

DENISE D. OTTAVIANI  
HEMLOCK TOWNSHIP TAX COLLECTOR  
116 FROSTY VALLEY RD  
BLOOMSBURG PA 17815  
(570) 784-9310

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Columbia County Sheriff  
Columbia County Court House  
P O Box 380  
Bloomsburg, PA 17815

May 10, 2011

Tim,

Enclose is a copy of Edwin & Nancy Lugo's 2011 cnty/twp property tax receipt. This tax was paid on April 27<sup>th</sup>. Since this property was going or has gone up for sheriff sale I had previously reported to you that this tax was not paid. As soon as I received payment I called you and left a message that this tax was now paid. I thought you might need a copy of the receipt for your records.

If you have any questions, feel free to give me a call.

Sincerely,



Denise Ottaviani  
Hemlock Tax Collector

**POWERS, KIRN & JAVARDIAN, LLC**

OPERATING ACCOUNT  
1310 INDUSTRIAL HWY STE 101  
SOUTHAMPTON, PA 18966  
(215) 942-2090

PNC BANK, N.A.  
PHILADELPHIA, PA 020  
3-5-310

4214

4/14/2011

TO THE Sheriff

\$ \*\*1,873.01

One Thousand Eight Hundred Seventy-Three and 01/100\*\*\*\*\*

DOLLARS

Sheriff

MEMO

US BANK VS. LUGO, N.

AUTHORIZED SIGNATURE

⑈001214⑈ ⑆0310000053⑆ 8621079925⑈



Security features. Details on back.

# SHERIFF'S SALE COST SHEET

US Bank NA vs. Edwin + Nancy  
 NO. 18710 ED NO. 15971 JD DATE/TIME OF SALE 7-15-09

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>15.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>407.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>124.36</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>349.36</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>15.00</u>
TOTAL ***** \$ <u>25.00</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>400.00</u>
SCHOOL DIST. 20	\$ <u>10.00</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>415.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>806.00</u>
WATER 20	\$ <u>10.00</u>
TOTAL ***** \$ <u>816.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC.	\$ <u>0.00</u>
TOTAL ***** \$ <u>130.00</u>	

TOTAL COSTS (OPENING BID) \$ 975.81

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA vs Edwin + Penny Lugo

NO. 157-10 ED NO. 157-10 JD

DATE/TIME OF SALE: Apr 13 0900

BID PRICE (INCLUDES COST) \$ 3157.21

POUNDAGE - 2% OF BID \$ 63.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3220.21

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

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

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

PURCHASER(S) SIGNATURE(S): John Lugo

TOTAL DUE: \$ 3220.21

LESS DEPOSIT: \$ 1392.00

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ 1828.21

*POWERS, KIRN & JAVARDIAN*

1310 Industrial Boulevard  
1<sup>st</sup> Floor, Suite 101  
Southampton, PA 18966

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GREGORY JAVARDIAN

Phone: (215) 942-9690  
Fax: (215) 942-9695

April 16, 2011

Sheriff's Office of Columbia County  
Courthouse  
PO Box 380  
Bloomsburg, PA 17815  
Real Estate Division

RE: U.S. Bank, N.A. vs. Edwin R. & Nancy V. Lugo

Premises: 38 Buckhorn Road  
Bloomsburg, PA 17815  
Sale: April 13, 2011  
Docket No.: 2010-cv 1597

Dear Sir/Madam :

Kindly have the deed prepared in the name of **FEDERAL HOME LOAN MORTGAGE CORPORATION** whose address is **8200 Jones Branch Drive McLean, VA 22102-0110** have enclosed for your use two transfer tax affidavits with a copy of the mortgage and any and all assignments with regards to the above matter. Also please find a self-addressed stamped envelope for the return of the recorded sheriff's deed.

Thank you in advance for your cooperation with regards to this matter, should you have any questions or need additional information, feel free to contact me.

Very truly yours,

*Megan O'Brien*

Megan O'Brien Paralegal to  
Gregory Javardian, Esquire

/mo  
Enclosures



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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid \_\_\_\_\_  
Book Number \_\_\_\_\_  
Page Number \_\_\_\_\_  
Date Recorded \_\_\_\_\_

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

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

Name: Powers Kirm & Javardian, LLC Telephone Number: (215) 942-9690

Mailing Address: 1310 Industrial Blvd Ste 101 City: Southampton State: PA ZIP Code: 18966

### B. TRANSFER DATA

Grantor(s)/Lessor(s): Sheriff of Columbia County  
Mailing Address:

P.O. Box 380 Court house

City: Bloomsburg State: PA ZIP Code: 17815

### C. Date of Acceptance of Document

04/16/11

Grantee(s)/Lessee(s):

Federal Home Loan Mortgage Corporation

Mailing Address:

8200 Jones Branch Drive

City: McLean State: VA ZIP Code: 22102

### D. REAL ESTATE LOCATION

Street Address:

38 Buckhorn road

County:

Columbia

School District:

City, Township, Borough:

Bloomsburg

Tax Parcel Number:

18-02A-037

### E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration

3,159.81

2. Other Consideration

+ 0.00

3. Total Consideration

= 1.00

4. County Assessed Value

41,434.00

5. Common Level Ratio Factor

x 3.69

6. Fair Market Value

= 152,891.46

### F. EXEMPTION DATA

1a. Amount of Exemption Claimed

100.00

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

100

1c. Percentage of Grantor's Interest Conveyed

100

### Check Appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession.

(Name of Decedent)

(Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust

If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)

☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☒ Other (Please explain exemption claimed.) Transfer tax is exemption as the Grantee is a government agency.

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

Signature of Correspondent or Responsible Party

Date

04/16/11

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

82 Buckhorn Road, Bloomsburg, PA 17815  
570-784-2696  
FAX - 570-784-1425

**Hemlock Municipal  
Sewer Cooperative**

# Fax

**To:** Tim Chamberlain

**From:** Garey Bittenbender

**Fax:**

**Pages:** 1

**Phone:**

**Date:** March 31, 2011

**Re:** Edwin & Nancy Lugo

**CC:**

38 Buckhorn Rd, Bloomsburg, pa

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

• **Comments:** At the time of the new sale date of April 15, 2011 the amount due for the above property will be \$845.00.

Please advise if you have any question.

LAW OFFICES OF GREGORY JAVARDIAN  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
1310 INDUSTRIAL BOULEVARD  
1ST FLOOR, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

U.S. BANK, N.A.

