.

Total Number of  
Pieces Listed by Sender

Total Number of Pieces  
Received at Post Office

Postmaster, Per (Name of  
Receiving Employee)

Form 3877 Facsimile

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WILMINGTON TRUST NATIONAL ASSOCIATION  
vs.  
CALARCO, THERESA (et al.)

Case Number  
2017CV413

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 71

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: THERESA CALARCO

Primary Address: 224 EAST 6TH STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-18-17

Time: 11:42

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

CALARCO, THERESA

2017CV413

224 EAST 6TH STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOCIATION  
vs.  
CALARCO, THERESA (et al.)

Case Number  
2017CV413

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice

**Manner:** < Not Specified >

**Expires:**

**Zone:**

**Warrant:**

71

**Notes:** SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** OCCUPANT

**Primary Address:** 224 EAST 6TH STREET  
BERWICK, PA 18603

**Phone:**

**DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:** Theresa Cararco

**Relation:** Homeowner

**Date:** 7-18-17

**Time:** 11.42

**Deputy:** 3

**Mileage:**

### Attorney / Originator:

**Name:** PHELAN & HALLINAN LLP

**Phone:** 215-563-7000

### Service Attempts:

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT

2017CV413

224 EAST 6TH STREET, BERWICK, PA 18603

NO EXPIRATION

**Phelan Hallinan & Schmieg, LLP**

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Sue Moran  
Legal Assistant, Ext. 1253

Representing Lenders in  
Pennsylvania and New Jersey

July 14, 2017

Office of the **Sheriff**  
COLUMBIA County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Sue Moran  
Enclosure

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS  
SUCCESSOR TRUSTEE TO CITIBANK, N.A. AS TRUSTEE FOR  
BEAR STEARNS ASSET BACKED SECURITIES TRUST 2007-SD2,  
ASSET BACKED CERTIFICATES SERIES 2007-SD2

COLUMBIA COUNTY

PH # 1002328 *B*

**DEFENDANT**

ROBERT M. CALARCO A/K/A ROBERT CALARCO  
THERESA A. CALARCO

SERVICE TEAM/ lnm

COURT NO.: 2017-CV-413

SERVE ROBERT M. CALARCO A/K/A ROBERT CALARCO AT:  
330 W MAIN ST  
DALTON, PA 18414-9558  
\*\*DIVORCED- One cannot accept service for the other\*\*  
Previous Successful Service

TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: September 6, 2017

**SERVED**

Served and made known to ROBERT M. CALARCO A/K/A ROBERT CALARCO, Defendant on the 8<sup>TH</sup> day of JULY, 2017, at 4:50 o'clock P.M., at 330 WEST MAIN ST., in the manner described below:  
☒ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ \_\_\_\_\_ an officer of said Defendant's company.

☐ Other: \_\_\_\_\_.

Description: Age 62 Height 5'-11" Weight 190 Race W Sex M Other WHITE HAIR

I, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 07-08-2017

NAME: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**NOT SERVED**

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

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: \_\_\_\_\_

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

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

*7/7*

*6/128*

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS  
SUCCESSOR TRUSTEE TO CITIBANK, N.A. AS TRUSTEE FOR  
BEAR STEARNS ASSET BACKED SECURITIES TRUST 2007-SD2,  
ASSET BACKED CERTIFICATES SERIES 2007-SD2

COLUMBIA COUNTY

PH # 1002328

**DEFENDANT**

ROBERT M. CALARCO A/K/A ROBERT CALARCO  
THERESA A. CALARCO

SERVICE TEAM/ lnm

COURT NO.: 2017-CV-413

SERVE THERESA A. CALARCO AT:

224 EAST 6TH STREET  
A/K/A 224 EAST SIXTH STREET  
BERWICK, PA 18603-3104

TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: September 6, 2017

**\*\*DIVORCED- One cannot accept service for the other\*\***  
Previous Successful Service

**SERVED**

Served and made known to THERESA A. CALARCO, Defendant on the 9<sup>TH</sup> day of JULY, 2017 at 12:40 o'clock P. M., at 224 EAST 6TH STREET, in the manner described below:

☒ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ \_\_\_\_\_ an officer of said Defendant's company.

