Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BANK OF AMERICA NA vs. DOUGLAS COOPER (et al.)

Case Number 2019CV1306

PROPERTY ADDRESS

1056 B STATE ROUTE 239, BENTON, PA 17814

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY MEMO		<i>CHK</i> #	DEBIT	CREDIT	
12/04/2019	Advance Fee	Advance Fee	333286	\$0.00	\$1,350.00	
12/04/2019	Advertising Sale (Newspaper)			\$15.00	\$0.00	
12/04/2019	Advertising Sale Bills & Copies			\$17.50	\$0.00	
12/04/2019	Crying Sale			\$10.00	\$0.00	
12/04/2019	Docketing			\$15.00	\$0.00	
12/04/2019	Levy			\$15.00	\$0.00	
12/04/2019	Mailing Costs			\$42.00	\$0.00	
12/04/2019	Posting Handbill			\$15.00	\$0.00	
12/04/2019	Press Enterprise Inc.			\$2,007.05	\$0.00	
12/04/2019	Sheriff Automation Fund			\$50.00	\$0.00	
12/04/2019	Web Posting			\$100.00	\$0.00	
02/13/2020	Continued or Cancelled Sale	Postponed to: 3/25/2020		\$10.00	\$0.00	
03/09/2020	Continued or Cancelled Sale	Postponed to: 4/29/2020		\$10.00	\$0.00	
04/20/2020	Continued or Cancelled Sale	Postponed to: 7/29/2020		\$10.00	\$0.00	
06/25/2020	Service			\$195.00	\$0.00	
06/25/2020	Service Mileage			\$40.00	\$0.00	
06/25/2020	Copies			\$6.50	\$0.00	
06/25/2020	Notary Fee			\$15.00	\$0.00	
06/25/2020	Tax Claim Search			\$5.00	\$0.00	
06/25/2020	Surcharge			\$140.00	\$0.00	

\$2,718.05 \$1,350.00

TOTAL BALANCE: \$(1,368.05)

Printed: 6/25/2020 3:33:17PM (c) CountySuite Sheriff, Teleposoft, Inc. Page 1 of 1

COLUMBIA COUNTY SHERIFF'S OFFICE PO BOX 380 PH 570-389-5622 | FAX 570-389-5625 www.sheriffofcolumbiacounty.com

fax

TO: Anne Rodriquez	FROM: Sheriff Timothy Chamberlain
FAX:	PAGES: 2
PHONE:	DATE: June 25, 2020
RE: Douglas Cooper Execution	CC:
Urgent For Review Plea	se Comment Please Reply Please Recycle
I received your stay, attached i	s a cost sheet showing a balance

06/25/2020 15:42 Serial No. A6VF011029028 TC:00085717

Addressee	Start Time	Time	Prints		Note
912159428661	06-25 15:41	00:00:52	002/002	OK	ORG

OK: Communication OK S-OK: Stop Communication Busy: Busy No Ans: No Answer TEL: RX from TEL Refuse: Receipt Refused Result

Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full

NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX Note

FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

COLUMBIA COUNTY SHERIFF'S OFFICE PO BOX 380 PH 570-389-5622 FAX 570-389-5625 www.sheriffofcolumbiacounty.com



TO:	Anne Rodriquez	FROM: Sheriff Timothy Chamberlain				
FAX:		PAGES: 2				
PHON	l E :	DATE: June 25, 2020				
RE:	Douglas Cooper Execution	CC:				
Un	gent For Review Plea	se Comment Please Reply Please Re	ecycle			
l rec	eived your stay, attached	s a cost sheet showing a balance				
due	of \$1,368.05.					

PK Powers Kirn, LLC Attorneys at Law

728 Mame Highway Suite 200 Moorestown, NJ 08057 856.802.1000 Eight Neshaminy Interplex Suite 215 Trevose, PA 19053

Telephone: 215,942,2090 Fax: 215,942,8661

William M. E. Powers III *
Sarah E. Powers *
Edward W. Kirn III*
Jeanette J. O'Donnell *
Michael B. McNeiI*

Jill Manuel-Coughlin *
Jolanta Pekalska +
Harry B. Reese *
Sarah K. McCaffery *
Member of NJ and PA Bar

+ Member of PA and NY Bar

June 23, 2020

Sheriff of Columbia County 35 W. Main Street Bloomsburg, PA 17815-

Fax: 570-389-5625

Re:

BANK OF AMERICA, N.A. v. Douglas Cooper, et al.

No. 2019-CV-1306

Premises: 1056B State Route 239, Benton, PA 17814

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property which is scheduled for July 29, 2020.

No Monies received.

Thank you for your attention to this matter.

