

## SHERIFF'S REAL ESTATE FINAL COST SHEET

NO. 121-14 ED NO. 416-14 JD

5) Long & Mull  
Agent for Phelan Hallinan

TOTAL DUE IN 8 DAYS \$ 5076.91

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

JP MORGAN CHASE BANK

## Defendant

UNKNOWN HEIRS OF LANE DUNBAR

vs.

### Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, November 19, 2014

Writ of Execution No. : 2014CV416

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2427 3RD STREET, 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.	\$1,085.64
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	\$135.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$4.50
Notary Fee	\$10.00
Surcharge	\$100.00

Total Sheriff Costs \$1,782.64

## Municipal Costs

Delinquent Taxes	\$4,215.20
Sewer	\$236.05

Total Municipal Costs \$4,451.25

## Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs \$67.00

Grand Total: \$6,300.89

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

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

TD Bank, NA  
3-180/360

001505586

DATE  
3/17/2015

AMOUNT  
\*\*\*\*\$5,076.91

PAY FIVE THOUSAND SEVENTY-SIX AND 91 / 100 Dollars

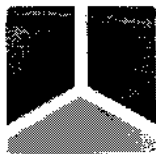
TO THE Sheriff of Columbia County  
ORDER 35 W Main Street  
OF Bloomsburg, PA 17815

SCL [795636] 2427 3RD STREET (2014-CV-416)

  
AUTHORIZED SIGNATURE

Dynabac

⑈001505586⑈ ⑆036001808⑆ 361508666⑈



PHELAN  
HALLINAN

Representing Lenders in Pennsylvania

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

Marielena Santiago  
Legal Assistant.

November 21, 2014

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

Re: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LANE  
DUNBAR, DECEASED  
2427 3RD STREET,  
BLOOMSBURG, PA 17815-3118  
2014-CV-416

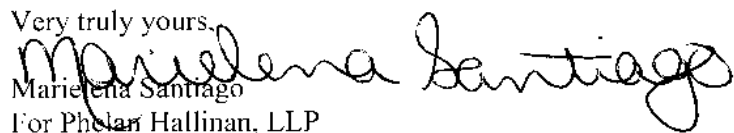
Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan, LLP as "attorney-on-the-writ," please prepare the Sheriff's Deed to **JP MORGAN CHASE BANK, N.A., S/B/M TO BANK ONE, N.A., 8333 RIDGEPOINT DRIVE, IRVING, TX 75063-5812.**

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

Thank you in advance for your cooperation in this matter.

Very truly yours,

  
Marielena Santiago  
For Phelan Hallinan, LLP

cc: JP MORGAN CHASE BANK, N.A., S/B/M TO BANK ONE, N.A.

PH # 795636

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when 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: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name <b>Phelan Hallinan, LLP</b>	Telephone Number <b>Area Code 215-563-7000</b>
Street Address <b>1617 JFK Boulevard, Suite 1400 One Penn Center Plaza</b>	City State Zip Code <b>Philadelphia PA 19103</b>

### B. TRANSFER DATA

Grantor(s)/Lessor(s) <b>Timothy Chamberlain</b>	Date of Acceptance of Document <b>11-26-14</b>
Grantee(s)/Lessee(s) <b>JP MORGAN CHASE BANK, N.A., S/B/M TO BANK ONE, N.A.</b>	
Street Address <b>PO Box 380, W. Main Street</b>	Street Address <b>8333 RIDGEPOINT DRIVE</b>
City State Zip Code <b>Bloomsburg PA 17815</b>	City State Zip Code <b>IRVING TX 75063-5812</b>

### D. REAL ESTATE LOCATION

Street Address <b>2427 3RD STREET, BLOOMSBURG, PA 17815-3118</b>	City, Township, Borough <b>SCOTT TOWNSHIP</b>
County <b>COLUMBIA</b>	School District <b>BLOOMSBURG AREA</b>
	Tax Parcel Number <b>31-3C2-171-00.000</b>

### E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION?

1. Actual Cash Consideration <b>\$6,300.89 (winning bid)</b>	2. Other Consideration <b>+ -0-</b>	3. Total Consideration <b>= \$6,300.89</b>
4. County Assessed Value <b>\$18,210.00</b>	5. Common Level Ratio Factor <b>x 3.61</b>	6. Fair Market Value <b>= \$65,738.10</b>

### F. EXEMPTION DATA

1a. Amount of Exemption Claimed <b>100%</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100%</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100%</b>
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### Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession (Name of Decedent) Estate File Number
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust
- ☐ If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☐ \*Other (Please explain exemption claimed, if other than listed above.)

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 <b>Marielena Santiago</b>	Date <b>11-26-14</b>
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

## Timothy Chamberlain

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**From:** Kinyon Lanier [Kinyon.Lanier@phelanhallinan.com]  
**Sent:** Thursday, November 20, 2014 11:23 AM  
**To:** Timothy Chamberlain  
**Subject:** cost sheets

Good Morning Sheriff Chamberlain,

I received cost sheets on today for three cases and I was wondering how much was owed on UNKNOWN HEIRS OF LANE DUNBAR NO. 2014CV416. I have the cost sheet but it's missing the other cost sheet that shows poundage, total due, deposit, etc. Please advise if you can fax that sheet to me.

*Thanks*

*Kinyon Lanier*

Post Sale Department  
Phelan Hallinan, LLP  
(215) 563-7000x1409  
(215)567-0072 [Fax]  
[kinyon.lanier@fedphe.com](mailto:kinyon.lanier@fedphe.com)

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Dignity and Respect. This is the foundation of our practice.  
It is how we treat everyone: our co-workers, courts, colleagues,  
adversaries, clients and, most importantly, our clients' customers.  
Every contact and part of our firm's process is based upon this  
fundamental understanding.

\*\* This firm is a debt collector attempting to collect a debt. Any information we obtain will be used for that purpose. If you have previously received a discharge in bankruptcy, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property.

Confidentiality Notice: This message, together with any attachments, is being sent by or on behalf of a lawyer. This communication may contain information that is proprietary, privileged and confidential or otherwise legally exempt from disclosure. It is intended exclusively for the individual or entity to which it is addressed. If you are not the intended recipient, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by e-mail, and delete the message and any attachments.

PO Box 380  
Bloomsburg, PA 17815

Phone 570-389-5622  
Fax 570-389-5625

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**  
**TIMOHTY T. CHAMBERLAIN, SHERIFF**

# Fax

**To:** Kinyon Lanier

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** November 20, 2014

**Re:** Dunbar

**CC:**

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

● **Comments:**

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

JP Morgan Chase vs Lane Dunbar, deceased

NO. 121-K4 ED NO. 416-14 JD

DATE/TIME OF SALE: OCTOBER 1, 2014 AT 9:00 AM

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

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

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

MISC. COSTS \$ \_\_\_\_\_

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

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

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

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

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

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_



**SCOTT TOWNSHIP AUTHORITY**

350 Tenny Street

Bloomsburg, PA 17815

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

September 15, 2014

Columbia County Sheriff's Office  
Attn: Tim Chamberlin  
PO Box # 380  
35 West Main Street  
Bloomsburg, PA 17815

Reference Docket # 2014-CV-416  
2427 Third Street, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for the home owner – Lane Dunbar - Estate, for the property located at 2427 Third Street, Bloomsburg, PA 17815, Columbia County in the amount of \$236.05. Services dates for the fees in question are from February 23, 2011 – September 7, 2011 (yes 2011).