☐ Other: \_\_\_\_\_

Description: Age 48 Height 5'6" Weight 160 Race W Sex F Other BRN. HAIR

I, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 07-09-2017

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

**NOT SERVED**

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

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: \_\_\_\_\_

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

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_





July 13, 2017

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House-P.O. BOX 380  
Bloomsburg, Pa 17815

**WILMINGTON TRUST NATIONAL ASSOCIATION, AS SUCCESSOR  
TRUSTEE TO CITIBANK, N.A. AS TRUSTEE FOR BEAR STEARNS  
ASSET BACKED SECURITIES TRUST 2007-SD2, ASSET BACKED  
CERTIFICATES SERIES 2007-SD2**

VS.

**ROBERT M. CALARCO A/K/A ROBERT CALARCO  
THERESA A. CALARCO**

**NO: 2017-CV-242**

Dear Timothy:

The amount due on the sewer account #105873 for the property located at 224 E.  
6<sup>th</sup> Street, Berwick Pa through September 30, 2017 is \$231.99.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

**Tax Notice** 2017 County & Municipality

BERWICK BORO

**MAKE CHECKS PAYABLE TO:**

Connie C Gingher  
1615 Lincoln Avenue  
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY &amp; FRIDAYS

CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE  
03/01/2017BILL NO.  
2946

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	23,026	11.285	254.65	259.85	285.84
SINKING		.35	7.90	8.06	8.87
FIRE		1.25	28.20	28.78	30.22
LIGHT		1.25	28.20	28.78	30.22
<b>Connie C. Gingher</b>		14.1	318.18	324.67	340.90
The discount & penalty have been calculated for your convenience			637.13 April 30 If paid on or before	650.14 June 30 If paid on or before	696.05 June 30 If paid after
PAY THIS AMOUNT					

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

CALARCO ROBERT M & THERESA A  
224 EAST SIXTH STREET  
BERWICK PA 18603

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 5 %  
PARCEL: 04A-05 -047-00,000  
224 E SIXTH ST  
.1045 Acres

Land 2,500  
Buildings 20,526  
Total Assessment 23,026

This tax returned  
to courthouse on:  
January 1, 2018

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

2016 SCHOOL REAL ESTATE TAX NOTICE  
Berwick Area School District+A185  
Berwick Borough

Make Check Payable To:

The Berwick Area School District  
Connie C. Gingher, Tax Collector  
1615 Lincoln Avenue  
Berwick, PA 18603

Telephone: 570-752-7442 Email: jimcon@pa.metrocast.net

Taxes are due and payment is requested from:

010722

C04  
CALARCO ROBERT M & THERESA A  
224 E 6TH ST  
BERWICK, PA 18603-3104

Bill Date: 7/1/2016

Bill #: 571

**RETURN THIS TOP PART IF PAYING IN FULL**

Parcel #: 04A05 04700000

Prop. Type

Property Location and Description:

224 E SIXTH ST  
.105

Assessment:

L= 2,500  
B= 20,526  
T= 23,026

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.2300	1,018.44
HOMESTEAD EXCLUSION	(4,228.00)	(187.00)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2016	2% Discounted Amount	814.81
If Paid By 10/31/2016	FACE Amount	831.44
If Paid After 10/31/2016	10% Penalty Amount	914.58

Last Day to Pay: 12/31/2016

For a receipt, return the entire bill with payment  
and a self-addressed stamped envelope.

Office Hours:

Monday, Tuesday, and Thursday from 9:30am - 4:00pm  
Closed Wednesday and Friday  
Closed Holidays

\*\*Homestead/Farmstead Applied\*\*

2017 E071

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

REAL ESTATE TAX CERTIFICATION

Date: 07/11/2017

Fee: \$5.00

Cert. NO: 27724

CALARCO ROBERT M & THERESA A  
224 EAST SIXTH STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 0436 -0447  
Location: 1/2 LOT 17  
Parcel Id:04A-05 -047-00,000

Assessment: 23,026  
Balances as of 07/11/2017

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

COLUMBIA COUNTY SHERIFF

By: \_\_\_\_\_ Per: \_\_\_\_\_

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WILMINGTON TRUST NATIONAL ASSOCIATION  
vs.  
CALARCO, THERESA (et al.)

Case Number  
2017CV413

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 21

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Connie C. Ginger

Primary Address: 1615 Lincoln Avenue  
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally • Adult In Charge • Posted • Other

Adult In Charge:

Relation:

Date: 7-5-17

Time: 14:47

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

GINGHER, CONNIE C.

