

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

First State Bank VS Wayne & Janie Combe

NO. 163-12 ED NO. 1696-11 JD

DATE/TIME OF SALE: Feb. 6, 15 0900

BID PRICE (INCLUDES COST) \$ 2345.55

POUNDAGE - 2% OF BID \$ 46.91

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

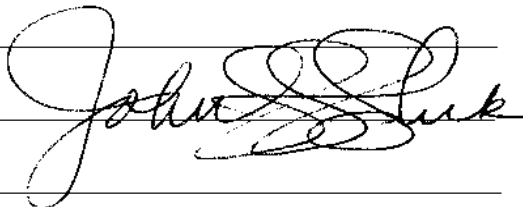
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2392.46

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 2392.46

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1042.46

6358

TD BANK
America's Most Convenient Bank

3-180-360
2/28/2013

TD BANK
America's Most Convenient Bank

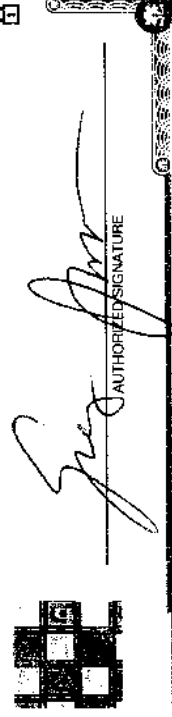
POWERS, KIRN & JAVARDIAN, LLC
OPERATING CLIENT COST
1310 INDUSTRIAL BLVD., STE. 101
SOUTHAMPTON, PA 18966
(215) 942-2090

PAY TO THE
ORDER OF

Sheriff of Columbia County

One Thousand Forty-Two and 46/100 ***** DOLLARS

Sheriff of Columbia County


AUTHORIZED SIGNATURE

MEMO First State Bank vs Coombe, Wayne

1100635811 10360018081 4256240311

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FIRST STATE BANK

vs.

Defendant
WAYNE COOMBE
JAMIE COOMBE

Attorney for the Plaintiff:

POWERS, KIRN & JAVARDIAN LLC
1310 INDUSTRIAL BOULEVARD
SUITE 101
SOUTHAMPTON, PA 18966

Sheriff's Sale Date: Wednesday, February 6, 2013

Writ of Execution No. : 2011CV1696

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 3617 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,222.26
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	\$180.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Surcharge	\$130.00
Tax Claim Search	\$5.00
Total Sheriff Costs	\$2,005.76

Municipal Costs

Sewer	\$284.79
Total Municipal Costs	\$284.79

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

Grand Total: **\$2,345.55**

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)

(c) Columbia County Sheriff, Bloomsburg, PA

POWERS, KIRN & JAVARDIAN

1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966

GREGORY JAVARDIAN

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

February 28, 2013

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

RE: FIRST STATE BANK V. WAYNE COOMBE AND JAMIE L. COOMBE
NO. 2011-CV-1696-MF
PREMISES: 3617 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

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.

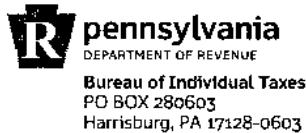
Thank you in advance for your cooperation with regards to this matter, should you have any questions or need additional information, feel free to contact me.

Very truly yours,

Megan O'Brien

Megan O'Brien Paralegal to
Gregory Javardian, Esquire

/mo
Enclosures



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, Kirn & 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

Mailing Address

Courthouse

City

Bloomsburg

State

PA

ZIP Code

17815

C. Date of Acceptance of Document

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

3617 Old Berwick Road

City, Township, Borough

Bloomsburg

County

Columbia

School District

CENTRAL COLUMBIA S D

Tax Parcel Number

31-4C2-00-000

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

1. Actual Cash Consideration

2,345.55

2. Other Consideration

+ 0.00

3. Total Consideration

= 2,345.55

4. County Assessed Value

23,499.00

5. Common Level Ratio Factor

X 3.60

6. Fair Market Value

= 84,596.40

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 not assessable 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

02/28/13

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1696

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, FEBRUARY 06, 2013
AT 9:00 O'CLOCK A.M.

