

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

Wells Fargo Bank vs Rick Schonage et al

NO. 159-14 ED NO. 843-2014 JD

DATE/TIME OF SALE: April 15, 2015 9:00 AM

BID PRICE (INCLUDES COST) \$ 7459.70

POUNDAGE - 2% OF BID \$ 149.19

TRANSFER TAX - 2% OF FAIR MKT \$ 149.19

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 7608.89

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

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

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

PURCHASER(S) SIGNATURE(S): Jerry J. Mull

TOTAL DUE: \$ 7608.89

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 6258.89

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
WELLS FARGO

vs.

**Defendant**  
LAUREL CUPPARO  
KIRK SOHONAGE  
JOSEPH SOHONAGE, JR

**Attorney for the Plaintiff:**  
PHELAN & HALLINAN LLP  
ONE PENN CENTER AT SUBURAN STATION  
SUITE 1400 1617 JFK BLVD  
PHILADELPHIA, PA 19103-1814

**Sheriff's Sale Date:** Wednesday, April 15, 2015  
**Writ of Execution No. :** 2014CV843  
**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 496 EVERGREEN LANE, CATAWISSA, PA 17820

## 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	\$102.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,264.83
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$285.00
Service Mileage	\$18.00
Distribution Form	\$25.00
Copies	\$10.50
Notary Fee	\$20.00
Surcharge	\$200.00

**Total Sheriff Costs** **\$2,307.83**

## Municipal Costs

Delinquent Taxes **\$5,084.87**

**Total Municipal Costs** **\$5,084.87**

## Distribution Costs

Recording Fees **\$67.00**

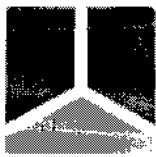
**Total Distribution Costs** **\$67.00**

**Grand Total:** **\$7,459.70**

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

For County Sale Sheriff, Execut. Inc.



PHELAN  
HALLINAN

Representing Lenders in Pennsylvania

1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000  
Fax #: 215-568-7616  
Kinyon.Lanier@phelanhallinan.com

KINYON LANIER  
Legal Assistant,

May 9, 2015

Office of the Sheriff  
COLUMBIA County Courthouse  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

Re: KIRK SOHONAGE  
LAUREL A. CUPPARO A/K/A LAUREL CUPPARO  
JOSEPH L. CUPPARO, JR  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE H.  
CUPPARO, DECEASED  
496 EVERGREEN LANE, CATAWISSA, PA 17820-8241  
2014-CV-843

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, PO Box 650043, Dallas, TX 75265.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,

  
KINYON LANIER  
On behalf of Phelan Hallinan Diamond & Jones, LLP

cc: WELLS FARGO BANK, N.A.

PH # 945985

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 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 inquires may be directed to the following person:**

Name

Phelan Haffinan Diamond &amp; Jones, LLP

Telephone Number:

215-563-7000

Mailing Address

1617 JFK Boulevard, Suite 1400, One Penn Center Plaza

City

Philadelphia

State

PA

ZIP Code

19103

**B. TRANSFER DATA**

Date of Acceptance of Document

5/9/18

Grantor(s)/Lessor(s)

Timothy Chamberlain

Telephone Number:

(570) 389-5622

Grantee(s)/Lessee(s)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Telephone Number:

Mailing Address

PO Box 380, W. Main Street

Mailing Address

PO Box 650043

City

Bloomsburg

State

PA

ZIP Code

17815

City

Dallas

State

TX

ZIP Code

75265

**C. REAL ESTATE LOCATION**

Street Address

496 EVERGREEN LANE, CATAWISSA, PA 17820-8241

City, Township, Borough

CLEVELAND TOWNSHIP

County

COLUMBIA

School District

CATAWISSA

Tax Parcel Number

13-10B-046

**D. VALUATION DATA**

Was transaction part of an assignment or relocation?  Y  N

1. Actual Cash Consideration

\$ 7,459.70 (winning bid)