Per your website the sale is to take place on Wednesday, November 19, 2014. If this sale were 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

County 024

PARCEL ID: 31-302-171-00.000

TAX YEAR: 2014

ALTERNATE ID:

EFFECTIVE DATE:

Sub ID:

Year	Authority	Fund
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2011	PRIM	884.45	247.86	88.45	300.00	1,520.76
2012	PRIM	929.82	168.52	92.99	270.00	1,461.33
2013	PRIM	981.16	80.80	98.12	45.00	1,205.08
		2,795.43	497.18	279.56	615.00	4,187.17

4,187.17

25.00

5.00

Interest  
Tax cert

000

4,217.17

Total

\$ 4,215.20  
Dec amount

**Phelan Hallinan & Schmieg, LLP**  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
215-320-0007  
Fax: 215-563-7009

Judith Pomroy  
Legal Assistant, Ext. 1630

Representing Lenders in  
Pennsylvania and New Jersey

October 2, 2014

Office of the Sheriff  
**COLUMBIA** County Courthouse

Dear Sir/Madame:

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

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

Sincerely,

Judith Pomroy  
Enclosure

**AFFIDAVIT OF SERVICE**

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

**COLUMBIA COUNTY**

PH # 809601

**DEFENDANT**  
DIANA S. WAGNER  
BARRY C. WAGNER

SERVICE TEAM/ lnm  
COURT NO.: 2013-CV-136

**SERVE BARRY C. WAGNER AT:**  
887 RUPERT DRIVE  
BLOOMSBURG, PA 17815-9637

**TYPE OF ACTION**  
XX Notice of Sheriff's Sale  
SALE DATE: November 19, 2014

**SERVED**

Served and made known to BARRY C. WAGNER, Defendant on the 9<sup>TH</sup> day of SEPT, 2014 at 11:15, o'clock AM., at 887 RUPERT DR., in the manner described below:  
☐ Defendant personally served.

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

Relationship is WIFE DIANA

☐ 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 55 Height 5'-3" Weight 105 Race W Sex F Other GRAY HAIR

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

DATE: 09-09-2014

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

**NOT SERVED**

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

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

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

☐ Service Refused

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

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

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

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

**ATTORNEY FOR PLAINTIFF**

Phelan Hallinan, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
(215) 563-7000

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

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

**Re: JP MORGAN CHASE BANK, N.A., S/B/M TO BANK ONE, N.A. v. UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LANE DUNBAR,  
DECEASED et al.**  
**No.: 2014-CV-416**

Dear Sir/Madam:

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

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

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

**\*\*Property is listed for the 11/19/2014 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan, LLP**  
By: Legal Assistant

CC: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER LANE DUNBAR, DECEASED

PHELAN HALLINAN, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorney for Plaintiff

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

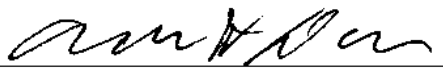
**JP MORGAN CHASE BANK, N.A., S/B/M TO BANK ONE, :  
N.A. : CIVIL DIVISION  
Plaintiff :  
v. : No.: 2014-CV-416  
:**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER LANE  
DUNBAR, DECEASED  
Defendant(s)**

**CERTIFICATE OF FILING**

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

Date: 10/2/14

  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

PHELAN HALLINAN, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorney for Plaintiff

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

**JP MORGAN CHASE BANK, N.A., S/B/M TO BANK ONE,  
N.A.**

Plaintiff

v.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER LANE  
DUNBAR, DECEASED**

Defendant(s)

**CIVIL DIVISION**

**No.: 2014-CV-416**

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

The Sheriff's Sale scheduled for 10/01/2014 at 09:00 AM in the above-captioned matter has been continued until 11/19/2014 at 09:00 AM.

Date: 10/2/14



Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

PHELAN HALLINAN, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorney for Plaintiff

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

<b>JP MORGAN CHASE BANK, N.A., S/B/M TO BANK ONE,</b>	:	
<b>N.A.</b>	:	<b>CIVIL DIVISION</b>
Plaintiff	:	
	:	<b>No.: <u>2014-CV-416</u></b>
v.	:	
	:	
<b>UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL</b>		
<b>PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING</b>		
<b>RIGHT, TITLE OR INTEREST FROM OR UNDER LANE</b>		
<b>DUNBAR, DECEASED</b>		
Defendant(s)		

**CERTIFICATION OF SERVICE**

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



UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER LANE  
DUNBAR, DECEASED  
2427 3RD STREET  
BLOOMSBURG, PA 17815-3118

Date: 10/2/14



Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

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

Representing Lenders in  
Pennsylvania

Foreclosure Manager

September 29, 2014

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: JP MORGAN CHASE BANK, N.A., S/B/M TO BANK ONE, N.A. v.  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER LANE DUNBAR, DECEASED  
2427 3RD STREET BLOOMSBURG, PA 17815-3118  
No.: 2014-CV-416

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for October 1, 2014 due to the following: Loss Mitigation.

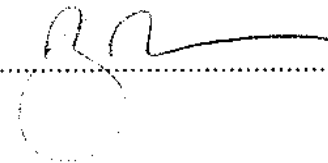
The Property is to be relisted for the November 19, 2014 Sheriff Sale.

Thank you for your cooperation in this matter.

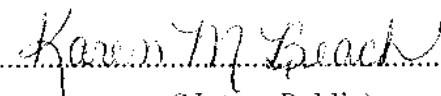
Very Truly Yours,  
David Tran for  
Phelan Hallinan, LLP

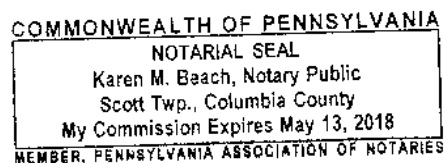
STATE OF PENN                      11/                      }  
COUNTY OF CO                      }

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice September 10, 17, 24, 2014 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....  


Sworn and subscribed to before me this 24<sup>th</sup> day of September 2014.....

.....  
  
(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</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>4.50</u>
NOTARY	\$ <u>16.00</u>
TOTAL ***** \$ <u>362.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1085.64</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1310.64</u>	

PROTHIONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>67.00</u>
TOTAL ***** \$ <u>77.00</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>4192.23</u>
TOTAL ***** \$ <u>4192.23</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 6446.87

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

DATE:11-SEP-14

FEE:\$5.00

CERT. NO18939

DUNBAR LANE  
C/O GARY DUNBAR  
2909 BATH RD  
BRISTOL PA 19007 2118

DISTRICT: SCOTT TWP  
DEED 0350-1043  
LOCATION: 2427 THIRD ST BLOOMSBURG  
PARCEL: 31 -3C2-171-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2013	PRIM	1,188.92	16.19		0.00	1,205.11
2011	PRIM	1,506.18	14.59		0.00	1,520.77
2012	PRIM	1,446.01	15.34		0.00	1,461.35
TOTAL DUE :						\$4,187.23

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: November ,2014

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

COLUMBIA COUNTY SHERIFF

REQUESTED BY:

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

**Kathryn McGurl**  
**Legal Assistant, 1482**

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

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

No.: 2014-CV-416  
No.:

**Re: JP MORGAN CHASE BANK, N.A., S/B/M TO BANK ONE, N.A. VS. UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER LANE DUNBAR, DECEASED**  
**No.: 2014-CV-416, No.:**

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2**

Dear Sir/Madam:

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

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

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

**\*\*Property is listed for the 10/01/2014 Sheriff Sale.\*\***

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

Very truly yours,

**Phelan Hallinan, LLP**

By:

Kathryn McGurl, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN, LLP  
Paul Cressman, Esq., Id. No.318079  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
paul.cressman@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

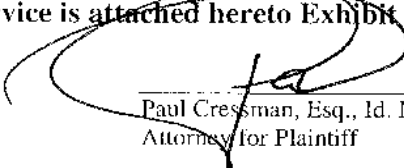
JP MORGAN CHASE BANK, N.A., S/B/M TO	:	COLUMBIA COUNTY
BANK ONE, N.A.	:	
Plaintiff,	:	COURT OF COMMON PLEAS
	:	
v.	:	CIVIL DIVISION
	:	
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,	:	
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS	:	No.: <u>2014-CV-416</u>
CLAIMING RIGHT, TITLE OR INTEREST FROM	:	No.:
OR UNDER LANE DUNBAR, DECEASED	:	
Defendant(s)	:	

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA     )  
PHILADELPHIA COUNTY                     )     SS:

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

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

  
Paul Cressman, Esq., Id. No.318079  
Attorney for Plaintiff

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

JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	
v.	:	CIVIL DIVISION
	:	
Unknown Heirs, Successors, Assigns, and All Persons,	:	NO.: <u>2014-CV-416</u>
Firms, or Associations Claiming Right, Title or Interest	:	
From or Under Lane Dunbar, Deceased	:	
Defendant(s)	:	COLUMBIA COUNTY

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **2427 3rd Street, Bloomsburg, PA 17815-3118**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LANE DUNBAR, DECEASED</b>	<b>2427 3RD STREET BLOOMSBURG, PA 17815-3118</b>
  
2. Name and address of Defendant(s) in the judgment:  

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LANE DUNBAR, DECEASED</b>	<b>2427 3RD STREET BLOOMSBURG, PA 17815-3118</b>
  
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>None.</b>	
  
4. Name and address of last recorded holder of every mortgage of record:  

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>None.</b>	
  
5. Name and address of every other person who has any record lien on the property:  

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>Tax Claim Bureau - Columbia County</b>	<b>11 West Main Street, County Annex Bloomsburg, PA 17815</b>



6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.  
Name Address (if address cannot be reasonably ascertained, please indicate)

**None.**

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:  
Name Address (if address cannot be reasonably ascertained, please indicate)

**Tenant/Occupant**

**2427 3rd Street  
Bloomsburg, PA 17815-3118**

**Commonwealth of Pennsylvania Bureau of  
Individual Taxes Inheritance Tax Division**

**6th Floor, Strawberry Sq.  
Dept 280601  
Harrisburg, PA 17128**

**Department of Public Welfare, TPL Casualty  
Unit, Estate Recovery Program**

**P.O. Box 8486  
Willow Oak Building  
Harrisburg, PA 17105**

**Domestic Relations of  
Columbia County**

**Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815**

**Commonwealth of Pennsylvania  
Department of Welfare**

**P.O. Box 2675  
Harrisburg, PA 17105**

**Internal Revenue Service Advisory**

**1000 Liberty Avenue Room 704  
Pittsburgh, PA 15222**

**U.S. Department of Justice  
U.S. Attorney for The Middle District of PA  
Federal Building**

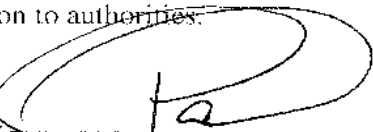
**228 Walnut Street, Suite 220  
PO Box 11754  
Harrisburg, PA 17108-1754**

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

Date:

9/3/14

By:



**Phelan Hallinan, LLP**  
Paul Cressman, Esq., Id. No. 318079  
Attorney for Plaintiff  
PHELAN HALLINAN, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza, Philadelphia, PA 19103  
215-563-7000

Name and  
Address  
Of Sender

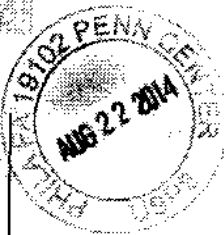
Phelan Hallinan, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103

AZK/KCM - 10/01/2014 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	Tax Claim Bureau - Columbia County 11 West Main Street, County Annex Bloomsburg, PA 17815	\$0.48
		RE: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LANE DUNBAR, DECEASED (COLUMBIA) PH #795636/1026 Page 1 of 1 45 Day	\$0.48

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The fee for the reconstruction of nonnegotiable documents under Express Mail document reconstruction piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail is \$500,000. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. \$3000 \$913 and \$921 for limitations of coverage.
--	---	---	--

Form 3877 Facsimile



PH # 795636

Name and  
Address  
Of Sender

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

AZKJJKM - 10/01/2014 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 2427 3RD STREET BLOOMSBURG, PA 17815-3118	\$0.47
2	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128	\$0.47
3	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	\$0.47
4	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE * P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47
5	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	\$0.47
6	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	\$0.47
7	****	U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754	\$0.47
		RE: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LANE DUNBAR, DECEASED (COLUMBIA) PH # 795636/1021 Page 1 of 1 Whit Team	\$3.29

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail domestic registered mail insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.
--	---	---	--

Form 3877 Facsimile



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

David A. Blakesley  
Legal Assistant

Representing Lenders in  
Pennsylvania

OFFICE OF THE SHERIFF  
COLUMBIA COUNTY COURTHOUSE

Re: JP MORGAN CHASE BANK, N.A., S/B/M TO BANK ONE, N.A.  
vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER  
LANE DUNBAR, DECEASED  
No.: 2014-CV-416

Dear Sir/Madame:

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

Thank you for your cooperation.

Sincerely,

David A. Blakesley  
cc: Prothonotary of COLUMBIA COUNTY

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

JP MORGAN CHASE BANK, N.A., S/B/M TO  
BANK ONE, N.A.

Plaintiff

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER LANE DUNBAR,  
DECEASED

Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2014-CV-416

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

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter was sent by regular mail, to UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LANE DUNBAR, DECEASED on 8/11/2014 in accordance with the Order of Court dated 5/6/2014. The property was posted on 8/17/2014. Publication was advertised in The Press Enterprise on 8/14/2014.

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

Phelan Hallinan, LLP

DATE: 9/2/14

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

FILED  
PROTHONOTARY

2014 MAY -6 A 10:21

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

ATTORNEY FILE COPY  
PLEASE RETURN

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

JP MORGAN CHASE BANK, N.A., S/B/M TO  
BANK ONE, N.A.

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER LANE DUNBAR,  
DECEASED

ET AL.

COURT OF COMMON PLEAS  
CIVIL DIVISION

NO. 2014-CV-416

COLUMBIA COUNTY

ORDER

AND NOW, this 6<sup>th</sup> day of May, 2014, upon consideration of  
Plaintiff's Motion for Service Pursuant to Special Order of court, it is hereby;

**ORDERED** that Plaintiff may obtain service of the Complaint and of the Notice of  
Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C), on the Defendant, UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LANE DUNBAR,  
DECEASED, by publication of the Complaint in accordance with Pa.R.C.P. 430(b)(1); by First  
Class mail at the mortgaged premises located at 2427 3RD STREET, BLOOMSBURG, PA  
17815-3118, and by posting of the mortgaged premises at 2427 3RD STREET,

PH # 795636/SNM

ATTORNEY FILE COPY  
PLEASE RETURN

BLOOMSBURG, PA 17815-3118 by the Sheriff or by a non-party competent adult. Service by mail is complete upon the date of mailing.

It is further ORDERED and DECREED that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to assure compliance with this court order.