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

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

Beginning at a point on the northerly side of the State Highway Route No. 11 at the corner of a 16 foot alley;

Thence along said alley North 8 degrees West 150 feet to a 16 foot alley; Thence along said alley North 82 degrees East 50 feet to Lot No. 8; Thence along said lot South 8 degrees East 150 feet to said State Highway; Thence along said Highway South 82 degrees West 50 feet to the place of beginning.

Being Lot No. 7 in plan of lots of Newton White.

BEING THE SAME PREMISES which Grace P. Wallace by Deed dated 6/29/2005 and recorded 6/30/2005 in the Recorder of Deeds for Columbia County at Instrument Number 200506792 granted and conveyed unto Wayne Coombe and Jamie L. Coombe, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 31-4C2-034

PROPERTY ADDRESS: 3617 OLD BERWICK ROAD,
BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-4C2-034

Seized and taken into execution to be sold as the property of WAYNE COOMBE, JAMIE COOMBE in suit of FIRST STATE BANK.

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

Attorney for the Plaintiff:
POWERS, KIRN & JAVARDIAN LLC
SOUTHAMPTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY,
Pennsylvania
www.sheriffcolumbiacounty.com

to law deposes and says that Press Enterprise is principal office and place of business at 3185 Columbia and State of Pennsylvania, and was published daily, continuously in said the attached notice January 16, 23, 30, 2013 or or designated agent of the owner or publisher of was published; that neither the affiant nor Press said notice and advertisement and that all of the ie, place, and character of publication are true.

30th day of January 2013

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

....., I hereby certify that the advertising and
.....for publishing the foregoing notice, and the

SHERIFF'S SALE COST SHEET

VS.
NO. 163-12 ED NO. 1696-11 JD DATE/TIME OF SALE _____

— DOCKET/RETURN	\$15.00	
— SERVICE PER DEF.	\$ <u>180.00</u>	
— LEVY (PER PARCEL	\$15.00	
— MAILING COSTS	\$ <u>30.00</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>413.50</u>

— WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1272.26</u>	
— SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1447.26</u>

— PROTHIONOTARY (NOTARY)	\$10.00	
— RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>284.79</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>284.79</u>	

— SURCHARGE FEE (DSTF)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2345.55

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

REAL ESTATE TAX CERTIFICATION

Date: 12/19/2012

Fee: \$5.00

Cert. NO: 13402

COOMBE WAYNE & JAMIE L
3617 OLD BERWICK ROAD
BLOOMSBURG PA 17815

District: SCOTT TWP
Deed: 20050 -6792
Location: 3617 OLD BERWICK RD
Parcel Id:31 -4C2-034-00,000

Assessment: 23,499
Balances as of 12/19/2012

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

COLUMBIA COUNTY SHERIFF – TIM CHAMBERLAIN

By: _____ Per: _____

(Handwritten signature)

- DOES NOT INCLUDE 2012 TAX CERTIFICATION.

POWERS, KIRN & JAVARDIAN, LLC
GREGORY JAVARDIAN, ESQUIRE Id. No. 55669
MARY F. KENNEDY, ESQUIRE Id. No. 77149
MEGHAN K. BOYLE, ESQUIRE Id. No. 201661
SEAN P. MAYS, ESQUIRE Id. No. 307518
RICHARD J. NALBANDIAN, III, ESQUIRE Id. No. 312653
1310 INDUSTRIAL BOULEVARD
2nd Floor, SUITE 201
SOUTHAMPTON, PA 18966
215-942-2090

FIRST STATE BANK

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Wayne Coombe
Jamie L. Coombe

No.: 2011-CV-1696-MF

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
11 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

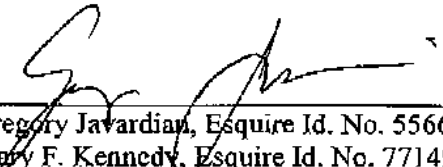
Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
P.O. Box 380
Bloomsburg, PA 17815

Tenants/Occupants
3617 Old Berwick Road
Bloomsburg, PA 17815

Wayne Coombe
3617 Old Berwick Road
Bloomsburg, PA 17815

Jamie L. Coombe
3617 Old Berwick 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



☒ Gregory Javardian, Esquire Id. No. 55669
☐ Mary F. Kennedy, Esquire Id. No. 77149
☐ Meghan K. Boyle, Esquire Id. No. 201661
☐ Sean P. Mays, Esquire Id. No. 307518
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653
Attorneys for Plaintiff

Dated: 12-27-12

Postmaster Name and Address of Sender, LLC
1000 POSTAL AVENUE
SUITE 101
BLOOMSBURG, PA 17815

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ 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



02 1P
\$002.64
PAID BY POSTAGE
METER NO. 18966

Postage

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TO:
WAYNE COOMBE
3617 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

SENDER:

REFERENCE:
COOMBE, W.