2. Other Consideration

+ -0-

3. Total Consideration

= \$ 7,459.70

4. County Assessed Value

\$ 39,769.00

5. Common Level Ratio Factor

X 3.61

6. Fair Market Value

= \$143,566.09

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

1a. Amount of Exemption Claimed

= \$143,566.09

1b. Percentage of Grantor's Interest in Real Estate

100%

1b. Percentage of Grantor's Interest in Real Estate

100%

**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.)

Transfer to the Commonwealth, the United States 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 confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

Statutory corporate consolidation, merge, or division (Attach copy of articles)

\*Other (Please explain exemption claimed, if other than listed above.)

This transfer is an exempt transaction based on P.S. Sect. 91(b)(1)(v) and 12 U.S.C. Sect. 1723a.(c)(2). This is a Government Instrumentality.

**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

KINYON LANIER

Date

5/9/18

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

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

TD Bank, NA  
3-180/360

001519749

DATE  
5/11/2015

AMOUNT  
\*\*\*\*\$6,258.89

PAY SIX THOUSAND TWO HUNDRED FIFTY-EIGHT AND 89 / 100 Dollars

TO THE ORDER OF Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

*Francis S. Hillman*  
AUTHORIZED SIGNATURE

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

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

⑈001519749⑈ ⑆036001808⑆ 361508666⑈

SHERIFF'S SALE COST SHEET

vs. Schonage

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

- DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>285.00</u>	
- LEVY (PER PARCEL	\$15.00	
- MAILING COSTS	\$ <u>102.00</u>	
- ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>18.00</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>10.50</u>	
NOTARY	\$ <u>20.00</u>	
TOTAL *****		\$ <u>608.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1264.83</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1489.83</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>5084.87</u>
TOTAL *****		\$ <u>5084.87</u>

MUNICIPAL FEES DUE:

SEWER	20	\$ _____
WATER	20	\$ _____
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)		\$ <u>200.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$7459.70

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 31-OCT-14

FEE: \$5.00

CERT. NO19232

CUPPARO JOSEPH L & MARIE H  
496 EVERGREEN LN  
CATAWISSA PA 17820

DISTRICT: CLEVELAND TWP  
DEED 0599-0318  
LOCATION: 496 W EVERGREEN LN NUMIDIA  
PARCEL: 13 -10B-046-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2013	PRIM	2,423.53	49.50	0.00	2,473.03
TOTAL DUE :					\$2,473.03

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: January ,2015

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2013

REQUESTED BY: Columbia County Sheriff, *AS*

*5-5-15*

\*CERTIFICATION DOES NOT INCLUDE ANY 2014 TAX AMOUNTS. WE WILL NOT KNOW IF THEY  
ARE DELINQUENT UNTIL THE MIDDLE OF JANUARY 2015 WHEN THE TAX COLLECTORS TURN  
THEIR DELINQUENT REAL ESTATE TAX INFORMATION OVER TO COLUMBIA COUNTY

# 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 10/14/14

Account:

Name:  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**  
Address: **PO BOX 380  
BLOOMSBURG, PA 17815**

Ad ID: 1011225  
Description: **M & J Cupparo Sale**  
Run Dates: **11/26/14 to 12/10/14**  
Class: 2  
Agate Lines: 231  
Blind Box:

**Total Ad Cost \$1,264.83**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	11/26/14	12/10/14	3	\$1,264.83

## SHERIFF'S SALE

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

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, DECEMBER 17, 2014**  
**AT 9:00 O'CLOCK A.M.**