2017CV413

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WILMINGTON TRUST NATIONAL ASSOCIATION  
vs.  
CALARCO, THERESA (et al.)

Case Number  
2017CV413

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 71

Manner: < Not Specified >

Expires:

Warrant:

### Notes:

SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORITY

Primary Address: 1108 FREAS AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 106 MARKET STREET  
BERWICK, PA 18603

Phone:

### Final Service:

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

Adult In Charge: Kristy Hart

Relation: Clerk

Date: 7-5-17

Time: 11:55

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

BERWICK AREA JOINT SE

2017CV413

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOCIATION  
vs.  
CALARCO, THERESA (et al.)

Case Number  
2017CV413

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 71

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 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:

CCSU Cr #1

Phone:

### Final Service:

Served: Personally • Adult In Charge • Posted • Other

Adult In Charge:

Relation:

Date: 6-28-17

Time: 6:15

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

BULL BULL & MCDONALD

2017CV413

106 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOCIATION  
vs.  
CALARCO, THERESA (et al.)

Case Number  
2017CV413

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 71

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia County

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: EILEEN NESS

Relation: CLERK

Date: 8/20/17 Time: 1438

Deputy: 4 Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF

2017CV413

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOCIATION  
vs.  
CALARCO, THERESA (et al.)

Case Number  
2017CV413

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 71

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 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:

ELIZABETH WHITELIGHT

Relation:

CLERK

Date:

6/02/17

Time:

1435

Deputy:

4

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV413

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION



Wilmington Trust, National Association, as Successor Trustee to : COURT OF COMMON PLEAS  
Citibank, N.A. as Trustee for Bear Stearns Asset Backed :  
Securities Trust 2007-SD2, Asset Backed Certificates Series 2007- : CIVIL DIVISION  
SD2 :  
: NO.: 2017-CV-413

Plaintiff :

vs.

: COLUMBIA County  
:

Robert M. Calarco a/k/a Robert Calarco  
Theresa A. Calarco

Defendant(s)

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

**TO: Robert M. Calarco a/k/a Robert Calarco  
224 EAST 6TH STREET, A/K/A 224 EAST SIXTH STREET  
BERWICK, PA 18603-3104**

**330 W MAIN ST  
DALTON, PA 18414-9558**

**Theresa A. Calarco  
224 EAST 6TH STREET, A/K/A 224 EAST SIXTH STREET  
BERWICK, PA 18603-3104**

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

Your house (real estate) at **224 East 6th Street, a/k/a 224 East Sixth Street, Berwick, PA 18603-3104** is scheduled to be sold at the Sheriff's Sale on Sept. 6 2017 at 9:00 am in the **Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of \$74,756.47 obtained by **Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A. as Trustee for Bear Stearns Asset Backed Securities Trust 2007-SD2, Asset Backed Certificates Series 2007-SD2** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

### **NOTICE OF OWNER'S RIGHTS**

#### **YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**North Penn Legal Services  
168 East Fifth Street  
Bloomsburg, PA 17815**

**Telephone (570) 784-8760  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
PO Box 186  
Harrisburg, PA 17108**

**Telephone (800) 692-7375**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2017-CV-413**

**Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A. as Trustee  
for Bear Stearns Asset Backed Securities Trust 2007-SD2, Asset Backed Certificates Series  
2007-SD2**

v.

**Robert M. Calarco a/k/a Robert Calarco  
Theresa A. Calarco**

owner(s) of property situate in the **BERWICK BOROUGH**, COLUMBIA County,  
Pennsylvania, being

**224 East 6th Street, a/k/a 224 East Sixth Street, Berwick, PA 18603-3104**  
**Parcel No. 04A05 04700000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$74,756.47**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of East Sixth Street, said point being 297 feet east of Pine Street;

THENCE along the southerly side of East Sixth Street in an easterly direction a distance of 49 1/2 feet;

THENCE in a southerly direction on a line parallel with Pine Street, a distance of 90.75 feet;

THENCE in a westerly direction on a line parallel with Sixth Street, a distance of 49 1/2 feet;

THENCE in a northerly direction on a line parallel with Pine Street, a distance of 90.75 feet to Sixth Street, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert M. Calarco and Theresa A. Calarco, his wife, by Deed from Edward J. Burnett and Tracy D. Burnett, his wife, Dated 07/05/1994, Recorded 07/07/1994, in Book 573, Page 420.

