

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA vs Kerth & Sarah Bobby

NO. 88-12 ED NO. 1795-11 JD

DATE/TIME OF SALE: Oct 3 5:00

BID PRICE (INCLUDES COST) \$ 4416.69

POUNDAGE - 2% OF BID \$ 88.33

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4505.02

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

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

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

PURCHASER(S) SIGNATURE(S): John S. Luck

TOTAL DUE: \$ 4505.02

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 3155.02

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
U.S. BANK N.A.

vs.

**Defendant**  
KEITH BOBBY  
SARAH BOBBY

**Attorney for the Plaintiff:**  
THE LAW OFFICES OF GREGORY JAVARDIAN  
1310 INDUSTRIAL BLVD  
SUITE 101  
SOUTHAMPTON, PA 18966

**Sheriff's Sale Date:** Wednesday, October 3, 2012

**Writ of Execution No. :** 2011CV1795

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

**Location of the real estate:** 35 ANDREWS LANE, CATAWISSA, PA 17820

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,364.82
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	\$165.00
Service Mileage	\$20.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Surcharge	\$120.00

**Total Sheriff Costs** **\$2,127.82**

## Municipal Costs

Delinquent Taxes	\$2,233.87
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**Total Municipal Costs** **\$2,233.87**

## Distribution Costs

Recording Fees	\$55.00
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**Total Distribution Costs** **\$55.00**

**Grand Total:** **\$4,416.69**

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)

(a) Countywide Sheriff, Telephone: 1-800-332-1111

THE LAW  
*Offices of*

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

---

GREGORY JAVARDIAN

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

November 17, 2012

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

Re: U.S. BANK, N.A. ND v. Keith T. Bobby and Sarah W. Bobby  
No. 2011-CU-1795  
Premises: 35 Andrews Lane, Catawaissa, PA 17820

Dear Sir/Madam :

Kindly have the deed prepared in the name of **U.S. BANK, N.A. ND** whose address is 205 W. 4<sup>th</sup> Street, Suite 500 Cincinnati, OH 45202. I have enclosed for your use two transfer tax affidavits, copies of the mortgage, note 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.

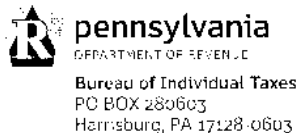
Thank you in advance for your cooperation with regards to this matter, should you have any questions or need additional information, feel free to contact me.

Very truly yours,

*Megan O'Brien*

Megan O'Brien for  
Law Offices of Gregory Javardian

/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

Telephone Number:

Powers, Kirn &amp; Javardian, LLC

(215) 942-9690

Mailing Address

City

State

ZIP Code

1310 Industrial Blvd Ste 101

Southampton

PA

18966

**B. TRANSFER DATA****C. Date of Acceptance of Document**

11/21/12

Grantor(s)/Lessor(s)

Grantee(s)/Lessee(s)

Sheriff of Columbia County

U.S. BANK N. A. ND

Mailing Address

Mailing Address

Courthouse

205 W. 4th Street, Suite 500

City

State

ZIP Code

City

State

ZIP Code

Bloomsburg

PA

17815

Cincinnati

OH

45202

**D. REAL ESTATE LOCATION**

Street Address

City, Township, Borough

38 Andrews Lane

Catawissa

County

School District

Tax Parcel Number

Columbia

30-06-026-23

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

1. Actual Cash Consideration

2. Other Consideration

3. Total Consideration

4,505.02

+ 0.00

= 4,505.02

4. County Assessed Value

5. Common Level Ratio Factor

6. Fair Market Value

52,763.00

x 3.60

= 189,946.80

**F. EXEMPTION DATA**

1a. Amount of Exemption Claimed

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

1c. Percentage of Grantor's Interest Conveyed

100.00

100

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.)

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

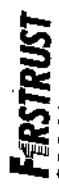
Date

11/21/12

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

THE LAW OFFICES OF GREGORY JAVARDIAN

OPERATING CLIENT COST  
1310 INDUSTRIAL BLVD., SUITE 101  
SOUTHAMPTON, PENNSYLVANIA 18966  
(215) 942-9590



800.220.BANK / firsttrust.com  
3-7380-2360

First Trust  
Protection for Estates

4511

11/20/2012

PAY TO THE ORDER OF Sheriff of Columbia County

\$ \*\*3,155.02

Three Thousand One Hundred Fifty-Five and 02/100\*\*\*\*\* DOLLARS

Sheriff of Columbia County



*[Signature]*  
AUTHORIZED SIGNATURE

MEMO

U.S. Bank vs Bobby, Keith,

*[Handwritten initials]*

⑈004511⑈ ⑆23607380⑆ 70 1614992⑈

Security features. Details on back.

2012

EFFECTIVE DATE:

[illegible]

Total

## In Bankruptcy

# 2,233.87  
Nov. amount

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
U.S. BANK N.A.

vs.