BY THE COURT:

1st Thomas A. James, Jr.  
J.

ATTORNEY FILE COPY  
PLEASE RETURN

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1		Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lane Dunbar, Deceased 2427 3rd Street Bloomsburg, PA 17815-3118	
2			
3	****		
4	****		
5			
6	****		
7	****		
8	****		
9	****		
10	****		
11	****		
12	****		
13	****		
14			
15		RE: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lane Dunbar, Deceased  PH: 795635 Columbia	
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	





**AFFIDAVIT OF SERVICE**

**PLAINTIFF**  
JP MORGAN CHASE BANK, N.A., S/B/M TO BANK ONE, N.A.

\$cntyUpper

PH # 795636

**DEFENDANT**  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER LANE DUNBAR,  
DECEASED

SERVICE TEAM/ spj  
COURT NO.: 2014-CV-416

SERVE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER LANE DUNBAR,  
DECEASED AT:  
2427 3RD STREET  
BLOOMSBURG, PA 17815-3118

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: 10/01/2014

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

**SERVED**

Served and made known to UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LANE DUNBAR, DECEASED, Defendant on the 17<sup>th</sup> day of AUGUST, 20 14, at 11:30 o'clock A. M., at 2427 3RD STREET, BLOOMSBURG, PA 17815-3118, in the manner described below:

- ☐ Defendant personally served.  
☐ Adult family member with whom Defendant(s) reside(s).  
Relationship is \_\_\_\_\_  
☐ Adult in charge of Defendant's residence who refused to give name or relationship.  
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).  
☐ Agent or person in charge of Defendant's office or usual place of business.  
\_\_\_\_\_ an officer of said Defendant's company.  
☒ Other: POSTED THE PROPERTY

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

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

DATE: 8/17/14

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

**NOT SERVED**

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

- ☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)  
☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_  
☐ Service Refused

Other:

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

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

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

**ATTORNEY FOR PLAINTIFF**

Lawrence T. Phelan, Esq., Id. No. 32227  
Francis S. Hallinan, Esq., Id. No. 62695  
Michele M. Bradford, Esq., Id. No. 69849  
Judith T. Romano, Esq., Id. No. 58745  
Jenine R. Davey, Esq., Id. No. 87077  
Lauren R. Tabas, Esq., Id. No. 92337  
Jay B. Jones, Esq., Id. No. 86657

8/18/14

795636  
DUB

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 14, 2014 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA  
NO. 2014-CV-416

JP MORGAN CHASE BANK, N.A. S/B/M TO BANK ONE, N.A.  
vs.  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSO-  
CIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LANE DUNBAR,  
DECEASED

NOTICE TO UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER  
LANE DUNBAR, DECEASED  
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 2427 3RD STREET, BLOOMSBURG, PA 17816-3118  
Being in SCOTT TOWNSHIP, County of COLUMBIA, Commonwealth of Pennsylvania,  
31-3C2-171-00-000

Improvements consist of residential property  
Sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PER-  
SONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER LANE DUNBAR, DECEASED

Your house (real estate) at 2427 3RD STREET, BLOOMSBURG, PA 17816-3118 is sched-  
uled to be sold at the Sheriff's Sale on: 10/01/2014 at 09:00 AM at the COLUMBIA  
County Courthouse, PO Box 380, W. Main Street, Bloomsburg, PA 17815, to enforce the  
Court Judgment of \$49,062.48 obtained by JP MORGAN CHASE BANK, N.A. S/B/M  
TO BANK ONE, N.A. (the mortgage), against the above premises.

PHILAN HALLINAN, LLP  
Attorney for Plaintiff

*[Signature]*  
.....day of August 2014

*[Signature: Karen M. Beach]*  
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Karen M. Beach, Notary Public  
Scott Twp., Columbia County  
My Commission Expires May 13, 2018  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

fee for this affidavit have been paid in full.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK  
vs.  
UNKNOWN HEIRS OF LANE DUNBAR

Case Number  
2014CV416

## SHERIFF'S RETURN OF SERVICE

08/25/2014 01:01 PM - DEPUTY MICHAEL BEYER, 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 2427 3RD STREET, BLOOMSBURG, PA 17815.

Michael Beyer  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 26, 2014

NOTARY

Affirmed and subscribed to before me this

26TH day of AUGUST 2014

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

Sarah Jane Klingaman

PHILAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 400 1617 JFK BLVD, PHILADELPHIA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK  
vs.  
UNKNOWN HEIRS OF LANE DUNBAR

Case Number  
2014CV416

## SERVICE COVER SHEET

### Service Details:

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

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	2427 3RD STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · <u>Posted</u> · Other		
<b>Adult In Charge:</b>	<u>Posted</u>		
<b>Relation:</b>			
<b>Date:</b>	<u>8-25-14</u>	<b>Time:</b>	<u>1301</u>
<b>Deputy:</b>	<u>724</u>	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN & HALLINAN LLP	<b>Phone:</b> 215-563-7000
------------------------------------	----------------------------

### Service Attempts:

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

### Service Attempt Notes:

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

(POSTING)

2014CV416

2427 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
UNKNOWN HEIRS OF LANE DUNBAR

Case Number  
2014CV416

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: D1

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

### Serve To:

Name: OCCUPANT

Primary Address: 2427 3RD STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Posted

Relation:

Date: 8-1-14

Time: 1457

Deputy: 7+14

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

OCCUPANT

2014CV416

2427 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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



71901140006000033883

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

---

JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.	:	COURT OF COMMON PLEAS
	:	
Plaintiff	:	CIVIL DIVISION
	:	
vs.	:	NO.: <u>2014-CV-416</u>
	:	
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or	:	
Associations Claiming Right, Title or Interest From or Under	:	Columbia County
Lane Dunbar, Deceased	:	
Defendant(s)	:	

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

**TO: Unknown Heirs, Successors, Assigns, and All  
Persons, Firms, or Associations Claiming Right,  
Title or Interest From or Under Lane Dunbar,  
Deceased  
2427 3rd Street  
Bloomsburg, PA 17815-3118**

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

Your house (real estate) at **2427 3rd Street, Bloomsburg, PA 17815-3118** is scheduled to be sold at the Sheriff's Sale on Oct. 1<sup>st</sup> 2014 at 9:00 AM in the Office of The Sheriff, **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$49,062.48** obtained by **JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

### NOTICE OF OWNER'S RIGHTS

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

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

Classifieds: (570) 784-6151  
Toll Free: 888-231-9767 ext 1299  
Fax: (570) 784-6152

Proof of Ad 07/28/14

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380  
BLOOMSBURG, PA 17815

Ad ID: 1000765  
Description: L Dunbar Estate notice  
Run Dates: 09/10/14 to 09/24/14  
Class: 2  
Agate Lines: 198  
Blind Box:

Total Ad Cost \$1,085.64  
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/10/14	09/24/14	3	\$1,085.64

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV416

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, OCTOBER 01, 2014  
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel and tract of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point on the North side of Third Street in the Village of Espy, which point is 250 feet West of a public alley, now unopened, but shown on the draft or plot of the Village of Espy; thence in a northerly direction by other lands now or formerly of Tennis G. Seiple, 160 feet to other lands now or formerly of the said Seiple; thence in an easterly direction, 50 feet to the western line of Lot No. 2, 180 feet to the North side of Third Street; thence by the North side of Third Street in a westerly direction, 50 feet to a point, the place of beginning.