Tax Parcel: 04A05 04700000

Premises Being: 224 East 6th Street, a/k/a 224 East Sixth Street, Berwick, PA 18603-3104

# 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 06/21/17

Account:

Name:  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**  
Address: **PO BOX 380**  
**BLOOMSBURG, PA 17815**  
Telephone: **(570) 389-5622**

Ad ID: 1109369  
Description: **CALARCO SHERIFF SALE**  
Run Dates: **08/16/17 to 08/30/17**  
Class: **2**  
Agate Lines: **183**  
Blind Box:

**Total Ad Cost \$1,004.19**  
**Amount Paid \$0.00**

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	08/16/17	08/30/17	3	\$1,004.19

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV413

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, SEPTEMBER 06, 2017**  
**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 or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point on the southerly side of East Sixth Street, said point being 297 feet east of Pine Street; THENCE along the southerly side of East Sixth Street in an easterly direction a distance of 49 1/2 feet; THENCE in a southerly direction on a line parallel with Pine Street, a distance of 90.75 feet; THENCE in a westerly direction on a line parallel with Sixth Street, a distance of 49 1/2 feet; THENCE in a northerly direction on a line parallel with Pine Street, a distance of 90.75 feet to Sixth Street, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert M. Calarco and Theresa A. Calarco, his wife, by Deed from Edward J. Burnett and Tracy D. Burnett, his wife, Dated 07/05/1994, Recorded 07/07/1994, in Book 573, Page 420.

Tax Parcel: 04A05 04700000

Premises Being: 224 East 6th Street, a/k/a 224 East Sixth Street, Berwick, PA 18603-3104

PROPERTY ADDRESS: 224 EAST 6TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A0504700000

Seized and taken into execution to be sold as the property of THERESA CALARCO, ROBERT CALARCO in suit of WILMINGTON TRUST NATIONAL ASSOCIATION.

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

Attorney for the Plaintiff:  
PHELAN & HALLINAN LLP  
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOCIATION  
vs.  
THERESA CALARCO (et al.)

Case Number  
2017CV413

## SHERIFF'S RETURN OF SERVICE

06/21/2017 09:50 AM - 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: JOHN W. MCDANEL AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.

  
CHRIS PRESCOTT, DEPUTY

SO ANSWERS,

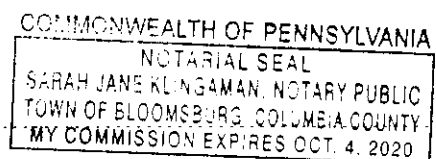
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 21, 2017

NOTARY

Affirmed and subscribed to before me this

21ST day of JUNE, 2017





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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOCIATION  
vs.  
CALARCO, THERESA (et al.)

Case Number  
2017CV413

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 71

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: JOHN W. MCDANEL

Primary Address: 107 REAR EAST SECOND STREET  
BERWICK, PA 18603

Phone: 570-752-3687

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 6-21-17

Time: 0950

Deputy: J

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

JOHN W. MCDANEL

2017CV413

107 REAR EAST SECOND STREET, BERWICK, PA 18603 NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV413

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, SEPTEMBER 06, 2017**  
**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 or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of East Sixth Street, said point being 297 feet east of Pine Street; THENCE along the southerly side of East Sixth Street in an easterly direction a distance of 49 1/2 feet; THENCE in a southerly direction on a line parallel with Pine Street, a distance of 90.75 feet; THENCE in a westerly direction on a line parallel with Sixth Street, a distance of 49 1/2 feet; THENCE in a northerly direction on a line parallel with Pine Street, a distance of 90.75 feet to Sixth Street, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert M. Calarco and Theresa A. Calarco, his wife, by Deed from Edward J. Burnett and Tracy D. Burnett, his wife, Dated 07/05/1994, Recorded 07/07/1994, in Book 573, Page 420.

Tax Parcel: 04A05 04700000

Premises Being: 224 East 6th Street, a/k/a 224 East Sixth Street, Berwick, PA 18603-3104

PROPERTY ADDRESS: 224 EAST 6TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A0504700000

Seized and taken into execution to be sold as the property of THERESA CALARCO, ROBERT CALARCO in suit of WILMINGTON TRUST NATIONAL ASSOCIATION.