**Defendant**  
KEITH BOBBY  
SARAH BOBBY

**Attorney for the Plaintiff:**  
THE LAW OFFICES OF GREGORY JAVARDIAN  
1310 INDUSTRIAL BLVD  
SUITE 101  
SOUTHAMPTON, PA 18966

**Sheriff's Sale Date:** Wednesday, September 5, 201

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

Columbia County Sheriff, Bloomsburg, PA

LAW OFFICES OF GREGORY JAVARDIAN  
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  
ALYK L. OFLAZIAN, ESQUIRE Id. No. 312912  
RICHARD J. NALBANDIAN, III, ESQUIRE Id. No. 312653  
1310 INDUSTRIAL BOULEVARD  
1<sup>ST</sup> FLOOR, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

U.S. BANK, N.A. ND

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Keith T. Bobby  
Sarah W. Bobby

No. 2011-CU-1795

**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

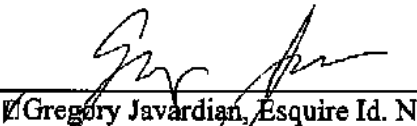
Tenants/Occupants  
35 Andrews Lane  
Catawaissa, PA 17820

Keith T. Bobby  
24 Yocum Drive  
Bloomsburg, PA 17815

Sarah W. Bobby  
24 Yocum Drive  
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



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☒ 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  
☐ Alyk L. Oflazian, Esquire Id. No. 312912  
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653  
Attorneys for Plaintiff

Dated: 7/16/12



**TO:**  
SARAH W. BOBBY  
24 YOCUM DRIVE  
BLOOMSBURG, PA 17815

**TO:**  
KEITH T. BOBBY  
24 YOCUM DRIVE  
BLOOMSBURG, PA 17815

**SENDER:****REFERENCE:**

BOBBY, K.

7196 9008 9040 1054 6216

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	5.95

US Postal Service®

### Receipt for Certified Mail™

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE

**SENDER:****REFERENCE:**

BOBBY, K.

7196 9008 9040 1054 6193

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	5.95

US Postal Service®

### Receipt for Certified Mail™

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE

**TO:**  
TENANTS  
OCCUPANTS  
35 ANDREWS LANE  
CATAWAISSA, PA 17820

**SENDER:****REFERENCE:**

BOBBY, K.

7196 9008 9040 1054 6100

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

US Postal Service®

### Receipt for Certified Mail™

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE

LAW OFFICES OF GREGORY JAVARDIAN  
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  
1<sup>ST</sup> FLOOR, SUITE 101  
SOUTHAMPTON, PA 18966  
215-942-9690

U.S. BANK, N.A. ND

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Keith T. Bobby  
Sarah W. Bobby

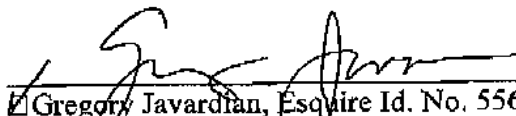
No.: 2011-CU-1795


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


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 mail to Defendant, Keith T. Bobby and Sarah W. Bobby, at 24 Yocum Drive, Bloomsburg, PA 17815, which Notice of Sheriff's Sale was received by Defendants, Keith T. Bobby and Sarah W. Bobby, on JULY 18, 2012, as evidenced by the attached return receipt.

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

Date: September 5, 2012

  
☒ 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

<b>2. Article Number</b>  7196 9008 9040 1054 6193		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
<b>3. Service Type</b> CERTIFIED MAIL™		<b>A. Received by (Please Print Clearly)</b> ✓ <i>Keith T. Bobby</i>	<b>B. Date of Delivery</b> JUL 18 2012
<b>4. Restricted Delivery? (Extra Fee)</b> <input type="checkbox"/> Yes		<b>C. Signature</b> X <i>Keith T. Bobby</i>	<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee
<b>1. Article Addressed to:</b> KEITH T. BOBBY 24 YOCUM DRIVE BLOOMSBURG, PA 17815		<b>D. Is delivery address different from item 1?</b> YES, enter delivery address below: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
		<b>Reference Information</b>  BOBBY, K.	
PS Form 3811, January 2005		Domestic Return Receipt	

<b>2. Article Number</b>  7196 9008 9040 1054 6216		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
<b>3. Service Type</b> CERTIFIED MAIL™		<b>A. Received by (Please Print Clearly)</b> KEITH T. BOBBY	<b>B. Date of Delivery</b> JUL 18 2012
<b>4. Restricted Delivery? (Extra Fee)</b> <input type="checkbox"/> Yes		<b>C. Signature</b> X <i>Keith T. Bobby</i>	<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee
<b>1. Article Addressed to:</b> SARAH W. BOBBY 24 YOCUM DRIVE BLOOMSBURG, PA 17815		<b>D. Is delivery address different from item 1?</b> YES, enter delivery address below: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
		<b>Reference Information</b>  BOBBY, K.	
PS Form 3811, January 2005		Domestic Return Receipt	

THE LAW  
*Offices of*

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

---

GREGORY JAVARDIAN

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

September 5, 2012

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

Attention: Tim

Re: U.S. BANK, N.A. ND  
v. Keith T. Bobby and Sarah W. Bobby  
No. 2011-CU-1795  
Premises: 35 Andrews Lane, Catawaissa, PA 17820

Dear Tim:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for September 5, 2012.