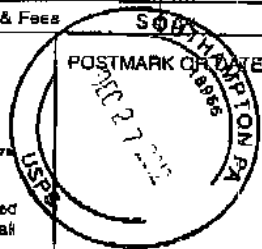
7196 9008 9040 1391 0946

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.65
	Certified Fee	2.95
	Return Receipt Fee	2.35
	Restricted Delivery	0.00
	Total Postage & Fees	

USPS®
Receipt for
Certified Mail™

No Insurance Coverage Provided
Do Not Use for International Mail



TO:
JAMIE L. COOMBE
3617 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

SENDER:

REFERENCE:
COOMBE, W.

7196 9008 9040 1391 0953

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.65
	Certified Fee	2.95
	Return Receipt Fee	2.35
	Restricted Delivery	0.00
	Total Postage & Fees	4.95

USPS®
Receipt for
Certified Mail™

No Insurance Coverage Provided
Do Not Use for International Mail



TO:
TENANTS
OCCUPANTS
3617 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

SENDER:

REFERENCE:
COOMBE, W.

7196 9008 9040 1391 0922

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.45
	Certified Fee	2.95
	Return Receipt Fee	2.35
	Restricted Delivery	0.00
	Total Postage & Fees	5.75

USPS®
Receipt for
Certified Mail™

No Insurance Coverage Provided
Do Not Use for International Mail



SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

January 11, 2013

Columbia County Sheriff's Office

Attn: Tim Chamberlin

PO Box # 380

35 West Main Street

Bloomsburg, PA 17815

Reference Docket # 2011CV1696-MF

Wayne & Jamie Coombe

3617 Old Berwick Road

Bloomsburg, PA 17815

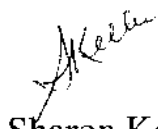
Dear Tim:

At this time, Scott Township Sewer Authority has an outstanding balance for User Fees for Mr. & Mrs. Wayne Coombe, for the property located 3617 Old Berwick Road, Bloomsburg, PA 17818 Columbia County in the amount of \$284.79.

Scott Township Authority has been informed the Sale is to take place on February 06, 2013 @ 9:00am.

If this sale were to be cancelled, Scott Township Authority would like to be notified as soon as possible

Sincerely,



Sharon Keller

Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST STATE BANK
vs.
WAYNE COOMBE (et al.)

Case Number
2011CV1696

SHERIFF'S RETURN OF SERVICE

01/04/2013 01:40 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 3617 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,

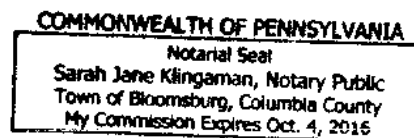

TIMOTHY T. CHAMBERLAIN, SHERIFF

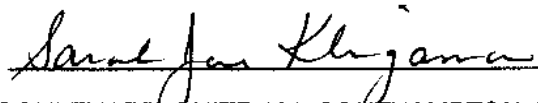
January 04, 2013

NOTARY

Affirmed and subscribed to before me this

4TH day of JANUARY 2013





Attorney: POWERS, KIRN & JAVARDIAN LLC, 1310 INDUSTRIAL BOULEVARD, SUITE 101, SOUTHAMPTON, PA 18

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST STATE BANK
vs.
WAYNE COOMBE (et al.)

Case Number
2011CV1696

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 12/19/2012

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 3617 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: POSTED

Relation:

Date: 01/03/12 Time: 1340

Deputy: DANIELLO Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2011CV1696

3617 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 12/19/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST STATE BANK
vs.
WAYNE COOMBE (et al.)

Case Number
2011CV1696

SHERIFF'S RETURN OF SERVICE

11/20/2012 02:10 PM - DEPUTY CHARLES CARROLL, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE WAYNE COOMBE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JAMIE COOMBE AT 3617 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.