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

All that certain parcel or lot of land situate in the Township of Cleveland, Columbia County, Commonwealth of Pennsylvania, being more fully bounded and described as follows: BEGINNING at an iron pin on the northern edge of right-of-way of Evergreen Lane, said iron pin also being the southeast corner of lot no. 497 north 6 degrees 10 minutes 00 seconds east 142.65 feet to an iron pin; then by other lands of Mystic Mountain Estates south 83 degrees 50 minutes 00 seconds east 130.83 feet to an iron pin; then by lot no. 495 south 8 degrees 10 minutes 00 seconds west 174.67 feet to an iron pin on the northern edge of the right-of-way of Evergreen Lane; then by the said edge of Evergreen Lane north 70 degrees 03 minutes 00 seconds west 132.45 feet to a point; then by the same on a curve having a radius of 158.00 feet, an arc distance of 1.97 feet and a delta angle of 0 degrees 42 minutes 52 seconds to the place of beginning containing 0.478 acres of land, (20,751.60 square feet) designated as lot no. 496 NOTE: Above described land is based on a survey of Charles M. Quandt Associates, Inc., dated June 20, 1983, UNDER AND SUBJECT to right-of-way agreement between High Sky, Inc. and Pennsylvania Power and Light Company and Bell Telephone Company, dated May 9, 1975 and recorded in Columbia County Miscellaneous Book 52 at page 838.

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

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

Tax Parcel: 13-10B-046

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

PROPERTY ADDRESS: 496 EVERGREEN LANE, CATAWISSA, PA 17820

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

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

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

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

Attorney for the Plaintiff  
PHELAN & HALLINAN LLP  
PHILADELPHIA, PA 215-663-7000



County 024

PARCEL ID: 13-108-046-00.000

TAX YEAR: 2015

ALTERNATE ID:

EFFECTIVE DATE:

Year	Authority	Fund					
2013	PRIM		2,000.03	247.50	200.00	75.00	2,522.53
2014	PRIM		2,154.33	53.31	215.43	45.00	2,468.07
			4,154.36	300.81	415.43	120.00	4,990.60

4,990.60  
 50.00 Interest  
 50.00 Notice fee  
 5.00 Tax Cent.

# 5,084.87  
 May  
 amount

Document Receipt

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Trans # 3940 Carrier / service: USPS Server First-Class Mail® 10/14/2014 12:00:00 AM

Ship to:

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

US SMALL BUSINESS  
ADMINISTRATION

Tracking #: 71901140006000039380  
Doc Ref #: 2014ED159  
Postage 5.3400

Document Receipt

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Trans # 3939 Carrier / service: USPS Server First-Class Mail® 10/14/2014 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 71901140006000039373

Doc Ref #: 2014ED159

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

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Trans # 3938 Carrier / service: USPS Server First-Class Mail® 10/14/2014 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000039366

Doc Ref #: 2014ED159

Postage 5 3400

HARRISBURG PA 17128

Document Receipt

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Trans #	3947	Carrier / service	USPS Server	First-Class Mail®	10/14/2014 12:00:00 AM
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Ship to:

THE SECRETARY OF HOUSING &  
URBAN DEVE.

C/O WFHM FINAL DOCS

1000 BLUE GENTIAN ROAD  
X9999-01M

Tracking #: 7190114000600039458  
Doc Ref #: 2014ED159  
Postage 5.3400

EAGAN MN 55121

159

Document Receipt

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Trans # 3944 Carrier / service: USPS Server First-Class Mail® 10/14/2014 12:00:00 AM

Ship to:

DISCOVER BANK

6500 NEW ALBANY ROAD

NEW ALBANY OH 43054

Tracking #: 71901140006000039427

Doc Ref #: 2014ED159

Postage 5.3400

Document Receipt

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Trans # 3944 Carrier / service: USPS Server First-Class Mail® 10/14/2014 12:00:00 AM

Ship to:

DISCOVER BANK  
6500 NEW ALBANY ROAD  
  
NEW ALBANY OH 43054

Tracking # 71901140006000039427  
Doc Ref # 2014ED159  
Postage 5.3400

Document Receipt

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Trans # 3943 Carrier / service: USPS Server First-Class Mail® 10/14/2014 12:00:00 AM

Ship to:

JOSEPH CUPPARO  
356 UNION AVENUE

Tracking #: 7190114000600039410  
Doc Ref #: 2014ED159  
Postage 5.3400

BELLMAWR NJ 08031



Document Receipt

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Trans # 3943 Carrier / service: USPS Server First-Class Mail® 10/14/2014 12:00:00 AM