---

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

Attorney for the Plaintiff:  
PHELAN & HALLINAN LLP  
PHILADELPHIA, PA 215-563-7000

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania



WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Wilmington Trust, National Association, as Successor Trustee to  
Citibank, N.A. as Trustee for Bear Stearns Asset Backed Securities  
Trust 2007-SD2, Asset Backed Certificates Series 2007-SD2

v.

Robert M. Calarco a/k/a Robert Calarco  
Theresa A. Calarco  
Commonwealth of Pennsylvania:

County of Columbia

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2017-CV-413

2017 - ED - 71

COLUMBIA COUNTY

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 224 East 6th Street, a/k/a 224 East Sixth Street, Berwick, PA 18603-3104  
(See Legal Description attached)

Amount Due

\$74,756.47

Interest from 06/19/2017 at \$12.29 per diem

\$

Costs to be added

\$

Barbara N. Alivisatos 188

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

Dated 10/20/2017  
(SEAL)

PH # 1002328

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

No.: 2017-CV-413

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A. as Trustee for Bear Stearns Asset  
Backed Securities Trust 2007-SD2, Asset Backed Certificates Series 2007-SD2

v.

Robert M. Calarco a/k/a Robert Calarco  
Theresa A. Calarco

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.

Phelan Halldan Diamond & Jones, LLP  
Jennie C. Tsai, Esq., Id. No.315213  
Attorney for Plaintiff

Complaint \$130.00 pd  
Judgment \$ 25.00 pd  
Vtr \$ 25.00 pd  
Sentry \$ 10.00  
Sentry

Address where papers may be served:

Robert M. Calarco a/k/a Robert Calarco  
224 EAST 6TH STREET  
A/K/A 224 EAST SIXTH STREET  
BERWICK, PA 18603-3104

330 W MAIN ST  
DALTON, PA 18414-9558

Theresa A. Calarco  
224 EAST 6TH STREET  
A/K/A 224 EAST SIXTH STREET  
BERWICK, PA 18603-3104

PHELAN HALLINAN DIAMOND & JONES, LLP  
Jennie C. Tsai, Esq., Id. No.315213  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jennie.Tsai@phelanhallinan.com  
215-563-7000

Attorneys for Plaintiff

**Wilmington Trust, National Association, as Successor Trustee to  
Citibank, N.A. as Trustee for Bear Stearns Asset Backed Securities  
Trust 2007-SD2, Asset Backed Certificates Series 2007-SD2**  
Plaintiff

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2017-CV-413**  
:  
: **2017-ED-71**  
:  
: **COLUMBIA County**  
:

v.

**Robert M. Calarco a/k/a Robert Calarco**  
**Theresa A. Calarco**  
Defendant(s)

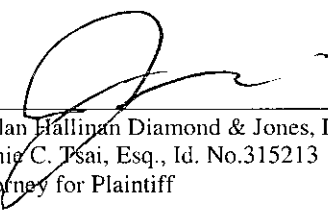
### **CERTIFICATION**

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

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

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

By:

  
\_\_\_\_\_  
Phelan Hallinan Diamond & Jones, LLP  
Jennie C. Tsai, Esq., Id. No.315213  
Attorney for Plaintiff

# REAL ESTATE OUTLINE

ED # 2017 ED 71

DATE RECEIVED 6-20-17  
DOCKET AND INDEX 2017 CV 413

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>Y</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>001673159</u>

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

SALE DATE \_\_\_\_\_ TIME 9:00 am  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

Wilmington Trust, National Association, as Successor	:	COURT OF COMMON PLEAS
Trustee to Citibank, N.A. as Trustee for Bear Stearns Asset	:	
Backed Securities Trust 2007-SD2, Asset Backed	:	CIVIL DIVISION
Certificates Series 2007-SD2	:	
PLAINTIFF	:	CASE NO. 2017-CV-413
	:	
V.	:	2017 - ED-71
	:	
	:	COLUMBIA COUNTY
ROBERT M. CALARCO A/K/A ROBERT CALARCO		
THERESA A. CALARCO		
DEFENDANT(S)		

**AFFIDAVIT PURSUANT TO RULE 3129.1**

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A. AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2007-SD2, ASSET BACKED CERTIFICATES SERIES 2007-SD2, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 224 EAST 6TH STREET, A/K/A 224 EAST SIXTH STREET, BERWICK, PA 18603-3104.