CHARLES CARROLL, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

November 21, 2012

NOTARY

Affirmed and subscribed to before me this

21ST day of NOVEMBER, 2012

COMMONWEALTH OF PENNSYLVANIA

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



Attorney: POWERS, KIRN & JAVARDIAN LLC, 1310 INDUSTRIAL BOULEVARD, SUITE 101, SOUTHAMPTON, PA 18

2011 Countywide Photo. Expires 12/31/11

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST STATE BANK
vs.
WAYNE COOMBE (et al.)

Case Number
2011CV1696

SHERIFF'S RETURN OF SERVICE

11/20/2012 02:10 PM - DEPUTY CHARLES CARROLL, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: WAYNE COOMBE AT 3617 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.


CHARLES CARROLL, DEPUTY

SO ANSWERS,

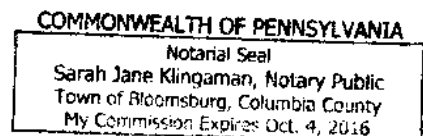

TIMOTHY T. CHAMBERLAIN, SHERIFF

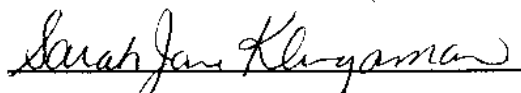
November 21, 2012

NOTARY

Affirmed and subscribed to before me this

21ST day of NOVEMBER, 2012





Attorney: POWERS, KIRN & JAVARDIAN LLC, 1310 INDUSTRIAL BOULEVARD, SUITE 101, SOUTHAMPTON, PA 18

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF PENNSYLVANIA

In re: Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, and trade):

Wayne Lawrence Coombe
Jamie Lynn Coombe
aka Jamie Lynn Mensinger

Chapter 13
Case No. 5:12-bk-01297-JJT

Debtor(s)

ORDER DISMISSING CASE

Upon consideration of the Motion to dismiss case and it having been determined after notice and opportunity for hearing, that the case should be dismissed, it is

ORDERED that the above-named case of the debtor(s) be and is hereby dismissed.

Dated: July 19, 2012

By the Court,



John J. Thomas
United States Bankruptcy Judge

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST STATE BANK
vs.
WAYNE COOMBE (et al.)

Case Number
2011CV1696

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	12/19/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Central Columbia SD
Primary Address:	4777 Old Berwick Road Bloomsburg, PA 17815
Phone:	570-784-2850
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	TERAL MORDAN
Relation:	COURT CLERK SECRETARY
Date:	11/20/12
Time:	0917
Deputy:	SG-5-11
Mileage:	

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2011CV1696

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 12/19/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST STATE BANK
vs.
WAYNE COOMBE (et al.)

Case Number
2011CV1696

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	12/19/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	SCOTT TOWNSHIP
Primary Address:	350 TENNY STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	SILARON KELLER
Relation:	OFFIC MGR
Date:	11/20/12
Time:	8:45
Deputy:	SY-5-11
Mileage:	

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

SCOTT TOWNSHIP

2011CV1696

350 TENNY STREET, BLOOMSBURG, PA 17815

EXP: 12/19/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST STATE BANK
vs.
WAYNE COOMBE (et al.)

Case Number
2011CV1696

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	12/19/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Co.
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Karen Richendryer		
Relation:	Cherk		
Date:	11-20-12	Time:	8:25
Deputy:	59	Mileage:	

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2011CV1696 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 12/19/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST STATE BANK
vs.
WAYNE COOMBE (et al.)

Case Number
2011CV1696

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	12/19/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Columbia County Tax Office		
Primary Address:	PO Box 380 Bloomsburg, PA 17815		
Phone:	570-389-5649	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted <u>Other</u>		
Adult In Charge:	HEATHER HYATT		
Relation:	TAX OFF, CLERK		
Date:	11/20/12	Time:	0820
Deputy:	59	Mileage:	

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2011CV1696

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 12/19/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST STATE BANK
vs.
WAYNE COOMBE (et al.)