Please re-schedule the sale for October 10/3/12

Very truly yours,



Greg Wilkins for  
Law Offices of Gregory Javardian

/gw

VIA TELECOPY (570) 389-5625

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV1795

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

**WEDNESDAY, SEPTEMBER 05, 2012**

**AT 9:00 O'CLOCK A.M.**

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

All that certain piece, parcel or tract of land situate in Roaring Creek Township, Columbia County, Pennsylvania bounded and described as follows: Beginning at a point on a curve on the easterly right of way of Andrew Lane, said point being at a common corner with Lot No. 7 of Hillside Acres; thence along said right of way on a curve to the left in a northerly direction having a delta angle of 10 degrees 34 minutes 10 seconds a radius of 1,025.00 feet, a chord of north 12 degrees 02 minutes 56 seconds east 188.82 feet for an arc length of 189.09 feet to a point of tangency; thence along the same, north 06 degrees 45 minutes 51 seconds east 16.31 feet to a point at a common corner with Lot No. 5 of Hillside Acres; thence along said Lot No. 5 south 83 degrees 14 minutes 09 seconds east 512.75 feet to a point at a common corner with lands of Joseph A. and Eria Mae Petro; thence along lands of said Petro south 08 degrees 19 minutes 36 seconds west 228.81 feet to a point on line of lands of Norma R. and Veronica C. Breisch; thence along lands of said Breisch, north 72 degrees 43 minutes 38 seconds west 254.32 feet to a set stone found at a common corner with Lot No. 7 of Hillside Acres; thence along said Lot No. 7 north 87 degrees 49 minutes 31 seconds west 274.73 feet to the place of beginning.

Containing 2.355 acres of land in all, more or less.

The above described parcel of land being subject to the southerly ten feet of a twenty foot wide Drainage Easement, the centerline of said easement being located on the dividing line between Lot No. 6 and Lot No. 7 of Hillside Acres, and extends from the easterly right of way of Andrew Lane eastwardly for a distance of 236.00 feet.

BEING THE SAME PREMISES which Brian D. Keller and Janice M. Keller by Deed dated 9/30/2005 and recorded on 10/05/2005 in the Columbia County Recorder of Deeds at Instrument #200510800 granted and conveyed to Keith T. Bobby and Sarah W. Bobby.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 30-06-026-23

PROPERTY ADDRESS: 35 ANDREWS LANE, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 30-06-026-23

Seized and taken into execution to be sold as the property of KEITH BOBBY, SARAH BOBBY in suit of U.S. BANK N.A..

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

Attorney for the Plaintiff:  
THE LAW OFFICES OF  
GREGORY JAVARDIAN  
SOUTHAMPTON, PA

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

law deposes and says that Press Enterprise is principal office and place of business at 3185 Columbia and State of Pennsylvania, and was has been published daily, continuously in said he attached notice August 15, 22, 29, 2012 as the officers or publisher or designated agent of which legal advertisement was published; that stated in the subject matter of said notice and the foregoing statement as to time, place, and

29th day of August 2012

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelter, 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. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

- DOCKET/RETURN	\$15.00	
- SERVICE PER DEF.	\$165.00	
- LEVY (PER PARCEL	\$15.00	
- MAILING COSTS	\$30.00	
- ADVERTISING SALE BILLS & COPIES	\$17.50	
- ADVERTISING SALE (NEWSPAPER)	\$15.00	
- MILEAGE	\$20.00	
- POSTING HANDBILL	\$15.00	
- CRYING/ADJOURN SALE	\$10.00	
- SHERIFF'S DEED	\$35.00	
- TRANSFER TAX FORM	\$25.00	
- DISTRIBUTION FORM	\$25.00	
- COPIES	\$5.50	
- NOTARY	\$15.00	
TOTAL *****		\$ 408.00

- WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$1564.82	
- SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ 1529.82

- PROTHONOTARY (NOTARY)	\$10.00	
- RECORDER OF DEEDS	\$55.00	
TOTAL *****		\$ 65.00

## REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$	
SCHOOL DIST.	20	\$	
- DELINQUENT	20	\$	2233.87
TOTAL *****		\$	2233.87

## MUNICIPAL FEES DUE:

SEWER	20	\$	
WATER	20	\$	
TOTAL *****		\$	0.00

- SURCHARGE FEE (DSTE)	\$120.00	
MISC.	\$	
TOTAL *****		\$ 0.00

TOTAL COSTS (OPENING BID) \$ 4416.69



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

DATE:08-AUG-12

FEE:\$5.00

CERT. NO12640

BOBBY KEITH T & SABAH W  
35 ANDREW LANE  
CATAWISSA PA 17820

DISTRICT: ROARINGCREEK TWP  
DEED: 20051-0800  
LOCATION: 35 ANDREW LN CATAWISSA  
PARCEL: 30 -06 -026-23,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
2011	PRIM	2,228.87	0.00	0.00	2,228.87
TOTAL DUE :					\$2,228.87

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: October ,2012

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2011

REQUESTED BY:

Columbia County Sheriff  
Tim Chamberlain

(Signature)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK N.A.  
vs.  
KEITH BOBBY (et al.)

Case Number  
2011CV1795

## SHERIFF'S RETURN OF SERVICE

08/01/2012 12:17 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 24 YOCUM DRIVE, BLOOMSBURG, PA 17815.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

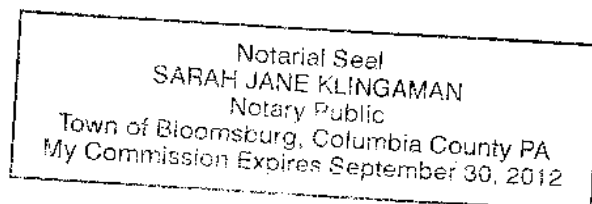
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

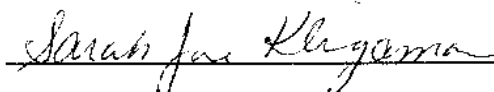
August 02, 2012

NOTARY

Affirmed and subscribed to before me this

2ND day of AUGUST, 2012





Attorney: THE LAW OFFICES OF GREGORY JAVARDIAN, 1310 INDUSTRIAL BLVD, SUITE 101, SOUTHAMPTON, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK N.A.  
vs.  
KEITH BOBBY (et al.)