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

EDWIN R. LUGO  
NANCY V. LUGO

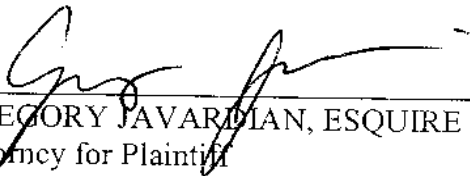
No.: 2010-CV-1597

**CERTIFICATE OF SERVICE**

GREGORY JAVARDIAN, ESQUIRE, Attorney for Plaintiff, hereby certifies that service of the Notice of Sheriff's Sale was made by sending a true and correct copy by certified and regular mail to Defendant at 38 BUCKHORN ROAD, BLOOMSBURG, PA 17815 on January 24, 2011 (see copies of proof of mailing attached) in accordance with the Order of Court dated October 13, 2010.

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

Date: March 9, 2011

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff



**TO:**  
EDWIN R. LUGO  
38 BUCKHORN ROAD  
BLOOMSBURG, PA 17815

**SENDER:**

**REFERENCE:**  
LUGO, E.

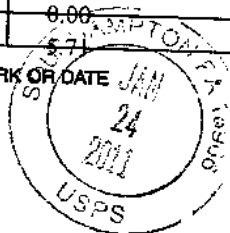
7196 9008 9040 0058 7588  
PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	0.61
	Return Receipt Fee	2.80
	Restricted Delivery	2.30
	Total Postage & Fees	0.00

US Postal Service  
**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



**TO:**  
NANCY V. LUGO  
38 BUCKHORN ROAD  
BLOOMSBURG, PA 17815

**SENDER:**

**REFERENCE:**  
LUGO, E.

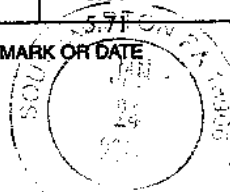
7196 9008 9040 0058 7601  
PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	0.61
	Return Receipt Fee	2.80
	Restricted Delivery	2.30
	Total Postage & Fees	0.00

US Postal Service  
**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE





POWERS, KIRN & JAVARDIAN, LLC  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
1310 INDUSTRIAL BOULEVARD, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-2090

U.S. BANK, N.A.

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

EDWIN R. LUGO  
NANCY V. LUGO

No.: 2010-CV-1597

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1**

I hereby certify that I have sent copies of the Notice of Sheriff Sale to the Defendants' certified and regular United States mail and all lien holders or judgment creditors of record as required by Pa.R.C.P. by first class United States mail, postage prepaid, on the date set forth below.  
(See attached Exhibit "A").

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

Columbia County Tax Claim Bureau  
P.O. Box 380  
Bloomsburg, PA 17815

Tenants/Occupants  
38 BUCKHORN ROAD  
BLOOMSBURG, PA 17815

EDWIN R. LUGO  
38 BUCKHORN ROAD  
BLOOMSBURG, PA 17815

NANCY V. LUGO  
38 BUCKHORN ROAD  
BLOOMSBURG, PA 17815

PA Department of Public Welfare  
Bureau of Child Support Enforcement  
Health and Welfare Building – Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

Dated: 1/24/11

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

**TO:**  
EDWIN R. LUGO  
38 BUCKHORN ROAD  
BLOOMSBURG, PA 17815

**SENDER:**

**REFERENCE:**  
LUGO, E.

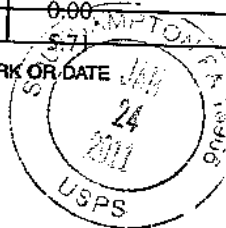
7196 9008 9040 0058 7588  
PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	0.61
	Return Receipt Fee	2.80
	Restricted Delivery	2.30
	Total Postage & Fees	5.71

US Postal Service  
**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



**TO:**  
NANCY V. LUGO  
38 BUCKHORN ROAD  
BLOOMSBURG, PA 17815

**SENDER:**

**REFERENCE:**  
LUGO, E.

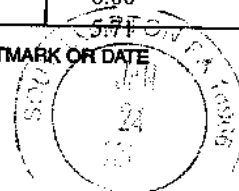
7196 9008 9040 0058 7601  
PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	0.61
	Return Receipt Fee	2.80
	Restricted Delivery	2.30
	Total Postage & Fees	5.71

US Postal Service  
**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



**TO:**  
TENANTS  
OCCUPANTS  
38 BUCKHORN ROAD  
BLOOMSBURG, PA 17815

**SENDER:**

**REFERENCE:**  
LUGO, E.

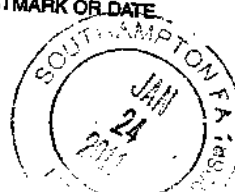
7196 9008 9040 0058 7571  
PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	0.44
	Return Receipt Fee	2.80
	Restricted Delivery	2.30
	Total Postage & Fees	5.54

US Postal Service  
**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



Name and Address of Sender  
**POWERS, KIRN & JAVARDIAN, LLC**  
1310 INDUSTRIAL BOULEVARD  
1ST FLOOR, SUITE 101  
SOUTHAMPTON, PA 18966

Article Number

1. *Lugo, E*

Check type of mail or service:

- ☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured
- ☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

Affix Stamp Here  
(If issued as a  
certificate of mailing,  
or for additional  
copies of this bill)

Postmark and  
Date of Receipt

Actual Value  
if Registered

Handling  
Charge

Fee

Postage

Addressee (Name, Street, City, State, & ZIP Code)

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

Columbia County Tax Claim Bureau  
P.O. Box 380  
Bloomsburg, PA 17815

Tenants/Occupants  
38 BUCKHORN ROAD  
BLOOMSBURG, PA 17815

EDWIN R. LUGO  
38 BUCKHORN ROAD  
BLOOMSBURG, PA 17815

NANCY V. LUGO  
38 BUCKHORN ROAD  
BLOOMSBURG, PA 17815

PA Department of Public Welfare  
Bureau of Child Support Enforcement  
Health and Welfare Building - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

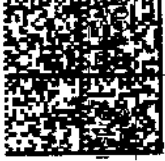
Total Number of Pieces  
Listed by Sender

Total Number of Pieces  
Received at Post Office

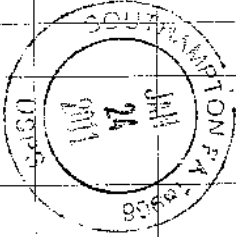
Postmaster, Per (Name of receiving employee)

*[Signature]*

See Privacy Act Statement on Reverse



02520  
\$0.25  
JAN 20 2011  
MAILED FROM ZIP CODE 18966



January 18, 2011

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): EDWIN R. LUGO and NANCY V. LUGO

PLAINTIFF/SELLER: U.S. BANK, N.A.