Case Number
2011CV1696

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 12/19/2012 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: H. James Hock
Primary Address: 2626 Old Berwick Road
Bloomsburg, PA 17815
Phone: 570-784-7823 **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Doreen Hock
Relation: Wife C H James Hock
Date: 11/20/12 **Time:** 1300
Deputy: 59-11 **Mileage:**

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC **Phone:**

Service Attempts:

Date:	Time:	Mileage:	Deputy:		

Service Attempt Notes:

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

HOCK, H. JAMES

2011CV1696

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 12/19/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST STATE BANK
vs.
WAYNE COOMBE (et al.)

Case Number
2011CV1696

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	12/19/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	JAMIE COOMBE
Primary Address:	3617 OLD BERWICK ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult in Charge</u> Posted Other		
Adult in Charge:	Wayne Coombe		
Relation:	HUSBAND		
Date:	11/20/12	Time:	2:10
Deputy:	89-5-11	Mileage:	

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC	Phone:
---	---------------

Service Attempts:

Date:	11/20/12					
Time:	10:08					
Mileage:						
Deputy:	89-5-11					

Service Attempt Notes:

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

COOMBE, JAMIE

2011CV1696

3617 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 12/19/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST STATE BANK
vs.
WAYNE COOMBE (et al.)

Case Number
2011CV1696

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	12/19/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	WAYNE COOMBE
Primary Address:	3617 OLD BERWICK ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally Adult In Charge Posted Other		
Adult In Charge:	WAYNE COOMBE		
Relation:			
Date:	11/29/12	Time:	2:10
Deputy:	59-5-11	Mileage:	

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC	Phone:
---	---------------

Service Attempts:

Date:	11/29/12					
Time:	0908					
Mileage:						
Deputy:	59-5-11					

Service Attempt Notes:

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

COOMBE, WAYNE

2011CV1696

3617 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 12/19/2012

Document Receipt

Trans # 42867 Carrier / service: POST 2PM 11/19/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000018568

Doc Ref #: 163ED2012

Document Receipt

Trans # 42866 Carrier / service: POST 2PM 11/19/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000018551

DEPARTMENT 281230

Doc Ref #: 163ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 42865 Carrier / service: POST 2PM 11/19/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000018544

Doc Ref #: 163ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 42864 Carrier / service: POST 2PM 11/19/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000018537

Doc Ref #: 163ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 42863 Carrier / service: POST 2PM 11/19/2012

Ship to: 42863

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000018520

Doc Ref #: 163ED2012

HARRISBURG PA 17105

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1696

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, FEBRUARY 06, 2013
AT 9:00 O'CLOCK A.M.

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

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

Beginning at a point on the northerly side of the State Highway Route No. 11 at the corner of a 16 foot alley;

Thence along said alley North 8 degrees West 150 feet to a 16 foot alley; Thence along said alley North 82 degrees East 50 feet to

Lot No.8; Thence along said lot South 8 degrees East 150 feet to said State Highway;

Thence along said Highway South 82 degrees West 50 feet to the place of beginning.

Being Lot No. 7 in plan of lots of Newton White.

BEING THE SAME PREMISES which Grace P. Wallace by Deed dated 6/29/2005 and recorded 6/30/2005 in the Recorder of Deeds for Columbia County at Instrument Number 200506792 granted and conveyed unto Wayne Coombe and Jamie L. Coombe, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 31-4C2-034

PROPERTY ADDRESS: 3617 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-4C2-034

Seized and taken into execution to be sold as the property of WAYNE COOMBE, JAMIE COOMBE in suit of FIRST STATE BANK.

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

Attorney for the Plaintiff:
POWERS, KIRN & JAVARDIAN LLC
SOUTHAMPTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 163-17

DATE RECEIVED 11-19-17
DOCKET AND INDEX 11-19-17

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>1822</u>

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

SALE DATE	<u>Feb, 6, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>Jan 3, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan, 16</u>	
	2 ND WEEK <u>23</u>	
	3 RD WEEK <u>30, 13</u>	

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

FIRST STATE BANK

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

vs.

Wayne Coombe
Jamie L. Coombe

NO.: 2011-CV-1696-MF

2012-ED-163

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: 3617 Old Berwick Road, Bloomsburg, PA 17815

(See legal description attached.)

Amount Due

\$95,628.49

Interest from 1/4/12 to

\$ _____

Date of Sale (\$15.72 per diem)

Total

\$ _____ Plus Cost \$ _____

as endorsed.