Case Number  
2011CV1795

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	07/13/2012
Notes:	SHERIFF'S SALE BILL		

### Serve To:

Name:	(POSTING)
Primary Address:	35 ANDREWS LANE CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	
Relation:	POSTED ON FRONT DOOR
Date:	8/1/12
Time:	12:17
Deputy:	5
Mileage:	

### Attorney / Originator:

Name:	THE LAW OFFICES OF GREGORY
Phone:	

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

(POSTING)

2011CV1795

35 ANDREWS LANE, CATAWISSA, PA 17820

EXP: 07/13/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK N.A.  
vs.  
KEITH BOBBY (et al.)

Case Number  
2011CV1795

## SHERIFF'S RETURN OF SERVICE

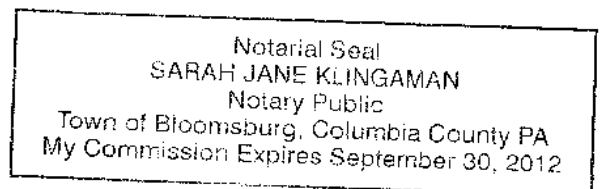
06/21/2012 01:30 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE KEITH BOBBY, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR SARAH BOBBY AT 24 YOCUM DRIVE, BLOOMSBURG, PA 17815.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

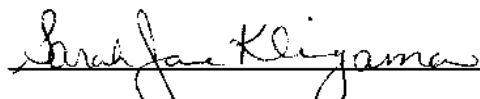
July 31, 2012



NOTARY

Affirmed and subscribed to before me this

31ST day of JULY, 2012



Attorney: THE LAW OFFICES OF GREGORY JAVARDIAN, 1310 INDUSTRIAL BLVD, SUITE 101, SOUTHAMPTON, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK N.A.  
vs.  
KEITH BOBBY (et al.)

Case Number  
2011CV1795

## SHERIFF'S RETURN OF SERVICE

06/21/2012 01:30 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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: KEITH BOBBY AT 24 YOCUM DRIVE, BLOOMSBURG, PA 17815.

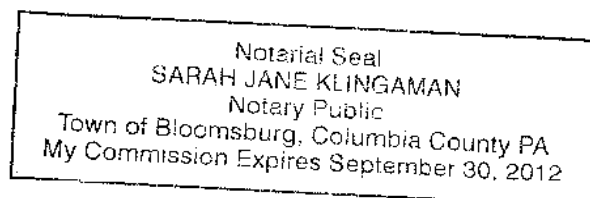
  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,



TIMOTHY T. CHAMBERLAIN, SHERIFF

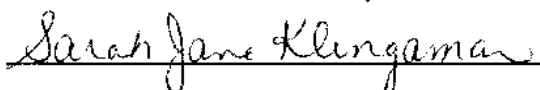
July 31, 2012



NOTARY

Affirmed and subscribed to before me this

31ST day of JULY, 2012



Attorney: THE LAW OFFICES OF GREGORY JAVARDIAN, 1310 INDUSTRIAL BLVD, SUITE 101, SOUTHAMPTON, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK N.A.  
vs.  
KEITH BOBBY (et al.)

Case Number  
2011CV1795

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	07/13/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	SARAH BOBBY
<b>Primary Address:</b>	24 YOCUM DRIVE BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	24 YOCUM DRIVE CATAWISSA, PA 17820
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Sarah Bobby		
<b>Relation:</b>	Daughter		
<b>Date:</b>	3/30/12	<b>Time:</b>	1330
<b>Deputy:</b>	5	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> THE LAW OFFICES OF GREGORY	<b>Phone:</b>
---	---------------

### Service Attempts:

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

### Service Attempt Notes:

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

BOBBY, SARAH

2011CV1795

24 YOCUM DRIVE, BLOOMSBURG, PA 17815

EXP: 07/13/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK N.A.  
vs.  
KEITH BOBBY (et al.)

Case Number  
2011CV1795

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	07/13/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	KEITH BOBBY
<b>Primary Address:</b>	24 YOCUM DRIVE BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	24 YOCUM DRIVE CATAWISSA, PA 17820
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Keith Bobby		
<b>Relation:</b>	Dee		
<b>Date:</b>	8/21/12	<b>Time:</b>	1:30
<b>Deputy:</b>	5	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> THE LAW OFFICES OF GREGORY	<b>Phone:</b>
---	---------------

### Service Attempts:

<b>Date:</b>	8/21/12					
<b>Time:</b>	1:30					
<b>Mileage:</b>						
<b>Deputy:</b>	5					

### Service Attempt Notes:

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

BOBBY, KEITH

2011CV1795

24 YOCUM DRIVE, BLOOMSBURG, PA 17815

EXP: 07/13/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK N.A.  
vs.  
KEITH BOBBY (et al.)

Case Number  
2011CV1795

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/13/2012

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: TENANT(S)

Primary Address: 35 ANDREWS LANE  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address: 35 ANDREWS LANE  
CATAWISSA, PA 17820  
Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Keith Bobby

Relation: Wife

Date: 3/21/12

Time: 1330

Deputy: 5

Mileage:

### Attorney / Originator:

Name: THE LAW OFFICES OF GREGORY

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

TENANT(S)

2011CV1795

35 ANDREWS LANE, CATAWISSA, PA 17820

EXP: 07/13/2012



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK N.A.  
vs.  
KEITH BOBBY (et al.)