BEING Lot No. 1 of the plan of lots of the Village of Espy, as laid out by Tennis G. Seiple and surveyed by John T. Church, R.S.

TITLE TO SAID PREMISES IS VESTED IN Lane Dunbar, single, by Deed from Ruby M. Dill, widow, dated 05/09/1988, recorded 05/10/1988 in Book 40B, Page 347. LANE DUNBAR died on 04/08/2011, and upon information and belief, her heirs or devisees, and personal representative, are unknown.

Tax Parcel: 31-3C2-171-00.000

Premises Being: 2427 3rd Street Bloomsburg, PA 17815-3118

PROPERTY ADDRESS: 2427 3RD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3C2-171

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS OF LANE DUNBAR in suit of JP MORGAN CHASE 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.

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

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



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK  
vs.  
UNKNOWN HEIRS OF LANE DUNBAR

Case Number  
2014CV416

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 121

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

### Serve To:

Name: UNKNOWN HEIRS OF LANE DUNBAR

Primary Address: 2427 3RD STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy: Ray

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1. House is Empty

2.

3.

4.

5.

6.

UNKNOWN HEIRS OF LANE

2014CV416

2427 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)**

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

JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.

vs.

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or  
Associations Claiming Right, Title or Interest From or Under Lane  
Dunbar, Deceased

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 property (specifically described property below):

PREMISES: 2427 3rd Street, Bloomsburg, PA 17815-3118  
(See Legal Description attached)

Amount Due

Interest from 07/24/2014 to Date of Sale  
@ \$8.07 per diem

\$49,062.48

\$ \_\_\_\_\_ and costs.

Dated 7-23-14  
(SEAL)

PH # 795636

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2014-CV-416

2014-ED-121  
COLUMBIA COUNTY

Barbara N. Silvestri (KPB)  
(Clerk) Office of the Prothonotary, Common Pleas Court  
of Columbia County, Penna.

*Prothonotary Clerk of Sec. Courts*  
*My Comm. Exp. 1st Monday in 2016*

JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.	:	COURT OF COMMON PLEAS
	:	
Plaintiff	:	CIVIL DIVISION
	:	
vs.	:	NO.: <u>2014-CV-416</u>
	:	
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or	:	
Associations Claiming Right, Title or Interest From or Under	:	Columbia County
Lane Dunbar, Deceased	:	
Defendant(s)	:	

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

**TO: Unknown Heirs, Successors, Assigns, and All  
Persons, Firms, or Associations Claiming Right,  
Title or Interest From or Under Lane Dunbar,  
Deceased  
2427 3rd Street  
Bloomsburg, PA 17815-3118**

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

Your house (real estate) at **2427 3rd Street, Bloomsburg, PA 17815-3118** is scheduled to be sold at the Sheriff's Sale on Oct. 1<sup>st</sup> 2014 at 9:00 AM in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$49,062.48 obtained by JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

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

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

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

North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2014-CV-416**

**JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.**

v.

**Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming  
Right, Title or Interest From or Under Lane Dunbar, Deceased**

owner(s) of property situate in **SCOTT TOWNSHIP**, COLUMBIA County, Pennsylvania,  
being

**2427 3rd Street, Bloomsburg, PA 17815-3118**

**Parcel No. 31-3C2-171-00.000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$49,062.48**

**Attorneys for Plaintiff**

Phelan Hallinan, LLP

### LEGAL DESCRIPTION

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

BEGINNING at a point on the North side of Third Street in the Village of Espy, which point is 250 feet West of a public alley, now unopened, but shown on the draft or plot of the Village of Espy; thence in a northerly direction by other lands now or formerly of Tennis G. Seiple, 180 feet to other lands now or formerly of the said Seiple; thence in an easterly direction, 50 feet to the western line of Lot No. 2, 180 feet to the North side of Third Street; thence by the North side of Third Street in a westerly direction, 50 feet to a point, the place of beginning.

BEING Lot No. 1 of the plan of lots of the Village of Espy, as laid out by Tennis G. Seiple and surveyed by John T. Church, R.S.

TITLE TO SAID PREMISES IS VESTED IN Lane Dunbar, single, by Deed from Ruby M. Dill, widow, dated 05/09/1988, recorded 05/10/1988 in Book 408, Page 347.

*LANE DUNBAR died on 04/08/2011, and upon information and belief, her heirs or devisees, and personal representative, are unknown*

Tax Parcel: 31-3C2-171-00.000

Premises Being: 2427 3rd Street Bloomsburg, PA 17815-3118

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV416

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, OCTOBER 01, 2014**  
**AT 9:00 O'CLOCK A.M.**

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

---

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

BEGINNING at a point on the North side of Third Street in the Village of Espy, which point is 250 feet West of a public alley, now unopened, but shown on the draft or plot of the Village of Espy; thence in a northerly direction by other lands now or formerly of Tennis G. Seiple, 180 feet to other lands now or formerly of the said Seiple; thence in an easterly direction, 50 feet to the western line of Lot No. 2, 180 feet to the North side of Third Street; thence by the North side of Third Street in a westerly direction, 50 feet to a point, the place of beginning.

BEING Lot No. 1 of the plan of lots of the Village of Espy, as laid out by Tennis G. Seiple and surveyed by John T. Church, R.S.

TITLE TO SAID PREMISES IS VESTED IN Lane Dunbar, single, by Deed from Ruby M. Dill, widow, dated 05/09/1988, recorded 05/10/1988 in Book 408, Page 347.

LANE DUNBAR died on 04/08/2011, and upon information and belief, her heirs or devisees, and personal representative, are unknown

Tax Parcel: 31-3C2-171-00.000

Premises Being: 2427 3rd Street Bloomsburg, PA 17815-3118

PROPERTY ADDRESS: 2427 3RD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3C2-171

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS OF LANE DUNBAR in suit of JP MORGAN CHASE 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:  
PHELAN & HALLINAN LLP  
PHILADELPHIA, PA 215-563-7000

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

**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)**

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

JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.

vs.

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or  
Associations Claiming Right, Title or Interest From or Under Lane  
Dunbar, Deceased

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 property (specifically described property below):

PREMISES: 2427 3rd Street, Bloomsburg, PA 17815-3118

(See Legal Description attached)

Amount Due

\$49,062.48

Interest from 07/24/2014 to Date of Sale

\$\_\_\_\_\_ and costs.

@ \$8.07 per diem

Barbara N. Silvestri | KPB |

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

Dated 7-23-14  
(SEAL)

PII # 795636

Prothonotary & Clerk of the Court  
Columbia County, Pa. 17815-3118  
July 23, 2014



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK  
vs.  
UNKNOWN HEIRS OF LANE DUNBAR

Case Number  
2014CV416

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 121

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:

Relation: DEF.