Ship to:

JOSEPH CUPPARO

356 UNION AVENUE

BELLMAWR NJ 08031

Tracking #: 7190114000600039410

Doc Ref #: 2014ED159

Postage 5.3400

Document Receipt

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Trans # 3944 Carrier / service: USPS Server First-Class Mail® 10/14/2014 12:00:00 AM

Ship to:

DISCOVER BANK

6500 NEW ALBANY ROAD

NEW ALBANY OH 43054

Tracking #: 71901140006000039427

Doc Ref #: 2014ED159

Postage 5.3400

Document Receipt

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Trans #	3942	Carrier / service:	USPS Server	First-Class Mail®	10/14/2014 12:00:00 AM
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Ship to:

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

Tracking #: 71901140006000039403  
Doc Ref #: 2014ED159  
Postage 5.3400

Document Receipt

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Trans # 3942 Carrier / service: USPS Server First-Class Mail® 10/14/2014 12:00:00 AM

Ship to:

KIRK SOHONAGE  
200 NORTH 3RD STREET  
FLOOR 6A

Tracking #: 7190114000600039403  
Doc Ref #: 2014ED159  
Postage 5.3400

HARRISBURG PA 17101

159

Document Receipt

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Trans # 3941 Carrier / service: USPS Server First-Class Mail® 10/14/2014 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000039397

Doc Ref #: 2014ED159

Postage 5.3400

PHILADELPHIA PA 19106

159

Document Receipt

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Trans # 3947 Carrier / service: USPS Server First-Class Mail® 10/14/2014 12:00:00 AM

Ship to:

THE SECRETARY OF HOUSING &  
URBAN DEVE

C/O WFHM FINAL DOCS

1000 BLUE GENTIAN ROAD  
X9999-01M

Tracking # 7190114000600039458  
Doc Ref #: 2014ED159  
Postage 5.3400

EAGAN MN 55121

159

Document Receipt

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Trans #	3940	Carrier / service:	USPS Server	First-Class Mail®	10/14/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET 5TH FLOOR  
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: 71901140006000039380  
Doc Ref #: 2014ED159  
Postage 5.3400

PHILADELPHIA PA 19107

159

Document Receipt

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Trans #	3946	Carrier / service:	USPS Server	First-Class Mail®	10/14/2014 12:00:00 AM
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Ship to:

THE SECRETARY OF HOUSING & URBAN DEVE.      WELLS FARGO BANK

3480 STATEVIEW BLVD MAC X7802-036

Tracking #	7190114000600039441
Doc Ref #	2014ED159
Postage	5.3400

FORT MILL      SC    29715



Document Receipt

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Trans # 3946 Carrier / service: USPS Server First-Class Mail® 10/14/2014 12:00:00 AM

Ship to:

THE SECRETARY OF HOUSING & URBAN DEVE. WELLS FARGO BANK

3480 STATEVIEW BLVD MAC X7802-036

Tracking # 71901140006000039441

Doc Ref #: 2014ED159

Postage 5.3400

FORT MILL SC 29715

Document Receipt

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Trans #	3945	Carrier / service:	USPS Server	First-Class Mail®	10/14/2014 12:00:00 AM
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Ship to:

SECRETARY OF HOUSING & URBAN DEVELOPMENT

451 7TH STREET  
SOUTHWEST

WASHINGTON DC 20410

Tracking #:	71901140006000039434
Doc Ref #:	2014ED159
Postage	5.3400

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

David A. Blakesley  
Legal Assistant

Representing Lenders in  
Pennsylvania

OFFICE OF THE SHERIFF  
COLUMBIA COUNTY COURTHOUSE

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

No.: 2014-CV-843

Dear Sir/Madame:

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

Thank you for your cooperation.