Case Number  
2011CV1795

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	07/13/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Deanna Beaver
<b>Primary Address:</b>	389 Millgrove Road Catawissa, PA 17820
<b>Phone:</b>	570-799-5674
<b>DOB:</b>	
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Deanna Beaver		
<b>Relation:</b>	Tax Collector		
<b>Date:</b>	6/13/12	<b>Time:</b>	1500
<b>Deputy:</b>	S	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> THE LAW OFFICES OF GREGORY	<b>Phone:</b>
---	---------------

### Service Attempts:

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

### Service Attempt Notes:

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

BEAVER, DEANNA

2011CV1795

389 MILLGROVE ROAD, CATAWISSA, PA 17820

EXP: 07/13/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK N.A.  
vs.  
KEITH BOBBY (et al.)

Case Number  
2011CV1795

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/13/2012

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia

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:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: THE LAW OFFICES OF GREGORY

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

DOMESTIC RELATIONS

2011CV1795

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, EXP: 07/13/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK N.A.  
vs.  
KEITH BOBBY (et al.)

Case Number  
2011CV1795

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:**   
**Manner:** < Not Specified > **Expires:** 07/13/2012 **Warrant:**   
**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 · Other  
**Adult In Charge:** SHERIFF K. GANES  
**Relation:** CLERK  
**Date:** 6/21/12 **Time:** 820  
**Deputy:** 5 **Mileage:**

### Attorney / Originator:

**Name:** THE LAW OFFICES OF GREGORY **Phone:**

### Service Attempts:

Date:	Time:	Mileage:	Deputy:

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX

2011CV1795

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 07/13/2012

Document Receipt

---

Trans # 27289 Carrier / service: POST 2PM 6/18/2012

Ship to: 27289

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000014805

Doc Ref #: 88ED2012

HARRISBURG PA 17105

Document Receipt

---

Trans # 27290 Carrier / service: POST 2PM 6/18/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000014812

Doc Ref #: 88ED2012

KING OR PA 19406  
PRUSSIA

Document Receipt

---

Trans # 27291 Carrier / service: POST 2PM 6/18/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000014829

Doc Ref #: 88ED2012

Document Receipt

---

Trans # 27292 Carrier / service: POST 2PM 6/18/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000014836

DEPARTMENT 281230

Doc Ref #: 88ED2012

HARRISBURG PA 17128

Document Receipt

---

Trans # 27293 Carrier / service: POST 2PM 6/18/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000014843

Doc Ref #: 88ED2012

PHILADELPHIA PA 19106



# REAL ESTATE OUTLINE

ED # 88-12

DATE RECEIVED 6-15-12  
DOCKET AND INDEX 6-16-12

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>9394</u>

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

SALE DATE	<u>Sept. 5, 12</u>	TIME <u>0900</u>
POSTING DATE	<u>Aug. 1, 12</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Aug. 15</u>	
	2 <sup>ND</sup> WEEK <u>22</u>	
	3 <sup>RD</sup> WEEK <u>29, 12</u>	

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV1795

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

**WEDNESDAY, SEPTEMBER 05, 2012**  
**AT 9:00 O'CLOCK A.M.**

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

All that certain piece, parcel or tract of land situate in Roaring Creek Township, Columbia County, Pennsylvania bounded and described as follows: Beginning at a point on a curve on the easterly right of way of Andrew Lane, said point being at a common corner with Lot No. 7 of Hillside Acres; thence along said right of way on a curve to the left in a northerly direction having a delta angle of 10 degrees 34 minutes 10 seconds a radius of 1,025.00 feet, a chord of north 12 degrees 02 minutes 56 seconds east 188.82 feet for an arc length of 189.09 feet to a point of tangency; thence along the same, north 06 degrees 45 minutes 51 seconds east 16.31 feet to a point at a common corner with Lot No. 5 of Hillside Acres; thence along said Lot No. 5 south 83 degrees 14 minutes 09 seconds east 512.75 feet to a point at a common corner with lands of Joseph A. and Erla Mae Petro; thence along lands of said Petro south 08 degrees 19 minutes 36 seconds west 228.81 feet to a point on line of lands of Norma R. and Veronica C. Breisch; thence along lands of said Breisch, north 72 degrees 43 minutes 38 seconds west 254.32 feet to a set stone found at a common corner with Lot No. 7 of Hillside Acres; thence along said Lot No. 7 north 87 degrees 49 minutes 31 seconds west 274.73 feet to the place of beginning.

Containing 2.355 acres of land in all, more or less.

The above described parcel of land being subject to the southerly ten feet of a twenty foot wide Drainage Easement, the centerline of said easement being located on the dividing line between Lot No. 6 and Lot No. 7 of Hillside Acres, and extends from the easterly right of way of Andrew Lane eastwardly for a distance of 236.00 feet.

BEING THE SAME PREMISES which Brian D. Keller and Janice M. Keller by Deed dated 9/30/2005 and recorded on 10/05/2005 in the Columbia County Recorder of Deeds at Instrument #200510800 granted and conveyed to Keith T. Bobby and Sarah W. Bobby.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 30-06-026-23

PROPERTY ADDRESS: 35 ANDREWS LANE, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 30-06-026-23

Seized and taken into execution to be sold as the property of KEITH BOBBY, SARAH BOBBY in suit of U.S. BANK N.A..