- |    |   |   |
|----|---|---|
| 1. | Name and address of Owner(s) or reputed Owner(s):   |   |
|    | Name  | Address (if address cannot be reasonably ascertained, please so indicate) |
|    | ROBERT M. CALARCO   | 224 EAST 6TH STREET   |
|    | A/K/A ROBERT CALARCO  | A/K/A 224 EAST SIXTH STREET   |
|    |   | BERWICK, PA 18603-3104  |
|    |   | 330 W MAIN ST   |
|    |   | DALTON, PA 18414-9558   |
|    | THERESA A. CALARCO  | 224 EAST 6TH STREET   |
|    |   | A/K/A 224 EAST SIXTH STREET   |
|    |   | BERWICK, PA 18603-3104  |
| 2. | Name and address of Defendant(s) in the judgment:   |   |
|    | Name  | Address (if address cannot be reasonably ascertained, please so indicate) |
|    | ROBERT M. CALARCO   | 224 EAST 6TH STREET   |
|    | A/K/A ROBERT CALARCO  | A/K/A 224 EAST SIXTH STREET   |
|    |   | BERWICK, PA 18603-3104  |
|    |   | 330 W MAIN ST   |
|    |   | DALTON, PA 18414-9558   |
|    | THERESA A. CALARCO  | 224 EAST 6TH STREET   |
|    |   | A/K/A 224 EAST SIXTH STREET   |
|    |   | BERWICK, PA 18603-3104  |
| 3. | Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold: |   |
|    | Name  | Address (if address cannot be reasonably ascertained, please indicate)    |
|    | NONE.   |   |

4. Name and address of last recorded holder of every mortgage of record:  
 Name Address (if address cannot be reasonably ascertained, please indicate)  
**NONE.**
5. Name and address of every other person who has any record lien on the property:  
 Name Address (if address cannot be reasonably ascertained, please indicate)  
**NONE.**
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.  
 Name Address (if address cannot be reasonably ascertained, please indicate)  
**NONE.**
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:  
 Name Address (if address cannot be reasonably ascertained, please indicate)  
**TENANT/OCCUPANT** **224 EAST 6TH STREET**  
**A/K/A 224 EAST SIXTH STREET**  
**BERWICK PA, 18603**  
  
**ROBERT M. CALARCO** **107 E. 2ND STREET**  
**A/K/A ROBERT CALARCO** **BERWICK, PA 18603**  
**C/O JOHN MCDANEL, ESQUIRE**  
  
**THERESA A. CALARCO** **106 N. MARKET STREET**  
**C/O ANTHONY J. MCDONALD, ESQUIRE** **BERWICK, PA 18603-4820**  
  
**DOMESTIC RELATIONS OF** **COLUMBIA COUNTY COURTHOUSE**  
**COLUMBIA COUNTY** **P.O. BOX 380**  
**BLOOMSBURG, PA 17815**  
  
**COMMONWEALTH OF PENNSYLVANIA** **P.O. BOX 2675**  
**DEPARTMENT OF WELFARE** **HARRISBURG, PA 17105**  
  
**INTERNAL REVENUE SERVICE ADVISORY** **1000 LIBERTY AVENUE ROOM 704**  
**PITTSBURGH, PA 15222**  
  
**U.S. DEPARTMENT OF JUSTICE** **228 WALNUT STREET, SUITE 220**  
**U.S. ATTORNEY FOR THE MIDDLE** **PO BOX 11754**  
**DISTRICT OF PA** **HARRISBURG, PA 17108-1754**  
**FEDERAL BUILDING**

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

**JUN 16 2017**

Date: \_\_\_\_\_

By: \_\_\_\_\_

  
**Phelan Hallinan Diamond & Jones, LLP**

Jennie C. Tsai, Esq., Id. No.315213

Attorney for Plaintiff

**PHELAN HALLINAN DIAMOND & JONES, LLP**

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

### LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of East Sixth Street, said point being 297 feet east of Pine Street;

THENCE along the southerly side of East Sixth Street in an easterly direction a distance of 49 1/2 feet;

THENCE in a southerly direction on a line parallel with Pine Street, a distance of 90.75 feet;

THENCE in a westerly direction on a line parallel with Sixth Street, a distance of 49 1/2 feet;

THENCE in a northerly direction on a line parallel with Pine Street, a distance of 90.75 feet to Sixth Street, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert M. Calarco and Theresa A. Calarco, his wife, by Deed from Edward J. Burnett and Tracy D. Burnett, his wife, Dated 07/05/1994, Recorded 07/07/1994, in Book 573, Page 420.