DEFENDANT(S): EDWIN R. LUGO and NANCY V. LUGO

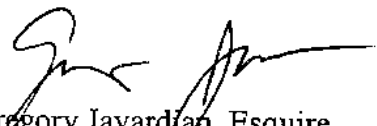
PROPERTY: 38 BUCKHORN ROAD  
BLOOMSBURG, PA 17815

COLUMBIA C.C.P. NO. 2010-CV-1597

The above captioned property is scheduled to be sold at Sheriff's Sale on MARCH 30, 2011 at 9:00 A.M., in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815. You may hold a judgment on the property, which may be extinguished by the sale. You may wish to attend the Sheriff's Sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Sincerely,

  
✓ Gregory Javardian, Esquire  
Powers, Kirn & Javardian, LLC  
1310 Industrial Boulevard  
Suite 101  
Southampton, PA 18966  
(215) 942-2090

**SHERIFF'S SALE**

**WEDNESDAY MARCH 30, 2011 AT 9:00 AM**

BY VIRTUE OF A WRIT OF EXECUTION NO. 187 OF 2010 ED AND CIVIL WRIT NO. 1597 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNNA. 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and lot of land situate in Hemlock Township, Columbia County, Pennsylvania, more particularly bounded and described as follows: BEGINNING at a rebar found on the westerly right-of-way line of Township Route 376, leading from Pennsylvania State Route No. 44 to a dead end, said rebar being at the southeast corner of lands of Mike E. and Sandra L. Morales (Instrument No. 20008415); THENCE along said right-of-way line South 29° 39' 10" East 96.00 feet to a rebar found at the northeast corner of lands of Atwood T. and Rebam Mericle (Record Book 355 page 852); THENCE along the northerly line of lands of said Mericle South 59° 02' 25" West 169.31 feet to a rebar found on the easterly right-of-way line of a 16.50 foot wide unnamed alley; THENCE along said right-of-way line North 28° 45' 05" West 96.00 feet to a point at the southwest corner of lands of the aforementioned Morales; THENCE along the southerly line of lands of said Morales North 59° 01' 20" East, 167.80 feet to the place of beginning.

CONTAINING 16,172.50 square feet (0.37 acre) of land in all.

BEING subject to a portion of an unnamed alley (8 foot gravel cartway) situate along the southerly line of the above described parcel.

ALL of the above being more fully shown on a survey plat showing lands of Bloomsburg Properties prepared by T. Bryce James and Associates dated August 27, 2001 (File No. 2001046) a copy of which is recorded in the Office of the Recorder of Deeds in and for Columbia County. Survey made and description prepared by T. Bryce James & Associates.

BEING known as 38 BUCKHORN ROAD, BLOOMSBURG, PA 17815

BEING THE SAME PREMISES which Bloomsburg Properties, a New Jersey General Partnership, by Deed dated January 28, 2005 and recorded February 7, 2005 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, in Instrument Number 200501284 granted and conveyed unto Edwin R. Lugo and Nancy V. Lugo, husband and wife.

PARCEL NO.: 18-02A-037

IMPROVEMENTS: RESIDENTIAL DWELLING

**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 with 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 either to 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 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.

Plaintiff's Attorney  
Gregory Javardian  
1310 Industrial Boulevard  
Southampton, PA 18966

Sheriff of Columbia County  
Timothy T. Chamberlain

NIA

} SS

sworn according to law deposes and says that Press Enterprise is in relation with its principal office and place of business at 3185 Bloomsburg, County of Columbia and State of Pennsylvania, and was published March, 1902, and has been published daily, continuously in said place that day and on the attached notice March 9, 16, 23, 2011 as the affiant is one of the officers or publisher or designated agent of said newspaper in which legal advertisement was published; that Press Enterprise is interested in the subject matter of said notice and the allegations in the foregoing statement as to time, place, and name.

before me this 23<sup>rd</sup> day of March, 2011

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelter, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

....., 20....., I hereby certify that the advertising and going to \$.....for publishing the foregoing notice, and the sum paid in full.

187  
**PK****&J Powers, Kirn &  
Javardian, LLC**

March 16, 2011

Sheriff's Office  
Columbia County  
Courthouse, P.O. Box 380  
Bloomsburg, PA 17815

Attention: Tim

728 Marine Highway  
Suite 200  
Moorestown, NJ 08057Sarah E. Powers\*  
Gregory Javardian\*  
William M.E. Powers, Jr.\*\*  
William M.E. Powers, III\*  
Edward W. Kirn, III\*1310 Industrial Boulevard  
Suite 101  
Southampton, PA 18966Telephone: 215-942-2090  
Fax: 215-942-9695  
[www.pkjllc.com](http://www.pkjllc.com)Mary F. Kennedy+  
James P. Kennedy+  
Meghan K. Boyle+  
Jeanette J. O'Donnell+\* Member of NJ and PA Bar  
\*\* Member of NJ Bar  
+ Member of PA Bar**\*REVISED\***Re: U.S. BANK, N.A.  
v. EDWIN R. LUGO and NANCY V. LUGO  
No. 2010-CV-1597  
Premises: 38 BUCKHORN ROAD, BLOOMSBURG, PA 17815

Dear Tim:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is  
scheduled for MARCH 30, 2011 to APRIL 13, 2011.

Thank you and should you have any questions or concerns, please contact me.

Very truly yours,

Colleen Miller for  
Powers, Kirn & Javardian, LLC

/cm

cc: US BANK (OWENSBORO)/VENDORScape

VIA TELECOPY (570) 389-5625 and REGULAR MAIL



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

US BANK NA

Docket # 187ED2010

VS

MORTGAGE FORECLOSURE

EDWIN R. LUGO  
NANCY V. LUGO

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, MARCH 8, 2011, AT 11:40 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON NANCY LUGO AT 38 BUCKHORN ROAD, BLOOMSBURG BY POSTING TO THE FRONT DOOR A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, MARCH 08, 2011

  
NOTARY PUBLIC

X   
TIMOTHY T. CHAMBERLAIN  
SHERIFF

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

LAW OFFICE OF GREGORY JAVARDIAN  
1310 INDUSTRIAL BLVD 1ST FLOOR  
Suite 101  
SOUTHAMPTON, PA 18966

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
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US BANK NA