Dated 11-19-12
(Seal)

Thomas B. Kline,
Barbara N. Schmitt, Esq.
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Prothonotary & Clerk of Sev. Courts
My Comm. Expires 12/31/2014

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

Beginning at a point on the northerly side of the State Highway Route No. 11 at the corner of a 16 foot alley;

Thence along said alley North 8 degrees West 150 feet to a 16 foot alley;

Thence along said alley North 82 degrees East 50 feet to Lot No. 8;

Thence along said lot South 8 degrees East 150 feet to said State Highway;

Thence along said Highway South 82 degrees West 50 feet to the place of beginning.

Being Lot No. 7 in plan of lots of Newton White.

BEING THE SAME PREMISES which Grace P. Wallace, by Deed dated June 29, 2005 and recorded June 30, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Instrument #200506792, granted and conveyed unto Wayne Coombe and Jamie L. Coombe, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 31-4C2-034

FIRST STATE BANK

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

Plaintiff

vs.

CIVIL ACTION – LAW

Wayne Coombe
Jamie L. Coombe

IN MORTGAGE FORECLOSURE

No.: 2011-CV-1696-MF

Defendant(s)

2012-ED-163

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

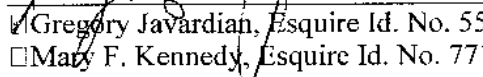
The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) Wayne Coombe is over 21 years of age, resides at 3617 Old Berwick Road, Bloomsburg, PA 17815;

(b) Jamie L. Coombe is over 21 years of age, resides at 3617 Old Berwick Road, Bloomsburg, PA 17815;

(c) Plaintiff, FIRST STATE BANK, is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 660 CENTRAL AVENUE, BARBOURSVILLE, WV 25504

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 Id. No. 55669
☐ Mary F. Kennedy, Esquire Id. No. 77149
☐ Meghan K. Boyle, Esquire Id. No. 201661
☐ Sean P. Mays, Esquire Id. No. 307518
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653
Attorneys for Plaintiff

FIRST STATE BANK

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Wayne Coombe
Jamie L. Coombe

No.: 2011-CV-1696-MF
2012-ED-163

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 3617 Old Berwick 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)
Wayne Coombe	3617 Old Berwick Road Bloomsburg, PA 17815
Jamie L. Coombe	3617 Old Berwick Road Bloomsburg, PA 17815

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

Wayne Coombe	3617 Old Berwick Road Bloomsburg, PA 17815
Jamie L. Coombe	3617 Old Berwick Road Bloomsburg, PA 17815

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)
------	---

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	11 West Main Street P.O. Box 380 Bloomsburg, PA 17815
------------------------------------	---

Columbia County Tax Claim Bureau	11 West Main Street Main Street County Annex P.O. Box 380 Bloomsburg, PA 17815
----------------------------------	---

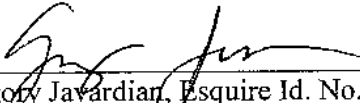
PA Department of Public Welfare Bureau of Child Support Enforcement	Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675
--	--

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	3617 Old Berwick 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 Id. No. 55669
☐ Mary F. Kennedy, Esquire Id. No. 77149
☐ Meghan K. Boyle, Esquire Id. No. 201661
☐ Sean P. Mays, Esquire Id. No. 307518
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653
Attorneys for Plaintiff

November 15, 2012

FIRST STATE BANK

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Wayne Coombe
Jamie L. Coombe

No.: 2011-CV-1696-MF
2012-ED-163

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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.

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Columbia County Domestic Relations	11 West Main Street P.O. Box 380 Bloomsburg, PA 17815
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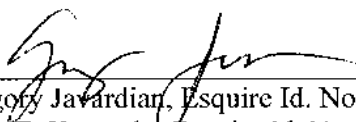
PA Department of Public Welfare Bureau of Child Support Enforcement	Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675
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Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
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Tenants/Occupants	3617 Old Berwick Road Bloomsburg, PA 17815
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Attorneys for Plaintiff

November 15, 2012

FIRST STATE BANK

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Wayne Coombe
Jamie L. Coombe

No.: 2011-CV-1696-MF

2012-ED-163

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Wayne Coombe	3617 Old Berwick Road Bloomsburg, PA 17815
--------------	---