Sincerely,

David A. Blakesley  
cc: Prothonotary of COLUMBIA COUNTY

**PHELAN HALLINAN DIAMOND & JONES, LLP**

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

WELLS FARGO BANK, N.A.

Plaintiff

vs.

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

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2014-CV-843

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

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to LAUREL A. CUPPARO A/K/A LAUREL CUPPARO, in her capacity as Heir of the Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS, on 2/25/2015 in accordance with the Order of Court dated 2/13/2015. The property was posted on 3/6/2015.

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

Phelan Hallinan Diamond & Jones, LLP

DATE: 3/22/13

By: *Kenya Bates*  
Kenya Bates, Esq., Id. No.203664  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

Plaintiff

v.

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

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

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

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

Defendants

CIVIL DIVISION

NO. 2014-CV-843

FILED  
PROTHONOTARY  
2015 FEB 13 PM 2 30  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

ORDER

AND NOW, this 13<sup>th</sup> day of February, 2015, after

consideration of Plaintiff's Motion for Service of Notice of Sale Pursuant to Special Order of Court, it is hereby:

ORDERED that pursuant to Pa. R.C.P. 430(a), service of the Notice of Sale is permitted on Defendant, LAUREL A. CUPPARO A/K/A LAUREL CUPPARO, IN HER CAPACITY AS HEIR OF THE ESTATE OF MARIE H. CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS, by:

✓  
\_\_\_\_\_

REGULAR MAIL TO 496 EVERGREEN LANE, CATAWISSA,  
PA 17820-8241

Service by mail is complete upon the date of mailing

✓  
\_\_\_\_\_

CERTIFIED MAIL TO 496 EVERGREEN LANE,  
CATAWISSA, PA 17820-8241  
Service by mail is complete upon the date of mailing

✓  
\_\_\_\_\_

POSTING 496 EVERGREEN LANE, CATAWISSA, PA 17820-  
8241

**BY THE COURT:**

*LS/ Thomas A. Jones Jr.*  
\_\_\_\_\_ J.

PH # 945985/LAS

CC PHELAN HALLINAN DIAMOND & JONES, LLP  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103

Name and Address of Sender: **PHILAN BALLINAN, LLP.**  
 One Penn Center at Suburban, Suite 1400  
 Philadelphia, PA 19103

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
		Laurel A. Cupparo a/k/a Laurel Cupparo, in Her Capacity as Heir of The Estate of Marie H. Cupparo a/k/a Marie Cupparo a/k/a Marie Hans 496 Evergreen Lane Catawissa, PA 17820-8241	
2			
3			
4			
5			
6	****		
7	****		
8	****		
9	****		
10	****		
11	****		
12	****		
13	****		
14			
15		RE Laurel A. Cupparo	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, For (Name of Receiving Employee)
		PH: 945985	Columbia

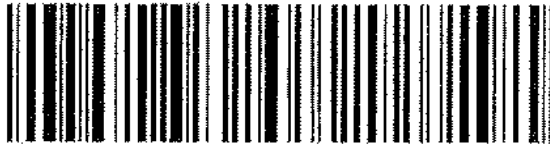


HWB-CERTIFICATE OF MAILING-NOS  
 CODE-1030



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USPS CERTIFIED MAIL™



9214 8969 0096 4000 2640 12

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DWB / 945985  
LAUREL A. CUPPARO  
496 EVERGREEN LANE  
CATAWISSA, PA 17820-8241

--fold here (regular)

-- fold here (6x9)

--fold here (regular)

English

Customer Service

USPS Mobile

Register / Sign In



# USPS Tracking™



Customer Service  
Have questions? We're here to help.

Tracking Number: 9214896900964000264012

Updated Delivery Day: Friday, February 27, 2015

## Product & Tracking Information

## Available Actions

Postal Product:  
First-Class Mail®

Extra Svc:  
Certified Mail™

[Return Receipt Electronic](#)

DATE & TIME

STATUS OF ITEM

LOCATION

[Text Updates](#)

February 27, 2015 , 11:58  
am

Delivered

CATAWISSA, PA 17820

[Email Updates](#)

Your item was delivered at 11:58 am on February 27, 2015 in CATAWISSA, PA 17820.