Very truly yours,

Anne Rodriguez

#19-0749

TX Result Report

05/21/2020 11:29 Serial No. A6VF011029028 TC:00083307

Addressee	Start Time	Time	Prints	Result	Note
912159428661	05-21 11:28	00:01:01	002/002	ОК	ORG

Result

OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused

Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full

NG : Other Error | IL-PJL : PJL Error | MDN-ER : MDN Resp. Error | DSN-ER : DSN Resp. Error | LGN-ER : Login Error

Note

TMR: Timer TX PC: PC-Fax POL: Polling Call: Manual TX

FHONE (370) 347-3622

FWD : Forward Fcode : F-Code BUL : Bulletin 1-FAX : Internet Fax ORG : Original Size

TIMOTHY T. CHAMBERLAIN



24 HOUR PHONE

	F	ACSIMILE TRANSMITTAL SHEET
FONTANY	er Kirn	Columbia Co
FAN NIMBUR.		5.21.2020
PHONE NUMBER	- 942 - 8661 	SENDER'S REFERENCE NUMBER:
** She	riff Sale	YOUR REPERENCE NUMBER,
□ URGENT	FOR REVIEW	□ PLEASE COMMENT □ PLEASE REPUY □ PLEASE RECYCLE
	HED ARE DOC	UNENTS FROM THE COLUMBIA COUNTY SHERIFF'S NY QUESTIONS CONCERNING THESE DOCUMENTS, THANK YOU

TIMOTHY T. CHAMBERLAIN



PHONE (\$70) 389-3622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA. 17815 FAX: 15701 389-5625

24 HOUR PHONE (570) 784-6300

F	ACSIMILE TRANSMITTAL SHEET
Power Kirn	FROM Columbia Co
fax number: 215 - 942 - 8661	5.21.2020 TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
sherif Sale	YOUR REFERENCE NUMBER:
URGENT FOR REVIEW	☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS

···

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.





BUSINESS OF THE COURTS

Sheriff Sale Postponement May 27, 2020 to July 29, 2020 IN THE COURT OF COMMON
PLEAS FOR THE 26TH JUDICIAL
DISTRICT, COLUMBIA/MONTOUR
COUNTY BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
#/-MV--

SPECIAL ORDER OF COURT ENTERED PURSUANT TO PA. R.C.P. 3129.3(a)

And Now, this 19th day of May, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for May 27, 2020, as well as the Executive Order dated May 7, 2020 entered by Governor Wolf and in further consideration of the fact that Columbia County is currently in the "Red Phase" and will be placed in the "Yellow Phase" on May 22, 2020, which, according to the Governor's emergency orders prohibits gatherings of more than 25 people, the undersigned enters this Special Order of Court Pursuant to Pa.R.C.P. 3129.3 (a):

- 1. All Sheriff sales scheduled for Wednesday May 27, 2020 are postponed to July 29, 2020 at 9:00 am in the First Floor Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
- 2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
- 3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
- 4. The Sheriff of Columbia County shall publish this Order on his official website.
- 5. At the time of the scheduled sale on May 27, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
- 6. No additional public advertising of the sales scheduled for May 27, 2020 and postponed to July 29, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

84:1 C 02 YAY 0201

YAATONOHICSA

BY THE COURT

Thomas A. James Jr.

T. C

IN THE COURT OF COMMON PLEAS OF COMMON OF AMERICA NA	OLUMBIA COUNTY, PENNSYLVANIA
7105 CORPORATE DRIVE PLANO, TX 75024	•
vs.	lo.: 2019-CV-0001306-MF
DOUGLAS P. COOPER PATRICIA M. COOPER	
ORDE	R
AND NOW, this 21st day of Quid	, 2020, upon consideration of the
Plaintiff's Petition to Postpone Sheriff's Sale, it is he	ereby ORDERED AND DECREED that:
1. The Sheriff's Sale of property located at 1050	6 B State Route 239, Benton, PA 17814
scheduled for April 29, 2020 is pastpaned to July 29	9, 2020;
2. No further advertising or notice to lien credit	tors or defendants is required provided the
Sheriff announces the postponement to the assemble	ed bidders; and
3. A copy of this Order shall be provided to the	e Sheriff's Office and served upon the
Defendants by first-class mail.	
вут	HE COURT:
	Thomas a James Sp.

TIND APR 22 A 8-56

LERK OF COUNTS

ORIGINAL

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BANK OF AMERICA NA
7105 CORPORATE DRIVE
PLANO, TX 75024

vs.

No.: 2019-CV-0001306-MF

PATRICIA M. COOPER
PATRICIA M. COOPER

ORDER

AND NOW, this 21 day of 3, 2020, upon consideration of the Plaintiff's Petition to Postpone Sheriff's Sale, it is hereby ORDERED AND DECREED that:

- 1. The Sheriff's Sale of property located at 1056 B State Route 239, Benton, PA 17814 scheduled for April 29, 2020 is postponed to July 29, 2020;
- 2. No further advertising or notice to lien creditors or defendants is required provided the Sheriff announces the postponement to the assembled bidders; and
- 3. A copy of this Order shall be provided to the Sheriff's Office and served upon the Defendants by first-class mail.

BY THE COURT:

J.