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

Attorney for the Plaintiff:  
THE LAW OFFICES OF GREGORY JAVARDIAN  
SOUTHAMPTON, PA

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

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

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

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

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

**NO.: 2011-CU-1795**

*2012-ED-88*

\_\_\_\_\_  
Keith T. Bobby  
Sarah W. Bobby  
\_\_\_\_\_

**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: 35 Andrews Lane, Catawaissa, PA 17820

(See legal description attached.)

Amount Due

\$334,442.39

Interest from 3/01/2012 to  
Date of Sale (\$54.98 per diem)

\$ \_\_\_\_\_

Total

\$ \_\_\_\_\_ Plus Cost \$ \_\_\_\_\_

as endorsed.

*Tammy B Kline* | KPB  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Dated 6-15-12  
(Seal)

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2016

All that certain piece, parcel or tract of land situate in Roaring Creek Township, Columbia County, Pennsylvania bounded and described as follows: Beginning at a point on a curve on the easterly right of way of Andrew Lane, said point being at a common corner with Lot No. 7 of Hillside Acres; thence along said right of way on a curve to the left in a northerly direction having a delta angle of 10 degrees 34 minutes 10 seconds a radius of 1,025.00 feet, a chord of north 12 degrees 02 minutes 56 seconds east 188.82 feet for an arc length of 189.09 feet to a point of tangency; thence along the same, north 06 degrees 45 minutes 51 seconds east 16.31 feet to a point at a common corner with Lot No. 5 of Hillside Acres; thence along said Lot No. 5 south 83 degrees 14 minutes 09 seconds east 512.75 feet to a point at a common corner with lands of Joseph A. and Erla Mae Petro; thence along lands of said Petro south 08 degrees 19 minutes 36 seconds west 228.81 feet to a point on line of lands of Norma R. and Veronica C. Breisch; thence along lands of said Breisch, north 72 degrees 43 minutes 38 seconds west 254.32 feet to a set stone found at a common corner with Lot No. 7 of Hillside Acres; thence along said Lot No. 7 north 87 degrees 49 minutes 31 seconds west 274.73 feet to the place of beginning.

Containing 2.355 acres of land in all, more or less.

The above described parcel of land being subject to the southerly ten feet of a twenty foot wide Drainage Easement, the centerline of said easement being located on the dividing line between Lot No. 6 and Lot No. 7 of Hillside Acres, and extends from the easterly right of way of Andrew Lane eastwardly for a distance of 236.00 feet.

BEING THE SAME PREMISES which Brian D. Keller and Janice M. Keller by Deed dated 9/30/2005 and recorded on 10/05/2005 in the Columbia County Recorder of Deeds at Instrument #200510800 granted and conveyed to Keith T. Bobby and Sarah W. Bobby.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 30-06-026-23

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK N.A.  
vs.  
KEITH BOBBY (et al.)

Case Number  
2011CV1795

## SHERIFF'S RETURN OF SERVICE

06/21/2012 01:30 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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: KEITH BOBBY AT 24 YOCUM DRIVE, BLOOMSBURG, PA 17815.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,



TIMOTHY T. CHAMBERLAIN, SHERIFF

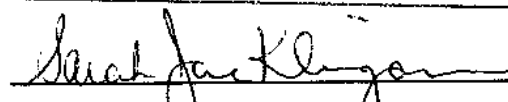
June 22, 2012

NOTARY

Affirmed and subscribed to before me this

22ND day of JUNE, 2012

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



Plaintiff Attorney: THE LAW OFFICES OF GREGORY JAVARDIAN, 1310 INDUSTRIAL BLVD, SUITE 101, BLOOMSBURG, PA 17815

Copyright © 2008 Sheriff Technology, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

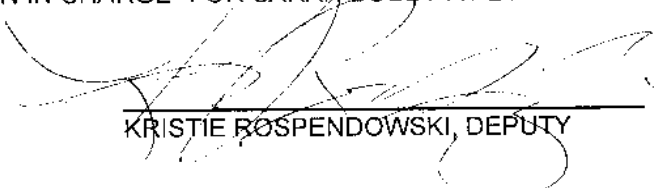


U.S. BANK N.A.  
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KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

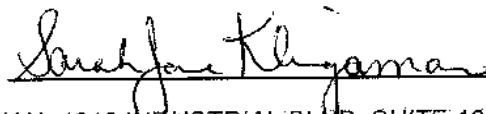
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Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012



Plaintiff Attorney: THE LAW OFFICES OF GREGORY JAVARDIAN, 1310 INDUSTRIAL BLVD, SUITE 101,

100 Columbia County Sheriff's Turnpike, Inc.

U.S. BANK, N.A. ND

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Keith T. Bobby  
Sarah W. Bobby

No.: 2011-CU-1795

2012-ED-88

**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 35 Andrews Lane, Catawaissa, PA 17820:

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

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

Keith T. Bobby	24 Yocum Drive Bloomsburg, PA 17815
----------------	--

Sarah W. Bobby	24 Yocum Drive Bloomsburg, PA 17815
----------------	--

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

Keith T. Bobby	24 Yocum Drive Bloomsburg, PA 17815
----------------	--

Sarah W. Bobby	24 Yocum Drive 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)
------	---

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
----------------------------------	--------------------------------------

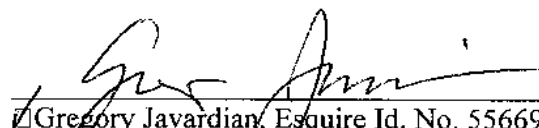
PA Department of Public Welfare Bureau of Child Support Enforcement	Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675
--	--