Date: 7-24-14

Time: 1320

Deputy: 8

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

HOCK, H. JAMES

2014CV416

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK  
vs.  
UNKNOWN HEIRS OF LANE DUNBAR

Case Number  
2014CV416

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 121

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:

Debbie Miller

Relation:

Clerk

Date:

7/24/14

Time:

1300

Deputy:

8

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2014CV416

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK  
vs.  
UNKNOWN HEIRS OF LANE DUNBAR

Case Number  
2014CV416

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 121

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 Richendree

Relation: Clerk II

Date: 7-24-14

Time: 1:00

Deputy: E

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2014CV416 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

# REAL ESTATE OUTLINE

ED # 2014 ED 121

DATE RECEIVED 2014 07 416  
DOCKET AND INDEX July 24<sup>th</sup> 2014

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>001440098</u>

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

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

JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.	:	COURT OF COMMON PLEAS
	:	
Plaintiff	:	CIVIL DIVISION
	:	
vs.	:	NO.: <u>2014-CV-416</u>
	:	
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or	:	
Associations Claiming Right, Title or Interest From or Under	:	Columbia County
Lane Dunbar, Deceased	:	
Defendant(s)	:	

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

**TO: Unknown Heirs, Successors, Assigns, and All  
Persons, Firms, or Associations Claiming Right,  
Title or Interest From or Under Lane Dunbar,  
Deceased  
2427 3rd Street  
Bloomsburg, PA 17815-3118**

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

Your house (real estate) at **2427 3rd Street, Bloomsburg, PA 17815-3118** is scheduled to be sold at the Sheriff's Sale on Oct. 1<sup>st</sup> 2014 at 9:00 AM in the Office of The Sheriff, **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$49,062.48** obtained by **JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

### NOTICE OF OWNER'S RIGHTS

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

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

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

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

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

**North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2014-CV-416**

**JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.**

v.

**Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming  
Right, Title or Interest From or Under Lane Dunbar, Deceased**

owner(s) of property situate in **SCOTT TOWNSHIP**, COLUMBIA County, Pennsylvania,  
being

**2427 3rd Street, Bloomsburg, PA 17815-3118**

**Parcel No. 31-3C2-171-00,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$49,062.48**

**Attorneys for Plaintiff**

Phelan Hallinan, LLP

### LEGAL DESCRIPTION

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

BEGINNING at a point on the North side of Third Street in the Village of Espy, which point is 250 feet West of a public alley, now unopened, but shown on the draft or plot of the Village of Espy; thence in a northerly direction by other lands now or formerly of Tennis G. Seiple, 180 feet to other lands now or formerly of the said Seiple; thence in an easterly direction, 50 feet to the western line of Lot No. 2, 180 feet to the North side of Third Street; thence by the North side of Third Street in a westerly direction, 50 feet to a point, the place of beginning.

BEING Lot No. 1 of the plan of lots of the Village of Espy, as laid out by Tennis G. Seiple and surveyed by John T. Church, R.S.

TITLE TO SAID PREMISES IS VESTED IN Lane Dunbar, single, by Deed from Ruby M. Dill, widow, dated 05/09/1988, recorded 05/10/1988 in Book 408, Page 347.

*LANE DUNBAR died on 04/08/2011, and upon information and belief, her heirs or devisees, and personal representative, are unknown*

Tax Parcel: 31-3C2-171-00.000

Premises Being: 2427 3rd Street Bloomsburg, PA 17815-3118



<b>JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.</b>	:	<b>COURT OF COMMON PLEAS</b>
Plaintiff	:	
	:	<b>CIVIL DIVISION</b>
<b>v.</b>	:	
	:	<b>NO.: <u>2014-CV-416</u></b>
<b>Unknown Heirs, Successors, Assigns, and All Persons,</b>	:	
<b>Firms, or Associations Claiming Right, Title or Interest</b>	:	
<b>From or Under Lane Dunbar, Deceased</b>	:	<b>COLUMBIA COUNTY</b>
Defendant(s)		

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **2427 3rd Street, Bloomsburg, PA 17815-3118**.

- |    |  |   |
|----|--|---|
| 1. | Name and address of Owner(s) or reputed Owner(s):<br>Name  | Address (if address cannot be reasonably ascertained, please so indicate) |
|    | <b>UNKNOWN HEIRS, SUCCESSORS,<br/>ASSIGNS, AND ALL PERSONS, FIRMS, OR<br/>ASSOCIATIONS CLAIMING RIGHT, TITLE<br/>OR INTEREST FROM OR UNDER LANE<br/>DUNBAR, DECEASED</b> | <b>2427 3RD STREET<br/>BLOOMSBURG, PA 17815-3118</b>                      |
| 2. | Name and address of Defendant(s) in the judgment:<br>Name  | Address (if address cannot be reasonably ascertained, please so indicate) |
|    | <b>UNKNOWN HEIRS, SUCCESSORS,<br/>ASSIGNS, AND ALL PERSONS, FIRMS, OR<br/>ASSOCIATIONS CLAIMING RIGHT, TITLE<br/>OR INTEREST FROM OR UNDER LANE<br/>DUNBAR, DECEASED</b> | <b>2427 3RD STREET<br/>BLOOMSBURG, PA 17815-3118</b>                      |
| 3. | Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:<br>Name  | Address (if address cannot be reasonably ascertained, please indicate)    |
|    | <b>None.</b>   |   |
| 4. | Name and address of last recorded holder of every mortgage of record:<br>Name  | Address (if address cannot be reasonably ascertained, please indicate)    |
|    | <b>None.</b>   |   |
| 5. | Name and address of every other person who has any record lien on the property:<br>Name  | Address (if address cannot be reasonably ascertained, please indicate)    |
|    | <b>None.</b>   |   |
| 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.<br>Name                               | Address (if address cannot be reasonably ascertained, please indicate)    |

None.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

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

**TENANT/OCCUPANT**

**2427 3RD STREET  
BLOOMSBURG, PA 17815-3118**

**COMMONWEALTH OF PENNSYLVANIA  
BUREAU OF INDIVIDUAL TAXES  
INHERITANCE TAX DIVISION**

**6TH FLOOR, STRAWBERRY SQ.  
DEPT 280601  
HARRISBURG, PA 17128**

**DEPARTMENT OF PUBLIC WELFARE, TPL  
CASUALTY UNIT, ESTATE RECOVERY  
PROGRAM**

**P.O. BOX 8486  
WILLOW OAK BUILDING  
HARRISBURG, PA 17105**

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

**P.O. BOX 2675  
HARRISBURG, PA 17105**

**INTERNAL REVENUE SERVICE ADVISORY**

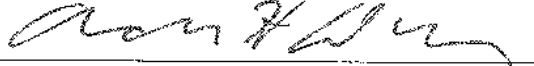
**1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222**

**U.S. DEPARTMENT OF JUSTICE  
U.S. ATTORNEY FOR THE MIDDLE  
DISTRICT OF PA  
FEDERAL BUILDING**

**228 WALNUT STREET, SUITE 220  
PO BOX 11754  
HARRISBURG, PA 17108-1754**

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

Date: 7/22/14

By: 

**Phelan Hallinan, LLP**

Adam H. Davis, Esq., Id. No. 203034

Attorney for Plaintiff

**PHILAN HALLINAN, LLP**

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

### LEGAL DESCRIPTION

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

BEGINNING at a point on the North side of Third Street in the Village of Espy, which point is 250 feet West of a public alley, now unopened, but shown on the draft or plot of the Village of Espy; thence in a northerly direction by other lands now or formerly of Tennis G. Seiple, 180 feet to other lands now or formerly of the said Seiple; thence in an easterly direction, 50 feet to the western line of Lot No. 2, 180 feet to the North side of Third Street; thence by the North side of Third Street in a westerly direction, 50 feet to a point, the place of beginning.

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TITLE TO SAID PREMISES IS VESTED IN Lane Dunbar, single, by Deed from Ruby M. Dill, widow, dated 05/09/1988, recorded 05/10/1988 in Book 408, Page 347.