ATTORNEY FILE COPY

Jamie L. Coombe	3617 Old Berwick Road Bloomsburg, PA 17815
-----------------	---

ATTORNEY FILE COPY

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Wayne Coombe	3617 Old Berwick Road Bloomsburg, PA 17815
--------------	---

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Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
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ATTORNEY FILE COPY

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

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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

11 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau

11 West Main Street
Main Street County Annex
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:

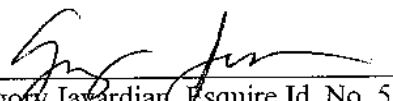
Name

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

Tenants/Occupants

3617 Old Berwick 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.


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☐ Sean P. Mays, Esquire Id. No. 307518
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653
Attorneys for Plaintiff

November 15, 2012

POWERS, KIRN & JAVARDIAN, LLC
GREGORY JAVARDIAN, ESQUIRE Id. No. 55669
MARY F. KENNEDY, ESQUIRE Id. No. 77149
MEGHAN K. BOYLE, ESQUIRE Id. No. 201661
SEAN P. MAYS, ESQUIRE Id. No. 307518
RICHARD J. NALBANDIAN, III, ESQUIRE Id. No. 312653
1310 INDUSTRIAL BOULEVARD
2nd Floor, SUITE 201
SOUTHAMPTON, PA 18966
215-942-2090

FIRST STATE BANK

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

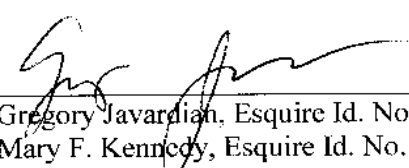
Wayne Coombe
Jamie L. Coombe

No.: 2011-CV-1696-MF
2012-ED-163

**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 Id. No. 55669
☐ Mary F. Kennedy, Esquire Id. No. 77149
☐ Meghan K. Boyle, Esquire Id. No. 201661
☐ Sean P. Mays, Esquire Id. No. 307518
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653
Attorneys for Plaintiff

POWERS, KIRN & JAVARDIAN, LLC
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MARY F. KENNEDY, ESQUIRE Id. No. 77149
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FIRST STATE BANK

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

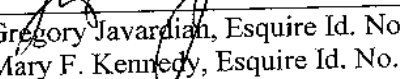
Wayne Coombe
Jamie L. Coombe

No.: 2011-CV-1696-MF
2012-ED-163

**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
- (X) Act 91 complied with


☒ Gregory Javardian, Esquire Id. No. 55669
☐ Mary F. Kennedy, Esquire Id. No. 77149
☐ Meghan K. Boyle, Esquire Id. No. 201661
☐ Sean P. Mays, Esquire Id. No. 307518
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653
Attorneys for Plaintiff

FIRST STATE BANK

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

Plaintiff

CIVIL ACTION – LAW

vs.

Wayne Coombe
Jamie L. Coombe

IN MORTGAGE FORECLOSURE

No.: 2011-CV-1696-MF

Defendant(s)

2012-ED-163

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

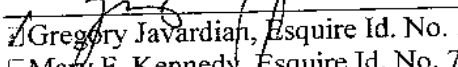
The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) Wayne Coombe is over 21 years of age, resides at 3617 Old Berwick Road, Bloomsburg, PA 17815;

(b) Jamie L. Coombe is over 21 years of age, resides at 3617 Old Berwick Road, Bloomsburg, PA 17815;

(c) Plaintiff, FIRST STATE BANK, is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 660 CENTRAL AVENUE, BARBOURSVILLE, WV 25504

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 Id. No. 55669
☐ Mary F. Kennedy, Esquire Id. No. 77149
☐ Meghan K. Boyle, Esquire Id. No. 201661
☐ Sean P. Mays, Esquire Id. No. 307518
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653
Attorneys for Plaintiff

POWERS, KIRN & JAVARDIAN, U.L.C
GREGORY JAVARDIAN, ESQUIRE Id. No. 55669
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FIRST STATE BANK

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Wayne Coombe
Jamie L. Coombe

No.: 2011-CV-1696-MF
2012-ED-163

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Wayne Coombe
Jamie L. Coombe
3617 Old Berwick Road
Bloomsburg, PA 17815**