Docket # 187ED2010

VS

MORTGAGE FORECLOSURE

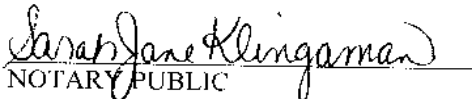
EDWIN R. LUGO  
NANCY V. LUGO

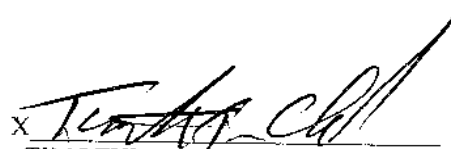
AFFIDAVIT OF SERVICE

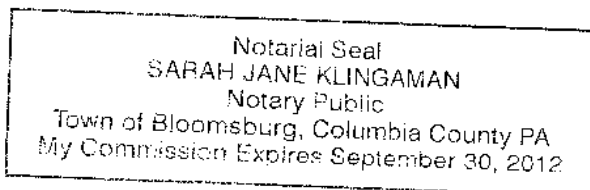
NOW, THIS TUESDAY, MARCH 8, 2011, AT 11:40 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON EDWIN LUGO AT 38 BUCKHORN ROAD, BLOOMSBURG BY POSTING TO THE FRONT DOOR A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, MARCH 08, 2011

  
NOTARY PUBLIC

X   
TIMOTHY T. CHAMBERLAIN  
SHERIFF



LAW OFFICE OF GREGORY JAVARDIAN  
1310 INDUSTRIAL BLVD 1ST FLOOR  
Suite 101  
SOUTHAMPTON, PA 18966

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 12/30/2010

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 187ED2010

PLAINTIFF US BANK NA

DEFENDANT EDWIN R. LUGO  
NANCY V. LUGO

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

PERSON/CORP TO SERVED
EDWIN LUGO
38 BUCKHORN ROAD
BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON posted

RELATIONSHIP \_\_\_\_\_

IDENTIFICATION \_\_\_\_\_

DATE 3-8-11

TIME 1140

MILEAGE \_\_\_\_\_

OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB \_\_\_\_ POE \_\_\_\_ CCSO \_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

1-4-11

1530

2

L.C.

1-6-11

1525

6

Card still appears  
at there vacant

DEPUTY JL

DATE \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 12/30/2010

SERVICE# 2 - OF - 13 SERVICES  
DOCKET # 187ED2010

PLAINTIFF US BANK NA

DEFENDANT EDWIN R. LUGO  
NANCY V. LUGO

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

PERSON/CORP TO SERVED
NANCY LUGO
38 BUCKHORN ROAD
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON posted

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 3-8-11 TIME 1140 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

1-1-11 1530 2 C.C.

1-6-11 1525 6 card still there appears vacant

DEPUTY

16 DATE \_\_\_\_\_

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

SHERIFF'S RETURN OF NO SERVICE  
-----

US BANK NA

187ED2010

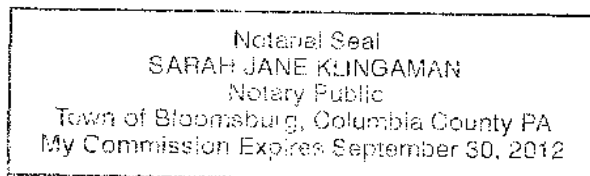
VS.

EDWIN R. LUGO  
NANCY V. LUGO

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF  
THIS 1/13/2011 FOR THE FOLLOWING REASONS:  
MOVED LEFT NO FORWARDING

SWORN AND SUBSCRIBED BEFORE ME  
THIS Thursday, January 13, 2011

*Sarah Jane Klingaman*  
-----  
NOTARY PUBLIC



SO ANSWERS :

*Timothy T. Chamberlain*  
-----

TIMOTHY T. CHAMBERLAIN  
SHERIFF

BY:

*Jeffrey H. Price*  
-----  
J PRICE  
DEPUTY SHERIFF

LAW OFFICE OF GREGORY JAVARDIAN  
1310 INDUSTRIAL BLVD 1ST FLOOR  
Suite 101  
SOUTHAMPTON, PA 18966



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, COMMONWEALTH  
OF PENNSYLVANIA.

US BANK NA

VS.

EDWIN & NANCY LUGO

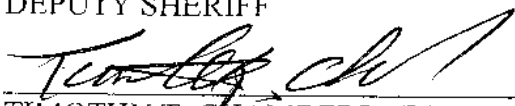
WRIT OF EXECUTION #187 OF 2010 ED

POSTING OF PROPERTY

FEBRUARY 24, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF EDWIN & NANCY LUGO AT 38 BUCKHORN ROAD BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF CHARLES CARROLL.

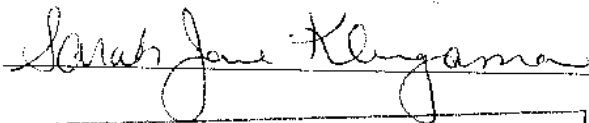
SO ANSWERS:

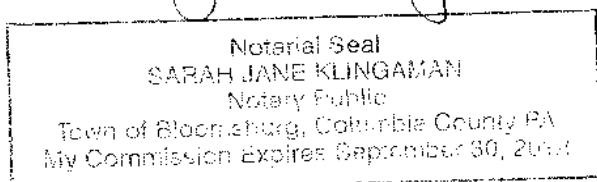
  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25<sup>TH</sup> DAY OF FEBRUARY 2011





**Tax Notice** 2011 County & Municipality

HEMLOCK TWP

**MAKE CHECKS PAYABLE TO:**

Denise D Ottaviani  
116 Frosty Valley Road  
Bloomsburg PA 17815

**HOURS:** MARCH & APRIL: TUE & THUR 1PM TO 6P  
JUNE 28, 29, 30: 1 PM TO 6 PM

OR BY APPOINTMENT

**PHONE:** 570-784-9310

**DATE**  
03/01/2011

**BILL NO.**  
19858

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	41,434	6.146	249.56	254.65	280.12
SINKING		1.345	54.62	55.73	61.30
FIRE		1	40.60	41.43	45.57
TWP RE		3.75	152.27	155.38	170.92
The discount & penalty have been calculated for your convenience			497.05	507.19	557.91
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

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

LUGO EDWIN R & NANCY V  
38 BUCKHORN ROAD  
BLOOMSBURG PA 17815

If you desire a receipt, send a self-addressed stamped envelope with your payment  
**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

CNTY	TWP	This tax returned to courthouse on:
Discount 2 %	2 %	January 1, 2012
Penalty 10 %	10 %	
PARCEL: 18 -02A-037-00,000		
38 BUCKHORN RD		
.3725 Acres		
Land	3,245	
Buildings	38,189	
Total Assessment	41,434	

POWERS, KIRN & JAVARDIAN, LLC  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
1310 INDUSTRIAL BOULEVARD, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-2090

U.S. BANK, N.A.