February 27, 2015 , 8:25 am

Arrived at Unit

CATAWISSA, PA 17820

February 25, 2015

Pre-Shipment Info Sent to  
USPS

## Track Another Package

Tracking (or receipt) number

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AFFIDAVIT OF SERVICE (FNMA)

PLAINTIFF  
WELLS FARGO BANK, N.A.

COLUMBIA COUNTY

PH # 945985

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

SERVICE TEAM/ ~~not~~  
COURT NO.: 2014-CV-843

SERVE LAUREL A. CUPPARO A/K/A LAUREL CUPPARO AT:  
496 EVERGREEN LANE  
CATAWISSA, PA 17820-8241

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: 04/15/2015

\*\*\*\*PLEASE POST THE PROPERTY\*\*\*

SERVED

Served and made known to LAUREL A. CUPPARO A/K/A LAUREL CUPPARO Defendant on the 6<sup>th</sup> day of MARCH 20 15 at 2:00 o'clock P. M., at 496 EVERGREEN LANE, CATAWISSA, PA 17820-8241, 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: POSTED THE PROPERTY

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

I, J. NEUBAUER competent adult, hereby verify that I personally posted the property with 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: 03-06-2015

NAME: John Neubaer  
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 \_\_\_\_\_
- Service Refused

Other: \_\_\_\_\_

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

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

2/27

6  
75

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

WELLS FARGO BANK, N.A.	:	Court of Common Pleas
Plaintiff	:	
vs.	:	Civil Division
	:	
KIRK SOHONAGE, IN HIS CAPACITY AS	:	COLUMBIA County
ADMINISTRATOR OF THE ESTATE OF MARIE	:	
H. CUPPARO A/K/A MARIE CUPPARO A/K/A	:	No.: 2014-CV-843
MARIE HANS	:	No.: 2014-ED-159
LAUREL A. CUPPARO A/K/A LAUREL	:	
CUPPARO, IN HER CAPACITY AS HEIR OF	:	
THE ESTATE OF MARIE H. CUPPARO A/K/A	:	
MARIE CUPPARO A/K/A MARIE HANS	:	
JOSEPH L. CUPPARO, JR, IN HIS CAPACITY	:	
AS HEIR OF THE ESTATE OF MARIE H.	:	
CUPPARO A/K/A MARIE CUPPARO A/K/A	:	
MARIE HANS	:	
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,	:	
AND ALL PERSONS, FIRMS, OR	:	
ASSOCIATIONS CLAIMING RIGHT, TITLE OR	:	
INTEREST FROM OR UNDER MARIE H.	:	
CUPPARO, DECEASED	:	
Defendants	:	

FILED  
PROTHONOTARY  
2015 MAR 19 PM 3 46  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

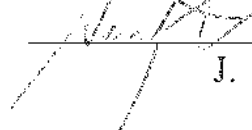
AND NOW, this 19 day of March, **ORDER** 2015 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$103,394.39
Interest Through March 1, 2015	\$14,520.31
Legal fees	\$2,425.00
Cost of Suit and Title	\$2,057.87
Property Inspections	\$45.00
Mortgage Insurance Premium/ Private Mortgage Insurance	\$6,677.95
Servicer Fees	\$2,160.00
Escrow Deficit	\$16,814.37
<b>TOTAL</b>	<b>\$148,094.89</b>

Plus interest at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT

  
\_\_\_\_\_  
J.

**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: WELLS FARGO BANK, N.A. v. KIRK SOHONAGE et al.**  
**No.: 2014-CV-843**

Dear Sir/Madam:

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

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

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

**\*\*Property is listed for the 04/15/2015 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**

By:

Legal Assistant

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Jonathan Lobb, Esq., Id. No.312174  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jonathan.Lobb@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**WELLS FARGO BANK, N.A.**  
Plaintiff

v.