Tax Parcel: 04A05 04700000

Premises Being: 224 East 6th Street, a/k/a 224 East Sixth Street, Berwick, PA 18603-3104



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOCIATION  
vs.  
CALARCO, THERESA (et al.)

Case Number  
2017CV413

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 71

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: ROBERT CALARCO

Primary Address: 224 EAST 6TH STREET  
BERWICK, PA 18603

Phone:

DOB:

Alternate Address: 330 WEST MAIN STREET  
DALTON, PA 18414

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

CALARCO, ROBERT

2017CV413

224 EAST 6TH STREET, BERWICK, PA 18603

NO EXPIRATION

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2017-CV-413**

**Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A. as Trustee for Bear Stearns Asset Backed Securities Trust 2007-SD2, Asset Backed Certificates Series 2007-SD2**

v.

**Robert M. Calarco a/k/a Robert Calarco**

**Theresa A. Calarco**

owner(s) of property situate in the **BERWICK BOROUGH**, COLUMBIA County, Pennsylvania, being

**224 East 6th Street, a/k/a 224 East Sixth Street, Berwick, PA 18603-3104**

**Parcel No. 04A05 04700000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$74,756.47**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

## **To the Sheriff of COLUMBIA County**

### **Attention: Real Estate Department**

Please be advised that we will be serving the Notice of Sale on defendant(s) Robert M. Calarco a/k/a Robert Calarco and Theresa A. Calarco at any out of county address(es) via process server for this action.

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

Thank You

Jill Nicholas  
Supervisor  
Writ Department  
Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Automated Attendant: (215) 320-0007 Ext. 31569  
Front Desk: (215) 563-7000 Ext. 31569  
Fax: (215) 563-3826

## SHERIFF'S RETURN

Wilmington Trust, National Association, as Successor Trustee to  
Citibank, N.A. as Trustee for Bear Stearns Asset Backed Securities  
Trust 2007-SD2, Asset Backed Certificates Series 2007-SD2

Plaintiff

vs.

Robert M. Calarco a/k/a Robert Calarco  
Theresa A. Calarco

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2017-CV-413

ISSUED

NOW, \_\_\_\_\_ 20\_\_ I, \_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania, do  
hereby deputize the Sheriff of \_\_\_\_\_ County, Pennsylvania, to execute this Writ. This deputation being  
made at the request and risk of the Plaintiff.

Defendants alleged address is \_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

### AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 20\_\_, at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within  
upon \_\_\_\_\_ at \_\_\_\_\_

\_\_\_\_\_ by handing to  
\_\_\_\_\_ a true and correct copy of the original Notice of  
Sale and made known to \_\_\_\_\_ the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Notary Public

BY: \_\_\_\_\_  
Sheriff

\_\_\_\_\_  
\_\_\_\_\_  
20\_\_, See return endorsed hereon by Sheriff of  
County, Pennsylvania, and made a part of this  
return

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

## SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>		<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A. as Trustee for Bear Stearns Asset Backed Securities Trust 2007-SD2, Asset Backed Certificates Series 2007-SD2		Expiration date No.: <u>2017-CV-413</u>
Defendant Robert M. Calarco a/k/a Robert Calarco Theresa A. Calarco		Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <hr/> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>224 East 6th Street a/k/a 224 East Sixth Street, Berwick, PA 18603-3104</u>	

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

**PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.**

NOW, \_\_\_\_\_, 20\_\_\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <div style="font-size: 1.2em; font-weight: bold;">JUN 16 2017</div>
<b>SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE</b>		
PLAINTIFF	Court Number	

**RETURNED:**

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

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A. as Trustee for Bear Stearns Asset Backed Securities Trust 2007-SD2, Asset Backed Certificates Series 2007-SD2

No.: 2017-CV-413

Defendant

Robert M. Calarco a/k/a Robert Calarco  
Theresa A. Calarco

Type or Writ of Complaint  
**EXECUTION/NOTICE OF SALE**

**SERVE**



**AT**

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

**ROBERT M. CALARCO A/K/A ROBERT CALARCO**

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

**224 East 6th Street a/k/a 224 East Sixth Street, Berwick, PA 18603-3104**

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 20\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  
Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