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

EDWIN R. LUGO  
NANCY V. LUGO

187ED2010  
No.: 2010-CV-1597

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

**TO: EDWIN R. LUGO  
NANCY V. LUGO  
38 BUCKHORN ROAD  
BLOOMSBURG, PA 17815**

Your house (real estate) at 38 BUCKHORN ROAD, BLOOMSBURG, PA 17815, is scheduled to be sold at Sheriff's Sale on March 30, 2011 at 9:00 AM, in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of \$207,367.66, obtained by U.S. BANK, N.A., against you.

**NOTICE OF OWNER'S RIGHTS**

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

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

1. The sale will be cancelled if you pay to 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) 942-2090**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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



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

REAL ESTATE TAX CERTIFICATION

Date: 01/19/2011

Fee: \$5.00

Cert. NO: 9215

LUGO EDWIN R & NANCY V  
38 BUCKHORN ROAD  
BLOOMSBURG PA 17815

District: HEMLOCK TWP  
Deed: 20050 -1284  
Location: 38 BUCKHORN RD  
Parcel Id: 18 -02A-037-00,000

Assessment: 41,434

Balances as of 01/19/2011

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy Chamberlain Per: (Signature)

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 12/30/2010

SERVICE# 4 - OF - 13 SERVICES  
DOCKET # 187ED2010

PLAINTIFF US BANK NA

DEFENDANT EDWIN R. LUGO  
NANCY V. LUGO

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
38 BUCKHORN ROAD	
BLOOMSBURG	

SERVED UPON \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB \_\_\_\_ POE \_\_\_\_ CCSO \_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

1-4-11	1530	2	C.C.
1-6-11	1525	6	Card still there appears vacant
1-11-11	1530	6	Definitely empty no forwarding address

DEPUTY \_\_\_\_\_

DATE \_\_\_\_\_

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-5300

Tuesday, January 04, 2011

**TENANT(S)**  
**38 BUCKHORN ROAD**  
**BLOOMSBURG, PA 17815-**

**US BANK NA**  
**VS**  
**EDWIN R. LUGO**  
**NANCY V. LUGO**

**DOCKET # 187ED2010**

**JD # 1597JD2010**

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

POWERS, KIRN & JAVARDIAN, LLC  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
1310 INDUSTRIAL BOULEVARD, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-2090

U.S. BANK, N.A.

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

EDWIN R. LUGO  
NANCY V. LUGO

<sup>187ED2010</sup>  
No.: 2010-CV-1597

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

**TO: EDWIN R. LUGO  
NANCY V. LUGO  
38 BUCKHORN ROAD  
BLOOMSBURG, PA 17815**

Your house (real estate) at 38 BUCKHORN ROAD, BLOOMSBURG, PA 17815, is scheduled to be sold at Sheriff's Sale on March 30, 2011 at 9:00 AM, in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of **\$207,367.66**, obtained by **U.S. BANK, N.A.**, against you.

**NOTICE OF OWNER'S RIGHTS**

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

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

1. The sale will be cancelled if you pay to 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) 942-2090**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on 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) 942-2090.
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 Gregory Javardian, Esquire at (215) 942-2090.
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 schedule of distribution of the money bid for your house will be filed by the Sheriff. 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.
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 E. 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
TELEPHONE: (570) 784-8760**

ALL THAT CERTAIN piece, parcel and lot of land situate in Hemlock Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a rebar found on the westerly right-of-way line of Township Route 376, leading from Pennsylvania State Route No. 44 to a dead end, said rebar being at the southeast corner of lands of Mike E. and Sandra L. Morales (Instrument No. 20008415); THENCE along said right-of-way line South 29° 39' 10" East 96.00 feet to a rebar found at the northeast corner of lands of Atwood J. and Rebam Mericle (Record Book 355 page 852); THENCE along the northerly line of lands of said Mericle South 59° 02' 25" West 169.31 feet to a rebar found on the easterly right-of-way line of a 16.50 foot wide unnamed alley; THENCE along said right-of-way line North 28° 45' 05" West 96.00 feet to a point at the southwest corner of lands of the aforementioned Morales; THENCE along the southerly line of lands of said Morales North 59° 01' 20" East, 167.80 feet to the place of beginning.

CONTAINING 16,172.50 square feet (0.37 acre) of land in all.

BEING subject to a portion of an unnamed alley (8 foot gravel cartway) situate along the southerly line of the above described parcel.

ALL of the above being more fully shown on a survey plat showing lands of Bloomsburg Properties prepared by T. Bryce James and Associates dated August 27, 2001 (File No. 2001046) a copy of which is recorded in the Office of the Recorder of Deeds in and for Columbia County.

Survey made and description prepared by T. Bryce James & Associates.

BEING known as 38 BUCKHORN ROAD, BLOOMSBURG, PA 17815

BEING THE SAME PREMISES which Bloomsburg Properties, a New Jersey General Partnership, by Deed dated January 28, 2005 and recorded February 7, 2005 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, in Instrument Number 200501284 granted and conveyed unto Edwin R. Lugo and Nancy V. Lugo, husband and wife.

PARCEL NO.: 18-02A-037

IMPROVEMENTS: RESIDENTIAL DWELLING

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 12/30/2010

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 187ED2010

PLAINTIFF US BANK NA

DEFENDANT EDWIN R. LUGO  
NANCY V. LUGO

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

PERSON/CORP TO SERVED
DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Denise OTTAVIANI

RELATIONSHIP Tax Collector IDENTIFICATION \_\_\_\_\_

DATE 1-4-11 TIME 1525 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 1-4-11

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/30/2010

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 187ED2010

PLAINTIFF US BANK NA

DEFENDANT EDWIN R. LUGO  
NANCY V. LUGO

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cols

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 1-4-11 TIME 1510 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB ☒ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

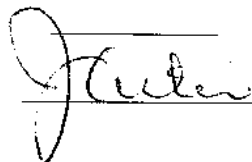
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 1-4-11



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/30/2010

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 187ED2010

PLAINTIFF US BANK NA

DEFENDANT EDWIN R. LUGO  
NANCY V. LUGO

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Det Miller

RELATIONSHIP Clerk IDENTIFICATION \_\_\_\_\_

DATE 1-4-11 TIME 1445 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB ☒ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

[Signature]