*LANE DUNBAR died on 04/08/2011, and upon information and belief, her heirs or devisees, and personal representative, are unknown*

Tax Parcel: 31-3C2-171-00.000

Premises Being: 2427 3rd Street Bloomsburg, PA 17815-3118

PHELAN HALLINAN, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorney for Plaintiff

<b>JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.</b>	:	<b>Columbia County</b>
	:	
	:	<b>COURT OF COMMON PLEAS</b>
<b>vs.</b>	:	
	:	<b>CIVIL DIVISION</b>
<b>Unknown Heirs, Successors, Assigns, and All Persons, Firms, or</b>	:	
<b>Associations Claiming Right, Title or Interest From or Under Lane</b>	:	<b>NO.: <u>2014-CV-416</u></b>
<b>Dunbar, Deceased</b>	:	

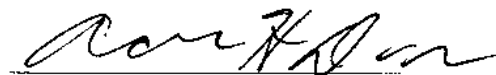
**VERIFICATION OF NON-MILITARY SERVICE**

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

(a) that the defendant Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lane Dunbar, Deceased's Social Security Number is not available because she is not the borrower on the loan, and thus, we are unable to determine whether or not Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lane Dunbar, Deceased is in military service.

(b) that it is unable to be determined whether defendant, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lane Dunbar, Deceased, is over 18 years of age and resides at 2427 3rd Street, Bloomsburg, PA 17815-3118.

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



**Phelan Hallinan, LLP**  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

PHELAN HALLINAN, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorney for Plaintiff

JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.	:	Columbia County
	:	
	:	COURT OF COMMON PLEAS
vs.	:	
	:	CIVIL DIVISION
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or	:	
Associations Claiming Right, Title or Interest From or Under Lane	:	NO.: <u>2014-CV-416</u>
Dunbar, Deceased	:	


**VERIFICATION OF NON-MILITARY SERVICE**

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

(a) that the defendant Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lane Dunbar, Deceased's Social Security Number is not available because she is not the borrower on the loan, and thus, we are unable to determine whether or not Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lane Dunbar, Deceased is in military service.

(b) that it is unable to be determined whether defendant, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lane Dunbar, Deceased, is over 18 years of age and resides at 2427 3rd Street, Bloomsburg, PA 17815-3118.

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

  
**Phelan Hallinan, LLP**  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

PHELAN HALLINAN, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorneys for Plaintiff

**JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.**  
Plaintiff

: **COURT OF COMMON PLEAS**

:

: **CIVIL DIVISION**

:

: **NO.: 2014-CV-416**

:

:

: **Columbia County**

:

v.

**Unknown Heirs, Successors, Assigns, and All Persons, Firms, or  
Associations Claiming Right, Title or Interest From or Under Lane  
Dunbar, Deceased**  
Defendant(s)

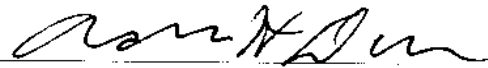
**CERTIFICATION**

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

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

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

By:



**Phelan Hallinan, LLP**  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

PHELAN HALLINAN, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorneys for Plaintiff

**JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.**  
Plaintiff

v.

**Unknown Heirs, Successors, Assigns, and All Persons, Firms, or  
Associations Claiming Right, Title or Interest From or Under Lane  
Dunbar, Deceased**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2014-CV-416**  
:  
: **Columbia County**  
:

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

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By:



**Phelan Hallinan, LLP**  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

<b>JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.</b>	:	<b>COURT OF COMMON PLEAS</b>
Plaintiff	:	
	:	<b>CIVIL DIVISION</b>
<b>v.</b>	:	
	:	<b>NO.: <u>2014-CV-416</u></b>
<b>Unknown Heirs, Successors, Assigns, and All Persons,</b>	:	
<b>Firms, or Associations Claiming Right, Title or Interest</b>	:	
<b>From or Under Lane Dunbar, Deceased</b>	:	<b>COLUMBIA COUNTY</b>
Defendant(s)		

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **2427 3rd Street, Bloomsburg, PA 17815-3118**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LANE DUNBAR, DECEASED</b>	<b>2427 3RD STREET BLOOMSBURG, PA 17815-3118</b>
  
2. Name and address of Defendant(s) in the judgment:  

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LANE DUNBAR, DECEASED</b>	<b>2427 3RD STREET BLOOMSBURG, PA 17815-3118</b>
  
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>None.</b>	
  
4. Name and address of last recorded holder of every mortgage of record:  

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>None.</b>	
  
5. Name and address of every other person who has any record lien on the property:  

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>None.</b>	
  
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.  

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



None.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

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

**TENANT/OCCUPANT**

**2427 3RD STREET  
BLOOMSBURG, PA 17815-3118**

**COMMONWEALTH OF PENNSYLVANIA  
BUREAU OF INDIVIDUAL TAXES  
INHERITANCE TAX DIVISION**

**6TH FLOOR, STRAWBERRY SQ.  
DEPT 280601  
HARRISBURG, PA 17128**

**DEPARTMENT OF PUBLIC WELFARE, TPL  
CASUALTY UNIT, ESTATE RECOVERY  
PROGRAM**

**P.O. BOX 8486  
WILLOW OAK BUILDING  
HARRISBURG, PA 17105**

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

**P.O. BOX 2675  
HARRISBURG, PA 17105**

**INTERNAL REVENUE SERVICE ADVISORY**

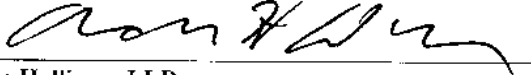
**1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222**

**U.S. DEPARTMENT OF JUSTICE  
U.S. ATTORNEY FOR THE MIDDLE  
DISTRICT OF PA  
FEDERAL BUILDING**

**228 WALNUT STREET, SUITE 220  
PO BOX 11754  
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Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

**PHELAN HALLINAN, LLP**

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

<b>JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.</b>	:	<b>COURT OF COMMON PLEAS</b>
Plaintiff	:	
	:	<b>CIVIL DIVISION</b>
<b>v.</b>	:	
	:	<b>NO.: <u>2014-CV-416</u></b>
<b>Unknown Heirs, Successors, Assigns, and All Persons,</b>	:	
<b>Firms, or Associations Claiming Right, Title or Interest</b>	:	
<b>From or Under Lane Dunbar, Deceased</b>	:	<b>COLUMBIA COUNTY</b>
Defendant(s)	:	

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LANE DUNBAR, DECEASED</b>	<b>2427 3RD STREET BLOOMSBURG, PA 17815-3118</b>
  
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>None.</b>	
  
4. Name and address of last recorded holder of every mortgage of record:  

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>None.</b>	
  
5. Name and address of every other person who has any record lien on the property:  

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>None.</b>	
  
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.  