(215)563-7000

**JUN 16 2017**

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

of \_\_\_\_\_ 20

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A. as Trustee for Bear Stearns Asset Backed Securities Trust 2007-SD2, Asset Backed Certificates Series 2007-SD2

No.: 2017-CV-413

Defendant

Robert M. Calarco a/k/a Robert Calarco  
Theresa A. Calarco

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**



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

THERESA A. CALARCO

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

224 East 6th Street a/k/a 224 East Sixth Street, Berwick, PA 18603-3104

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 20\_\_\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

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Signature of Attorney or other Originator requesting service on behalf of ☒ Plaintiff  
\_\_\_\_ Defendant  
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

**JUN 16 2017**

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

PLAINTIFF

Court Number

### RETURNED:

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

### LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of East Sixth Street, said point being 297 feet east of Pine Street;

THENCE along the southerly side of East Sixth Street in an easterly direction a distance of 49 1/2 feet;

THENCE in a southerly direction on a line parallel with Pine Street, a distance of 90.75 feet;

THENCE in a westerly direction on a line parallel with Sixth Street, a distance of 49 1/2 feet;

THENCE in a northerly direction on a line parallel with Pine Street, a distance of 90.75 feet to Sixth Street, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert M. Calarco and Theresa A. Calarco, his wife, by Deed from Edward J. Burnett and Tracy D. Burnett, his wife, Dated 07/05/1994, Recorded 07/07/1994, in Book 573, Page 420.

Tax Parcel: 04A05 04700000

Premises Being: 224 East 6th Street, a/k/a 224 East Sixth Street, Berwick, PA 18603-3104



PHELAN HALLINAN DIAMOND & JONES, LLP  
Jennie C. Tsai, Esq., Id. No.315213  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jennie.Tsai@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

<b>Wilmington Trust, National Association, as Successor Trustee to</b>	<b>:</b>	<b>COLUMBIA County</b>
<b>Citibank, N.A. as Trustee for Bear Stearns Asset Backed Securities</b>	<b>:</b>	
<b>Trust 2007-SD2, Asset Backed Certificates Series 2007-SD2</b>	<b>:</b>	<b>COURT OF COMMON PLEAS</b>
	<b>:</b>	
	<b>:</b>	<b>CIVIL DIVISION</b>
<b>vs.</b>	<b>:</b>	
	<b>:</b>	<b>NO.: 2017-CV-413</b>
<b>Robert M. Calarco a/k/a Robert Calarco</b>	<b>:</b>	<b>2017 - ED - 71</b>
<b>Theresa A. Calarco</b>		

**VERIFICATION OF NON-MILITARY SERVICE**

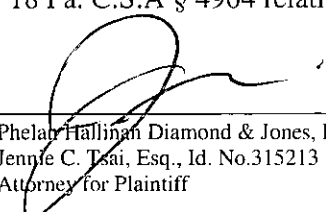
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) Robert M. Calarco a/k/a Robert Calarco and Theresa A. Calarco are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Robert M. Calarco a/k/a Robert Calarco is over 18 years of age and resides at 224 East 6th Street, a/k/a 224 East Sixth Street, Berwick, PA 18603-3104 and 330 W Main St, Dalton, PA 18414-9558.

(c) that defendant Theresa A. Calarco is over 18 years of age and resides at 224 East 6th Street, a/k/a 224 East Sixth Street, Berwick, PA 18603-3104.

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

  
Phelan Hallinan Diamond & Jones, LLP  
Jennie C. Tsai, Esq., Id. No.315213  
Attorney for Plaintiff

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



US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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## Document Receipt

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Trans #	10865	Carrier / service:	USPS Server	First-Class Mail®	6/21/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000107263

Doc Ref #: 2017ED71

Postage 5.2600

HARRISBURG PA 17128

## Document Receipt

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Trans #	10868	Carrier / service:	USPS Server	First-Class Mail®	6/21/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000107294

Doc Ref #: 2017ED71

Postage 5.2600

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	10867	Carrier / service:	USPS Server	First-Class Mail®	6/21/2017 12:00:00 AM
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## Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000107287

Doc Ref #: 2017ED71

Postage 5.2600

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	10866	Carrier / service:	USPS Server	First-Class Mail®	6/21/2017 12:00:00 AM
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*James S. Hallinan*

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