Your house (real estate) at 3617 Old Berwick Road, Bloomsburg, PA 17815, is scheduled to be sold at Sheriff's Sale on _____ at _____, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of **\$95,628.49**, obtained by **FIRST STATE BANK**, 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 Powers, Kim & Javardian, LLC 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 EAST 5TH STREET
BLOOMSBURG, PA 17815
TELEPHONE: (570) 784-8760**

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

Beginning at a point on the northerly side of the State Highway Route No. 11 at the corner of a 16 foot alley;

Thence along said alley North 8 degrees West 150 feet to a 16 foot alley;

Thence along said alley North 82 degrees East 50 feet to Lot No. 8;

Thence along said lot South 8 degrees East 150 feet to said State Highway;

Thence along said Highway South 82 degrees West 50 feet to the place of beginning.

Being Lot No. 7 in plan of lots of Newton White.

BEING THE SAME PREMISES which Grace P. Wallace, by Deed dated June 29, 2005 and recorded June 30, 2005 in the Office of the Recorder of Decds in and for Columbia County in Instrument #200506792, granted and conveyed unto Wayne Coombe and Jamie L. Coombe, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 31-4C2-034

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Beginning at a point on the northerly side of the State Highway Route No. 11 at the corner of a 16 foot alley;

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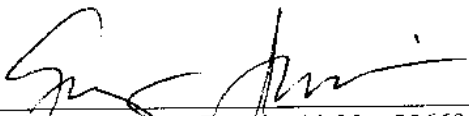
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IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 31-4C2-034

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 Javardian, Esquire Id. No. 55669
☐ Mary F. Kennedy, Esquire Id. No. 77149
☐ Meghan K. Boyle, Esquire Id. No. 201661
☐ Sean P. Mays, Esquire Id. No. 307518
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653
Attorneys for Plaintiff

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

PLAINTIFF
FIRST STATE BANK

COURT NO.: 2011-CV-1696-MF

DEFENDANT
Wayne Coombe
Jamie L. Coombe

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE Wayne Coombe AT:
3617 Old Berwick Road
Bloomsburg, PA 17815

SALE DATE:

PLEASE SERVE DEFENDANT WITH NOTICE OF SHERIFF'S SALE.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2012, 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 _____, 2012, at ____ o'clock __. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this _____ day of _____, 2012, 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
POWERS, KIRN & JAVARDIAN, LLC
1310 Industrial Boulevard, Suite 201
Southampton, PA 18966
(215) 942-2090

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

PLAINTIFF
FIRST STATE BANK

COURT NO.: 2011-CV-1696-MF

DEFENDANT
Wayne Coombe
Jamie L. Coombe

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE Jamie L. Coombe AT:
3617 Old Berwick Road
Bloomsburg, PA 17815

SALE DATE:

PLEASE SERVE DEFENDANT WITH NOTICE OF SHERIFF'S SALE.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2012, 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 _____, 2012, at ____ o'clock __. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this _____ day of _____, 2012, 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
POWERS, KIRN & JAVARDIAN, LLC
1310 Industrial Boulevard, Suite 201
Southampton, PA 18966
(215) 942-2090

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

PLAINTIFF
FIRST STATE BANK

COURT NO.: 2011-CV-1696-MF

DEFENDANT
Wayne Coombe
Jamie L. Coombe

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE AT:
3617 Old Berwick Road
Bloomsburg, PA 17815

SALE DATE:

PLEASE POST SHERIFF'S HAND BILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2012, 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

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☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

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SHERIFF

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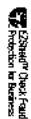
ATTORNEY FOR PLAINTIFF
POWERS, KIRN & JAVARDIAN, LLC
1310 Industrial Boulevard, Suite 201
Southampton, PA 18966
(215) 942-2090

1822

POWERS, KIRN AND JAVARDIAN, LLC

IGITA CLIENT TRUST FUND
1310 INDUSTRIAL BLVD., STE. 101
SOUTHAMPTON, PA 18966
215-942-2090

TD BANK
America's Most Convenient Bank



3-180-360

11/16/2012

PAY TO THE
ORDER OF Sheriff of Columbia County

\$ **1,350.00

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

Sheriff of Columbia County

MEMO

First State Bank vs Coombe, Wayne & Jamie

AUTHORIZED SIGNATURE

⑈001822⑈ ⑈036001808⑈ 4,251,11529⑈



Security features. Details on back.