DATE 1-4-11

82 Buckhorn Road, Bloomsburg, PA 17816  
570-784-2696  
FAX - 570-784-1425

**Hemlock Municipal  
Sewer Coop.**

# Fax

**To:** Tim Chamberlain

**From:** Garey Bittenbender

**Fax:**

**Pages:** 1

**Phone:**

**Date:** January 4, 2011

**Re:** Edwin & Nancy Lugo

**CC:**

JD# 1597JD2010

☐ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

• **Comments:**

**At the date of the sale the account balance due to HMSC is \$806.00.**

**Please advise should you have any questions.**

# SHERIFF'S SALE

---

WEDNESDAY MARCH 30, 2011 AT 9:00 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 187 OF 2010 ED AND CIVIL WRIT NO. 1597 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

---

ALL THAT CERTAIN piece, parcel and lot of land situate in Hemlock Township, Columbia County, Pennsylvania, more particularly bounded and described as follows: BEGINNING at a rebar found on the westerly right-of-way line of Township Route 376, leading from Pennsylvania State Route No. 44 to a dead end, said rebar being at the southeast corner of lands of Mike E. and Sandra L. Morales (Instrument No. 20008415); THENCE along said right-of-way line South 29° 39' 10" East 96.00 feet to a rebar found at the northeast corner of lands of Atwood I. and Rebam Mericle (Record Book 355 page 852); THENCE along the northerly line of lands of said Mericle South 59° 02' 25" West 169.31 feet to a rebar found on the easterly right-of-way line of a 16.50 foot wide unnamed alley; THENCE along said right-of-way line North 28° 45' 05" West 96.00 feet to a point at the southwest corner of lands of the aforementioned Morales; THENCE along the southerly line of lands of said Morales North 59° 01' 20" East, 167.80 feet to the place of beginning.

CONTAINING 16,172.50 square feet (0.37 acre) of land in all.

BEING subject to a portion of an unnamed alley (8 foot gravel cartway) situate along the southerly line of the above described parcel.

ALL of the above being more fully shown on a survey plat showing lands of Bloomsburg Properties prepared by T. Bryce James and Associates dated August 27, 2001 (File No. 2001046) a copy of which is recorded in the Office of the Recorder of Deeds in and for Columbia County.

Survey made and description prepared by T. Bryce James & Associates.

BEING known as 38 BUCKHORN ROAD, BLOOMSBURG, PA 17815

BEING THE SAME PREMISES which Bloomsburg Properties, a New Jersey General Partnership, by Deed dated January 28, 2005 and recorded February 7, 2005 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, in Instrument Number 200501284 granted and conveyed unto Edwin R. Lugo and Nancy V. Lugo, husband and wife.

PARCEL NO.: 18-02A-037

IMPROVEMENTS: RESIDENTIAL DWELLING

## **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 with 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 either to 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 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.

Plaintiff's Attorney  
Gregory Javardian  
1310 Industrial Boulevard  
Southampton, PA 18966

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

Document Receipt

---

Trans # 10354 Carrier / service: POST 2PM 1/4/2011

Ship to: 10354

PA DEPT OF PUBLIC WELFARE

PO BOX 2675

Tracking #: 9171924291001000006718

Doc Ref #: 187ED2010

HARRISBURG PA 17105

Document Receipt

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Trans # 10355 Carrier / service: POST 2PM 1/4/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000006725

DEPARTMENT 281230

Doc Ref #: 187ED2010

HARRISBURG PA 17128

Document Receipt

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Trans # 10356 Carrier / service: POST 2PM 1/4/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000006732

Doc Ref #: 187ED2010

Document Receipt

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Trans # 10357 Carrier / service: POST 2PM 1/4/2011

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

PARKVIEW TOWERS  
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000006749

Doc Ref #: 187ED2010

KING OR PA 19406  
PRUSSIA



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: FAX  
DATE RECEIVED 12/30/2010

SERVICE# 5 - OF - 13 SERVICES  
DOCKET # 187ED2010

PLAINTIFF US BANK NA

DEFENDANT EDWIN R. LUGO  
NANCY V. LUGO

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

<b>PERSON/CORP TO SERVED</b>
HEMLOCK SEWER-C/O GARY
BITTENBENDER
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Fernand

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 1-4-11 TIME 1040 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

# REAL ESTATE OUTLINE

ED # 187-10

DATE RECEIVED 12-20-10  
DOCKET AND INDEX 1-2-11

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WAIVER OF WATCHMAN ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR ✓ CK# 1299

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

SALE DATE Nov 30 TIME 6:00  
POSTING DATE Nov 28  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Nov 9  
2<sup>ND</sup> WEEK 16  
3<sup>RD</sup> WEEK 23

**WRIT OF EXECUTION-(MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180 to 3183 and Rule 3257**

\_\_\_\_\_  
U.S. BANK, N.A.

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

\_\_\_\_\_  
vs.

2010 ED -187  
NO.: 2010-CV-1597

\_\_\_\_\_  
EDWIN R. LUGO  
NANCY V. LUGO

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:**

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

Premises: 38 BUCKHORN ROAD, BLOOMSBURG, PA 17815

(See legal description attached.)

Amount Due	\$ <u>207,367.66</u>
Interest from 11/30/10 to Date of Sale (\$34.08 per diem)	\$ _____
Total	\$ _____ Plus Cost \$ _____

as endorsed.

Dated December 30, 2010  
(Seal)

Jami B. Kline  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Jami B. Kline  
Prothonotary

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PARCEL NO.: 18-02A-037

IMPROVEMENTS: RESIDENTIAL DWELLING

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

FILED  
PROTHONOTARY  
2010 DEC 30 P 12:45

U.S. BANK, N.A.

COURT OF COMMON PLEAS

vs.

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA  
COLUMBIA COUNTY

EDWIN R. LUGO  
NANCY V. LUGO

No.: 2010-CV-1597

2010-ED-187

**PRAECIPE FOR WRIT OF EXECUTION**  
**MORTGAGE FORECLOSURE**


TO THE PROTHONOTARY:

Kindly issue Writ of Execution in the above matter.

Amount Due \$207,367.66

Interest from 11/30/10 to Date of Sale  
@ \$34.08 per diem \$ \_\_\_\_\_

Subtotal \$ \_\_\_\_\_  
(Costs to be added)

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

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PARCEL NO.: 18-02A-037

IMPROVEMENTS: RESIDENTIAL DWELLING

U.S. BANK, N.A.