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	35 Andrews Lane Catawaissa, PA 17820
-------------------	---

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  
☐ Alyk L. Oflazian, Esquire Id. No. 312912  
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653  
Attorneys for Plaintiff

June 12, 2012



LAW OFFICES OF GREGORY JAVARDIAN  
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  
ALYK L. OFLAZIAN, ESQUIRE Id. No. 312912  
RICHARD J. NALBANDIAN, III, ESQUIRE Id. No. 312653  
1310 INDUSTRIAL BOULEVARD  
1<sup>ST</sup> FLOOR, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

U.S. BANK, N.A. ND

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Keith T. Bobby  
Sarah W. Bobby

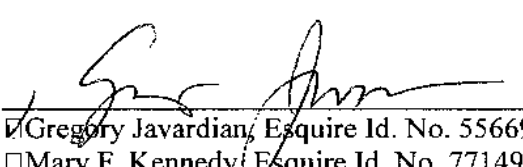
No.: 2011-CU-1795

2012-ED-88

**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  
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Attorneys for Plaintiff

LAW OFFICES OF GREGORY JAVARDIAN  
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(215) 942-9690

U.S. BANK, N.A. ND

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Keith T. Bobby  
Sarah W. Bobby

No.: 2011-CU-1795

2012-ED-88

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

**TO: Keith T. Bobby  
Sarah W. Bobby  
24 Yocum Drive  
Bloomsburg, PA 17815**

Your house (real estate) at 35 Andrews Lane, Catawaissa, PA 17820, is scheduled to be sold at Sheriff's Sale on September 5, 2012 at 9:00 AM, in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of **\$334,442.39**, obtained by **U.S. BANK, N.A. ND**, 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) 942-9690**.
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) 942-9690.
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 LAW OFFICES OF GREGORY JAVARDIAN at (215) 942-9690.
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 or tract of land situate in Roaring Creek Township, Columbia County, Pennsylvania bounded and described as follows: Beginning at a point on a curve on the easterly right of way of Andrew Lane, said point being at a common corner with Lot No. 7 of Hillside Acres; thence along said right of way on a curve to the left in a northerly direction having a delta angle of 10 degrees 34 minutes 10 seconds a radius of 1,025.00 feet, a chord of north 12 degrees 02 minutes 56 seconds east 188.82 feet for an arc length of 189.09 feet to a point of tangency; thence along the same, north 06 degrees 45 minutes 51 seconds east 16.31 feet to a point at a common corner with Lot No. 5 of Hillside Acres; thence along said Lot No. 5 south 83 degrees 14 minutes 09 seconds east 512.75 feet to a point at a common corner with lands of Joseph A. and Erla Mae Petro; thence along lands of said Petro south 08 degrees 19 minutes 36 seconds west 228.81 feet to a point on line of lands of Norma R. and Veronica C. Breisch; thence along lands of said Breisch, north 72 degrees 43 minutes 38 seconds west 254.32 feet to a set stone found at a common corner with Lot No. 7 of Hillside Acres; thence along said Lot No. 7 north 87 degrees 49 minutes 31 seconds west 274.73 feet to the place of beginning.

Containing 2.355 acres of land in all, more or less.

The above described parcel of land being subject to the southerly ten feet of a twenty foot wide Drainage Easement, the centerline of said easement being located on the dividing line between Lot No. 6 and Lot No. 7 of Hillside Acres, and extends from the easterly right of way of Andrew Lane eastwardly for a distance of 236.00 feet.

BEING THE SAME PREMISES which Brian D. Keller and Janice M. Keller by Deed dated 9/30/2005 and recorded on 10/05/2005 in the Columbia County Recorder of Deeds at Instrument #200510800 granted and conveyed to Keith T. Bobby and Sarah W. Bobby.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 30-06-026-23

All that certain piece, parcel or tract of land situate in Roaring Creek Township, Columbia County, Pennsylvania bounded and described as follows: Beginning at a point on a curve on the easterly right of way of Andrew Lane, said point being at a common corner with Lot No. 7 of Hillside Acres; thence along said right of way on a curve to the left in a northerly direction having a delta angle of 10 degrees 34 minutes 10 seconds a radius of 1,025.00 feet, a chord of north 12 degrees 02 minutes 56 seconds east 188.82 feet for an arc length of 189.09 feet to a point of tangency; thence along the same, north 06 degrees 45 minutes 51 seconds east 16.31 feet to a point at a common corner with Lot No. 5 of Hillside Acres; thence along said Lot No. 5 south 83 degrees 14 minutes 09 seconds east 512.75 feet to a point at a common corner with lands of Joseph A. and Erla Mae Petro; thence along lands of said Petro south 08 degrees 19 minutes 36 seconds west 228.81 feet to a point on line of lands of Norma R. and Veronica C. Breisch; thence along lands of said Breisch, north 72 degrees 43 minutes 38 seconds west 254.32 feet to a set stone found at a common corner with Lot No. 7 of Hillside Acres; thence along said Lot No. 7 north 87 degrees 49 minutes 31 seconds west 274.73 feet to the place of beginning.

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U.S. BANK, N.A. ND

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Keith T. Bobby  
Sarah W. Bobby

No.: 2011-CU-1795

2012-ED-88

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Plaintiff in the above action sets forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the real property located at 35 Andrews Lane, Catawaissa, PA 17820:

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

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

Keith T. Bobby	24 Yocum Drive Bloomsburg, PA 17815
----------------	--

Sarah W. Bobby	24 Yocum Drive Bloomsburg, PA 17815
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2. Name and address of Defendant(s) in the judgment:

Keith T. Bobby	24 Yocum Drive Bloomsburg, PA 17815
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Sarah W. Bobby	24 Yocum Drive Bloomsburg, PA 17815
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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)
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None.