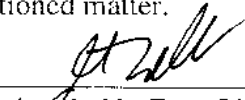
**KIRK SOHONAGE, in his capacity as Administrator of the  
Estate of MARIE H. CUPPARO A/K/A MARIE CUPPARO  
A/K/A MARIE HANS  
LAUREL A. CUPPARO A/K/A LAUREL CUPPARO, in her  
capacity as Heir of the Estate of MARIE H. CUPPARO  
A/K/A MARIE CUPPARO A/K/A MARIE HANS  
JOSEPH L. CUPPARO, JR, in his capacity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

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

**CERTIFICATE OF FILING**

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

Date: 2/20/15

  
\_\_\_\_\_  
Jonathan Lobb, Esq., Id. No.312174  
Attorney for Plaintiff

PHILAN HALLINAN DIAMOND & JONES, LLP  
Jonathan Lobb, Esq., Id. No.312174  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jonathan.Lobb@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**WELLS FARGO BANK, N.A.**  
Plaintiff

v.

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

:  
: **CIVIL DIVISION**  
:


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



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

The Sheriff's Sale scheduled for 03/04/2015 at 09:00 AM in the above-captioned matter has been continued until 04/15/2015 at 09:00 AM.

Date: 2/20/15

  
\_\_\_\_\_  
Jonathan Bobb, Esq., Id. No.312174  
Attorney for Plaintiff



**CERTIFICATION OF SERVICE**

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

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

KIRK SOHONAGE  
496 EVERGREEN LANE  
CATAWISSA, PA 17820-8241

LAUREL A. CUPPARO  
496 EVERGREEN LANE  
CATAWISSA, PA 17820-8241

LAUREL A. CUPPARO  
2913 WALDORF AVE  
CAMDEN, NJ 08105-2821


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

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

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

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

Date: 2/20/15

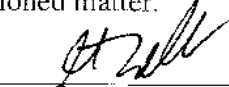
  
Jonathan Lobb, Esq., Id. No.312174  
Attorney for Plaintiff



**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: 2/20/15

  
\_\_\_\_\_  
Jonathan Lobb, Esq., Id. No.312174  
Attorney for Plaintiff

**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

February 17, 2015

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. v.  
KIRK SOHONAGE, LAUREL A. CUPPARO, JOSEPH L. CUPPARO, JR and  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER MARIE H. CUPPARO, DECEASED  
496 EVERGREEN LANE CATAWISSA, PA 17820-8241  
No.: 2014-CV-843

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for March 4, 2015 due to the following: Service of NOS.

The Property is to be relisted for the April 15, 2015 Sheriff Sale.

Thank you for your cooperation in this matter.

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

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



# Fax

**To:** Columbia County Sheriff Office      **From:** Patrick Ralston

---

**Fax:** 570-389-5625      **Date:** February 17, 2015

---

**Phone:** 570-389-5622      **Pages:** 1

---

**Re:** Postpone Sale Date      **CC:**

---

Urgent     For Review     Please Comment     Please Reply     Please Recycle

**•Comments:**

Hello,

We would like to postpone our scheduled sheriff sale for one month to a date in April 2015. Currently the sale is set for 3/2/15 at 9:00am. Please provide a new sale date and time as soon as possible via fax to 215-563-8656.

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

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

Thank you for you assistance in this matter.

Thank you,

Patrick Ralston

Fax – 215-563-8656

*Sale: April 15, 2015 9:00 AM*

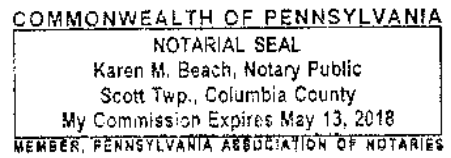
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA           } SS

James T. Micklow 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 November 26, December 3 & 10, 2014 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

*James T. Micklow*

Sworn and subscribed to before me this 11<sup>th</sup> day of December 2014.

*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.

.....