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

EDWIN R. LUGO  
NANCY V. LUGO

No.: 2010-CV-1597



**AFFIDAVIT PURSUANT TO RULE 3129.1**

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 38 BUCKHORN ROAD, BLOOMSBURG, PA 17815:

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

Name

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

EDWIN R. LUGO

38 BUCKHORN ROAD  
BLOOMSBURG, PA 17815  
(PRESENT WHEREABOUTS ARE UNKNOWN)

NANCY V. LUGO

38 BUCKHORN ROAD  
BLOOMSBURG, PA 17815  
(PRESENT WHEREABOUTS ARE UNKNOWN)

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

EDWIN R. LUGO

38 BUCKHORN ROAD  
BLOOMSBURG, PA 17815  
(PRESENT WHEREABOUTS ARE UNKNOWN)

NANCY V. LUGO

38 BUCKHORN ROAD  
BLOOMSBURG, PA 17815  
(PRESENT WHEREABOUTS ARE UNKNOWN)

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

Name

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

None.

4. Name and address of last recorded holder of every mortgage of record:

Name

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

Plaintiff.

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

Name	Last Known 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	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Columbia County Domestic Relations	P.O. Box 380 Bloomsburg, PA 17815
------------------------------------	--------------------------------------

Columbia County Tax Claim Bureau	P.O. Box 380 Bloomsburg, PA 17815
----------------------------------	--------------------------------------

PA Department of Public Welfare Bureau of Child Support Enforcement	Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675
--	--

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	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Tenants/Occupants	38 BUCKHORN ROAD BLOOMSBURG, PA 17815
-------------------	--

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

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

December 27, 2010



POWERS, KIRN & JAVARDIAN, LLC  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
1310 INDUSTRIAL BOULEVARD, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-2090

U.S. BANK, N.A.

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY


EDWIN R. LUGO  
NANCY V. LUGO

No.: 2010-CV-1597

**CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY  
AS TO THE SALE OF REAL ESTATE**

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 91 complied with

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

POWERS, KIRN & JAVARDIAN, LLC  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
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COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY


EDWIN R. LUGO  
NANCY V. LUGO

No.: 2010-CV-1597

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AS TO THE SALE OF REAL ESTATE**

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 91 complied with

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5623

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 794-6300

Tuesday, January 04, 2011

**HEMLOCK SEWER-C/O GARY BITTENBENDER  
BLOOMSBURG, PA 17815-**

**US BANK NA  
VS  
EDWIN R. LUGO  
NANCY V. LUGO**

**DOCKET # 187ED2010**

**JD # 1597JD2010**

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

POWERS, KIRN & JAVARDIAN, LLC  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
1310 INDUSTRIAL BOULEVARD, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-2090

U.S. BANK, N.A.

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

EDWIN R. LUGO  
NANCY V. LUGO

<sup>187ED2010</sup>  
No.: 2010-CV-1597

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

**TO: EDWIN R. LUGO  
NANCY V. LUGO  
38 BUCKHORN ROAD  
BLOOMSBURG, PA 17815**

Your house (real estate) at 38 BUCKHORN ROAD, BLOOMSBURG, PA 17815, is scheduled to be sold at Sheriff's Sale on March 30, 2011 at 9:00 AM, in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of \$207,367.66, obtained by **U.S. BANK, N.A.**, against you.

**NOTICE OF OWNER'S RIGHTS**

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

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

1. The sale will be cancelled if you pay to 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) 942-2090**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on 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) 942-2090.
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 Gregory Javardian, Esquire at (215) 942-2090.
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 schedule of distribution of the money bid for your house will be filed by the Sheriff. 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.
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 E. 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
TELEPHONE: (570) 784-8760**

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PARCEL NO.: 18-02A-037

IMPROVEMENTS: RESIDENTIAL DWELLING

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

  
GREGORY JAWARDIAN, ESQ.  
ATTORNEY FOR PLAINTIFF  
1310 INDUSTRIAL BOULEVARD  
SUITE 101  
SOUTHAMPTON, PA 18966

U.S. BANK, N.A.

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

Plaintiff

vs.

CIVIL ACTION - LAW

EDWIN R. LUGO  
NANCY V. LUGO

IN MORTGAGE FORECLOSURE

No.: 2010-CV-1597

Defendants

AFFIDAVIT OF NON-MILITARY SERVICE AND  
CERTIFICATION OF LAST KNOWN ADDRESS  
OF DEFENDANTS AND PLAINTIFF

COMMONWEALTH OF PENNSYLVANIA :

:

ss

COUNTY OF BUCKS :

:


The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) EDWIN R. LUGO is over 21 years of age, resides at 38 BUCKHORN ROAD, BLOOMSBURG, PA 17815;

(b) NANCY V. LUGO is over 21 years of age, resides at resides at 38 BUCKHORN ROAD, BLOOMSBURG, PA 17815;

(c) Plaintiff, U.S. BANK, N.A., is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 4801 FREDERICA STREET, OWENSBORO, KY 42301

Deponent further avers that none of the above is within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with the amendments thereto.

  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

Sworn to and subscribed before me  
this 27<sup>th</sup> day of December, 2010

  
Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

MARYANN LEVENTHAL, Notary Public  
Upper Southampton Twp., Bucks County  
My Commission Expires June 2, 2011



POWERS, KIRN & JAVARDIAN, LLC  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
1310 INDUSTRIAL BOULEVARD, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-2090

U.S. BANK, N.A.

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

EDWIN R. LUGO  
NANCY V. LUGO

No.: 2010-CV-1597

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

**TO: EDWIN R. LUGO  
NANCY V. LUGO  
38 BUCKHORN ROAD  
BLOOMSBURG, PA 17815**

Your house (real estate) at 38 BUCKHORN ROAD, BLOOMSBURG, PA 17815, is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, 2011 at \_\_\_\_\_, in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of **\$207,367.66**, obtained by **U.S. BANK, N.A.**, against you.

**NOTICE OF OWNER'S RIGHTS**

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

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

1. The sale will be cancelled if you pay to 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) 942-2090**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on 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) 942-2090.
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 Gregory Javardian, Esquire at (215) 942-2090.
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 schedule of distribution of the money bid for your house will be filed by the Sheriff. 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.
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 E. 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
TELEPHONE: (570) 784-8760**

ALL THAT CERTAIN piece, parcel and lot of land situate in Hemlock Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a rebar found on the westerly right-of-way line of Township Route 376, leading from Pennsylvania State Route No. 44 to a dead end, said rebar being at the southeast corner of lands of Mike E. and Sandra L. Morales (Instrument No. 20008415); THENCE along said right-of-way line South 29° 39' 10" East 96.00 feet to a rebar found at the northeast corner of lands of Atwood J. and Rebam Mericle (Record Book 355 page 852); THENCE along the northerly line of lands of said Mericle South 59° 02' 25" West 169.31 feet to a rebar found on the easterly right-of-way line of a 16.50 foot wide unnamed alley; THENCE along said right-of-way line North 28° 45' 05" West 96.00 feet to a point at the southwest corner of lands of the aforementioned Morales; THENCE along the southerly line of lands of said Morales North 59° 01' 20" East, 167.80 feet to the place of beginning.