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

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Plaintiff.

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

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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.

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Columbia County Domestic Relations	P.O. Box 380 Bloomsburg, PA 17815
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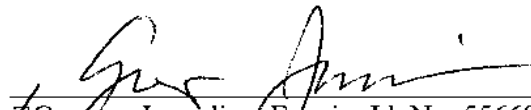
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Tenants/Occupants	35 Andrews Lane Catawaissa, PA 17820
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I verify that the statements made in this affidavit are true and correct to the best of my knowledge, information and belief. I understand that 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  
☐ Alyk L. Oflazian, Esquire Id. No. 312912  
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653  
Attorneys for Plaintiff

June 12, 2012

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IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 30-06-026-23



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

LAW OFFICES OF GREGORY JAVARDIAN  
GREGORY JAVARDIAN, ESQUIRE Id. No. 55669  
MARY F. KENNEDY, ESQUIRE Id. No. 77149  
MEGHAN K. BOYLE, ESQUIRE Id. No. 201661  
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ALYK L. OFLAZIAN, ESQUIRE Id No. 312912  
RICHARD J. NALBANDIAN, III, ESQUIRE Id No. 312653  
1310 INDUSTRIAL BOULEVARD  
1<sup>ST</sup> FLOOR, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

U.S. BANK, N.A. ND

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Keith T. Bobby  
Sarah W. Bobby

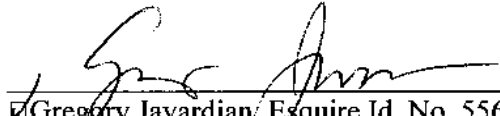
No.: 2011-CU-1795

2012-ED-88

**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  
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☐ Sean P. Mays, Esquire Id. No. 307518  
☐ Alyk L. Ofazian, Esquire Id. No. 312912  
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653  
Attorneys for Plaintiff

U.S. BANK, N.A. ND

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

Plaintiff

vs.

CIVIL ACTION – LAW

Keith T. Bobby  
Sarah W. Bobby

IN MORTGAGE FORECLOSURE

No.: 2011-CU-1795

Defendant(s)

2012-ED-88

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

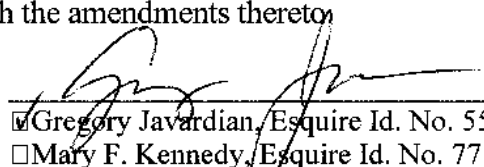
The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) Keith T. Bobby is over 21 years of age, resides at 24 Yocum Drive, Bloomsburg, PA 17815;

(b) Sarah W. Bobby is over 21 years of age, resides at 24 Yocum Drive, Bloomsburg, PA 17815;

(c) Plaintiff, U.S. BANK, N.A. ND, is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 205 W. 4TH STREET, SUITE 500, CN-TX- 05-FI, CINCINNATI, OHIO 45202

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  
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Attorneys for Plaintiff

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

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

**COURT NO.:** 2011-CU-1795

2012-ED-88

**DEFENDANT**  
**Keith T. Bobby**  
**Sarah W. Bobby**

**TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SERVE AT:**  
**35 Andrews Lane**  
**Catawaissa, PA 17820**

**SALE DATE:**

PLEASE POST SHERIFF'S HANDBILL.

**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**  
**LAW OFFICES OF GREGORY JAVARDIAN**  
1310 Industrial Boulevard, Suite 101  
Southampton, PA 18966  
(215) 942-9690

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

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

**COURT NO.:** **2011-CU-1795**

**2012-ED-88**

**DEFENDANT**  
**Keith T. Bobby**  
**Sarah W. Bobby**

**TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SERVE AT:**  
**24 Yocum Drive**  
**Bloomsburg, PA 17815**

**SALE DATE:**

PLEASE SERVE DEFENDANTS 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

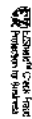
**ATTORNEY FOR PLAINTIFF**  
**LAW OFFICES OF GREGORY JAVARDIAN**  
1310 Industrial Boulevard, Suite 101  
Southampton, PA 18966  
(215) 942-9690

9394

**THE LAW OFFICES OF GREGORY JAVARDIAN**

OPERATING ACCOUNT  
1310 INDUSTRIAL BLVD, SUITE 101  
SOUTHAMPTON, PENNSYLVANIA 18966  
(215) 942-9690

**FIRST TRUST**  
800.220.BANK / firsttrust.com  
3-7380-2360



6/12/2012

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

US BANK v BOBBY, Keith T.

AUTHORIZED SIGNATURE

⑈00939⑈ ⑆23607380⑆ 70 160377⑈



Security features. Details on back.

Phelan Italian, & Schmiegl LLP  
One Penn Center Ste 1400  
Philadelphia, PA 19103

TD Bank, NA  
3-180/360

001249236

PAY ONE THOUSAND THREE HUNDRED EIGHTY-ONE AND 95 / 100 Dollars

DATE  
11/21/2012

AMOUNT  
\*\*\*\$1,381.95

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

KXL [260811] 253 MARTZ STREET (2011-CV-0000910-MF)

AUTHORIZED SIGNATURE

*Frank S. Hillman*

80-12  
⑈001249236⑈ ⑆036001808⑆ 361508666⑈