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

None.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

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

TENANT/OCCUPANT

2427 3RD STREET  
BLOOMSBURG, PA 17815-3118

COMMONWEALTH OF PENNSYLVANIA  
BUREAU OF INDIVIDUAL TAXES  
INHERITANCE TAX DIVISION

6TH FLOOR, STRAWBERRY SQ.  
DEPT 280601  
HARRISBURG, PA 17128

DEPARTMENT OF PUBLIC WELFARE, TPL  
CASUALTY UNIT, ESTATE RECOVERY  
PROGRAM

P.O. BOX 8486  
WILLOW OAK BUILDING  
HARRISBURG, PA 17105

DOMESTIC RELATIONS OF  
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE

P.O. BOX 2675  
HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY

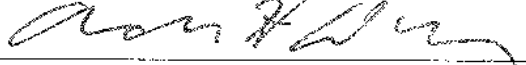
1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222

U.S. DEPARTMENT OF JUSTICE  
U.S. ATTORNEY FOR THE MIDDLE  
DISTRICT OF PA  
FEDERAL BUILDING

228 WALNUT STREET, SUITE 220  
PO BOX 11754  
HARRISBURG, PA 17108-1754

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

Date: 7/22/14

By: 

Phelan Hallinan, LLP

Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

PHELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.	:	COURT OF COMMON PLEAS
	:	
Plaintiff	:	CIVIL DIVISION
	:	
vs.	:	NO.: <u>2014-CV-416</u>
	:	
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or	:	
Associations Claiming Right, Title or Interest From or Under	:	Columbia County
Lane Dunbar, Deceased	:	
Defendant(s)	:	

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

**TO: Unknown Heirs, Successors, Assigns, and All  
Persons, Firms, or Associations Claiming Right,  
Title or Interest From or Under Lane Dunbar,  
Deceased  
2427 3rd Street  
Bloomsburg, PA 17815-3118**

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

Your house (real estate) at 2427 3rd Street, Bloomsburg, PA 17815-3118 is scheduled to be sold at the Sheriff's Sale on Oct. 1<sup>st</sup> 2014 at 9.00 A.M. in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$49,062.48 obtained by JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

### NOTICE OF OWNER'S RIGHTS

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

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

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

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

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

**North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2014-CV-416**

**JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.**

v.

**Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming  
Right, Title or Interest From or Under Lane Dunbar, Deceased**

owner(s) of property situate in **SCOTT TOWNSHIP**, COLUMBIA County, Pennsylvania,  
being

**2427 3rd Street, Bloomsburg, PA 17815-3118**

**Parcel No. 31-3C2-171-00.000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$49,062.48**

**Attorneys for Plaintiff**

Phelan Hallinan, LLP

### LEGAL DESCRIPTION

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

BEGINNING at a point on the North side of Third Street in the Village of Espy, which point is 250 feet West of a public alley, now unopened, but shown on the draft or plot of the Village of Espy; thence in a northerly direction by other lands now or formerly of Tennis G. Seiple, 180 feet to other lands now or formerly of the said Seiple; thence in an easterly direction, 50 feet to the western line of Lot No. 2, 180 feet to the North side of Third Street; thence by the North side of Third Street in a westerly direction, 50 feet to a point, the place of beginning.

BEING Lot No. 1 of the plan of lots of the Village of Espy, as laid out by Tennis G. Seiple and surveyed by John T. Church, R.S.

TITLE TO SAID PREMISES IS VESTED IN Lane Dunbar, single, by Deed from Ruby M. Dill, widow, dated 05/09/1988, recorded 05/10/1988 in Book 408, Page 347.

*LANE DUNBAR died on 04/08/2011, and upon information and belief, her heirs or devisees, and personal representative, are unknown*

Tax Parcel: 31-3C2-171-00.000

Premises Being: 2427 3rd Street Bloomsburg, PA 17815-3118

### **LEGAL DESCRIPTION**

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

BEGINNING at a point on the North side of Third Street in the Village of Espy, which point is 250 feet West of a public alley, now unopened, but shown on the draft or plot of the Village of Espy; thence in a northerly direction by other lands now or formerly of Tennis G. Seiple, 180 feet to other lands now or formerly of the said Seiple; thence in an easterly direction, 50 feet to the western line of Lot No. 2, 180 feet to the North side of Third Street; thence by the North side of Third Street in a westerly direction, 50 feet to a point, the place of beginning.

BEING Lot No. 1 of the plan of lots of the Village of Espy, as laid out by Tennis G. Seiple and surveyed by John T. Church, R.S.

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*LANE DUNBAR died on 04/08/2011, and upon information and belief, her heirs or devisees, and personal representative, are unknown*

Tax Parcel: 31-3C2-171-00.000

Premises Being: 2427 3rd Street Bloomsburg, PA 17815-3118



**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2014-CV-416**

**JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.**

v.

**Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming  
Right, Title or Interest From or Under Lane Dunbar, Deceased**

owner(s) of property situate in **SCOTT TOWNSHIP, COLUMBIA County, Pennsylvania,**  
being

**2427 3rd Street, Bloomsburg, PA 17815-3118**

**Parcel No. 31-3C2-171-00.000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$49,062.48**

**Attorneys for Plaintiff**

Phelan Hallinan, LLP

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.

No.: 2014-CV 416

Defendant

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lane Dunbar, Deceased

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**

**AT**

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

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
2427 3rd Street

Bloomsburg, PA 17815-3118

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

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

NOW, 2014, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

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

*[Signature]* Defendant

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

Telephone Number

(215)563-7000

Date

7/22/14

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

PLAINTIFF

Court Number

### RETURNED:

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

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>		<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date _____	
Plaintiff JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.		No.: <u>2014-CV-116</u>	
Defendant Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lane Dunbar, Deceased		Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>	
<b>SERVE</b> 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE <b>UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LANE DUNBAR, DECEASED</b>		
<b>AT</b>	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>2427 3rd Street</u>  <u>Bloomsburg, PA 17815-3118</u>		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: _____			
<b>SERVE DEFENDANT WITH THE NOTICE OF SALE.</b> NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.			
_____ Sheriff of COLUMBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ ADDRESS: <u>One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814</u>		Telephone Number <u>(215)563-7000</u>	Date <u>7/22</u>
<b>SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE</b>			
PLAINTIFF: _____		Court Number _____	

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day  of _____ 20____	SO ANSWERS Signature of Dep. Sheriff _____  Signature of Sheriff _____  Sheriff of _____	Date _____  Date _____
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## SHERIFF'S RETURN

JP Morgan Chase Bank, N.A., s/b/m to Bank One, N.A.  
Plaintiff

vs.

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or  
Associations Claiming Right, Title or Interest From or Under Lane  
Dunbar, Deceased

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2014-CV-416

ISSUED

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

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

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

### AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 20\_\_, at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within  
upon \_\_\_\_\_ at \_\_\_\_\_  
\_\_\_\_\_ by handing to  
\_\_\_\_\_ a true and correct copy of the original Notice of  
Sale and made known to \_\_\_\_\_ the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

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

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

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

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

So Answers,

\_\_\_\_\_  
Sheriff

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

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

TD Bank, NA  
3-180/360

001440098

DATE  
7/21/2014

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

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

JKM [795636] 2427 3RD STREET (2014-CV-416)

  
AUTHORIZED SIGNATURE

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

⑈001440098⑈ ⑆036001808⑆ 361508666⑈

## Document Receipt

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Trans #	3391	Carrier / service:	USPS Server	First-Class Mail®	7/24/2014 12:00:00 AM
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Ship to

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000033890

Doc Ref #: 2014ED121

Postage 5.3400

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	3390	Carrier / service:	USPS Server	First-Class Mail®	7/24/2014 12:00:00 AM
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## Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION900 MARKET STREET 5TH FLOOR  
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: 71901140006000033883

Doc Ref #: 2014ED121

Postage 5.3400

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	3389	Carrier / service:	USPS Server	First-Class Mail®	7/24/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000033876

Doc Ref #: 2014ED121

Postage 5.3400

HARRISBURG PA 17105

121



## Document Receipt

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Trans #	3388	Carrier / service:	USPS Server	First-Class Mail®	7/24/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000033869

Doc Ref #: 2014ED121

Postage: 5.3400

HARRISBURG PA 17128

## Document Receipt

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Trans #	3388	Carrier / service:	USPS Server	First-Class Mail®	7/24/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000033889

Doc Ref #: 2014ED121

Postage 5.3400

HARRISBURG PA 17128