CONTAINING 16,172.50 square feet (0.37 acre) of land in all.

BEING subject to a portion of an unnamed alley (8 foot gravel cartway) situate along the southerly line of the above described parcel.

ALL of the above being more fully shown on a survey plat showing lands of Bloomsburg Properties prepared by T. Bryce James and Associates dated August 27, 2001 (File No. 2001046) a copy of which is recorded in the Office of the Recorder of Deeds in and for Columbia County.

Survey made and description prepared by T. Bryce James & Associates.

BEING known as 38 BUCKHORN ROAD, BLOOMSBURG, PA 17815

BEING THE SAME PREMISES which Bloomsburg Properties, a New Jersey General Partnership, by Deed dated January 28, 2005 and recorded February 7, 2005 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, in Instrument Number 200501284 granted and conveyed unto Edwin R. Lugo and Nancy V. Lugo, husband and wife.

PARCEL NO.: 18-02A-037

IMPROVEMENTS: RESIDENTIAL DWELLING

POWERS, KIRN & JAVARDIAN, LLC  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
1310 INDUSTRIAL BOULEVARD, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-2090

U.S. BANK, N.A.

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

EDWIN R. LUGO  
NANCY V. LUGO

No.: 2010-CV-1597

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PARCEL NO.: 18-02A-037

IMPROVEMENTS: RESIDENTIAL DWELLING

**SHERIFF'S RETURN OF SERVICE  
COLUMBIA COUNTY**

**PLAINTIFF**  
**U.S. BANK, N.A.**

**COURT NO.:** 2010-CV-1597

**DEFENDANT**  
**EDWIN R. LUGO**  
**NANCY V. LUGO**

**TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SERVE AT:**  
**38 BUCKHORN ROAD**  
**BLOOMSBURG, PA 17815**

**SALE DATE:**

PLEASE POST SHERIFF'S HAND BILL.

**SERVED**

Served and made known to \_\_\_\_\_, Defendant, on the \_\_\_\_ day of \_\_\_\_\_, 2011, at \_\_\_\_\_, o'clock \_\_. M., at \_\_\_\_\_, Commonwealth of Pennsylvania, 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 \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Race \_\_\_\_ Sex \_\_\_\_ Other \_\_\_\_

**SHERIFF**

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

On the \_\_\_\_ day of \_\_\_\_\_, 2011, at \_\_\_\_ o'clock \_\_. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

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

**SHERIFF**

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

**DEPUTIZED SERVICE**

Now, this \_\_\_\_ day of \_\_\_\_\_, 2011, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

**SHERIFF**

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

**ATTORNEY FOR PLAINTIFF**  
**GREGORY JAVARDIAN, ESQUIRE**  
ID #55669  
1310 Industrial Boulevard, Suite 101  
Southampton, PA 18966  
(215) 942-2090

**SHERIFF'S RETURN OF SERVICE  
COLUMBIA COUNTY**

**PLAINTIFF**  
**U.S. BANK, N.A.**

**COURT NO.:** 2010-CV-1597

**DEFENDANT**  
**EDWIN R. LUGO**  
**NANCY V. LUGO**

**TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SERVE AT:**  
**38 BUCKHORN ROAD**  
**BLOOMSBURG, PA 17815**

**SALE DATE:**

PLEASE **POST** PREMISES WITH NOTICE OF SALE IN ACCORDANCE WITH THE ORDER OF COURT DATED 10/13/10 TO COMPLETE SERVICE UPON THE DEFENDANTS.

**SERVED**

Served and made known to \_\_\_\_\_, Defendant, on the \_\_\_\_ day of \_\_\_\_\_, 2011, at \_\_\_\_\_, o'clock \_\_. M., at \_\_\_\_\_, Commonwealth of Pennsylvania, 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 \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

**SHERIFF**

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

On the \_\_\_\_ day of \_\_\_\_\_, 2011, at \_\_\_\_ o'clock \_\_. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

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

**SHERIFF**

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

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Now, this \_\_\_\_\_ day of \_\_\_\_\_, 2011, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

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

**ATTORNEY FOR PLAINTIFF**  
**GREGORY JAVARDIAN, ESQUIRE**  
I.D.#55669  
1310 Industrial Boulevard, Suite 101  
Southampton, PA 18966  
(215) 942-2090



#10-0008  
POWERS, KIRN & JAVARDIAN, LLC  
By: Gregory Javardian  
Attorney Id # 55669  
1310 Industrial Boulevard, Suite 101  
Southampton, PA 18966  
Telephone: 215-942-2090

Attorneys for Plaintiff

U.S. Bank, NA

COURT OF COMMON PLEAS

**Plaintiff**

vs.

CIVIL DIVISION

Edwin R. Lugo and Nancy V. Lugo  
**Defendants**

COLUMBIA COUNTY

No. 2010-CV-1597

**ORDER GRANTING ALTERNATIVE SERVICE PURSUANT  
TO PENNSYLVANIA R.C.P. 430**

This matter being opened to the Court by Plaintiff, upon Motion for Order Granting Alternative Service, pursuant to Pennsylvania R.C.P. 430, and the Court having reviewed and considered the pleadings submitted in connection with this matter, and for good cause shown;

IT IS on this 13 day of October, 2010, ORDERED that the Motion for Alternative Service of the Complaint in Mortgage Foreclosure and all subsequent pleadings by posting the premises 38 Buckhorn Road, Bloomsburg, PA 17815, and by regular and certified mail to the Defendant, Edwin R. Lugo and Nancy V. Lugo's, last known address, is hereby GRANTED.

BY THE COURT:

1st Thomas A. James Jr.  
J.

1299

**POWERS, KIRN & JAVARDIAN, LLC**

IOITA CLIENT TRUST FUND  
1310 INDUSTRIAL HWY SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-2090

**PNC BANK, N.A.**  
PHILADELPHIA, PA 020  
3-5-310

12/24/2010

**PAY TO THE  
ORDER OF** Sheriff

**\$** \*\*1,350.00

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

Sheriff

**MEMO**

US BANK VS. LUGO, E.

  
AUTHORIZED SIGNATURE

⑈001299⑈ ⑆031000053⑆ 8621079934⑈