#19-0749 POWERS KIRN, LLC

Jill Manuel-Coughlin, Esquire Id. No. 63252 Jolanta Pekalska, Esquire Id. No. 307968 Harry B. Reese, Esquire Id. No. 310501 Sarah K. McCaffery, Esquire Id. No. 311728

Eight Neshaminy Interplex, Suite 215 Trevose, PA 19053

Telephone: 215-942-2090

I LEED I KOTHONOTAR .

2020 APR 23 A 13 52

CLERK OF COURTS COUNTY OF COLUM.

Attorneys for Plaintiff

Bank of America, N.A.,

Plaintiff.

COURT OF COMMON PLEAS

CIVIL DIVISION

VS.

Douglas P. Cooper and Patricia M. Cooper,

Defendants.

COLUMBIA COUNTY No. 2019-CV-1306

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE - Pa.R.C.P 3129.3

The Sheriff's Sale scheduled for April 29, 2020 at 9:00 AM in the above-captioned matter has been continued until May 27, 2020 at 9:00 AM.

CERTIFICATE OF FILING

On this date, a Notice of the Date of Continued Sheriff's Sale in the above captioned matter was sent for filing with the Prothonotary of Columbia County.

CERTIFICATE OF SERVICE

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the defendants.

Date: April 21, 2020

POWERS KIRN, LLC

HARRY B. REESE, ESQUIRE

PA ID 310501

Attorneys for Plaintiff

PK Powers Kirn, LLC

Attorneys at Law

728 Marne Highway Moorestown, NJ 08057 856,802,1000 Eight Neshaminy Interplex Suite 215 Trevose, PA 19053

Telephone: 215.942.2090 Fax: 215.942.8661

William M. E. Powors III *
Sarah E. Powers *
Edward W. Kirn III*
Jeanette J. O'Donnell *
Michael B. McNeil*

March 6, 2020

Sheriff of Columbia County 35 W. Main Street Bloomsburg, PA 17815-

Fax: 570-389-5625

Re:

BANK OF AMERICA, N.A. v. Douglas Cooper, et al.

No. 2019-CV-1306

Premises: 1056B State Route 239, Benton, PA 17814

Dear Sir/Madam:

Please POSTPONE the Sheriff's Sale of the above referenced property which is scheduled for April 29, 2020.

Please reschedule sale for July 29, 2020. Pending court order.

Thank you for your attention to this matter,

Very truly yours, Anne Rodriguez

#19-0749

2020_MV-#1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

AND NOW, this /4 day of April, 2020 President Judge Thomas A. James, Jr. having declared a Judicial

Emergency in this District on March 16, 2020 and such declaration being effective through

April 30, 2020 the following is ORDERED:

- A) All Sheriff sales scheduled for Wednesday April 29, 2020 are postponed to May 27, 2020 at 9:00 am;
- B) The Sheriff shall notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by regular United States mail.
- C) Within five business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
- D) The Sheriff of Columbia County shall publish this Order on his official website.
- E) At the time of the originally scheduled sale on April 29, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
- F) No additional public advertising of the sale shall be required of the Plaintiff or the Sheriff.

BY THE COURT

COUNTY OF COLUMN CLERK OF COURTS

PE OLA HIRIA DEDS

TRIATOMONTOR1

PK Powers Kirn, LLC

Attorneys at Law

728 Marne Highway Moorestown, NJ 08057 856,802,1000 Eight Neshaminy Interplex Suite 215 Trevose, PA 19053

Telephone: 215.942.2090 Fax: 215.942.8661

William M. E. Powers III *
Sarah E. Powers *
Edward W. Kirn III*
Jeanette J. O'Donnell *
Michael B. McNeil*

Jill Manuel-Coughlin *
Jolanta Pekalska t
Harry B. Reese *
Sarah K. McCaffery *
Member of NJ and PA Bar

Member of PA and NY Bur

March 6, 2020

Sheriff of Columbia County 35 W. Main Street Bloomsburg, PA 17815-

Fax: 570-389-5625

Re:

BANK OF AMERICA, N.A. v. Douglas Cooper, et al.

No. 2019-CV-1306

Premises: 1056B State Route 239, Benton, PA 17814

Dear Sir/Madam:

Please POSTPONE the Sheriff's Sale of the above referenced property which is scheduled for March 25, 2020.

Please reschedule sale for April 29, 2020.

Thank you for your attention to this matter.

Very truly yours,

Jodie Boos #19-0749

STATE OF PENNSYLVANIA COUNTY OF COLUMBIA

} SS

James T Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said, Town, County and State since that day and on the attached notice, published on dates listed below, and 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 all of the allegations Press Enterprise is interested in the subject matter of said notice and advertise: in the foregoing statement as to time, place, and character of publication are the

SHERFFSSALE	A LT
By Virtue of a Whit of Execution (Musty age Forendower) No. 2019/CV1206	Ad Text: DOUGLAS AND PATRICIA COOPER
listed out of the Count of Common Place of Columbia County, Permity borns and to mediate the Lind Reprise for Linding Persistant property at culturation of the Education County County County County and the Education of Stournsburg, County of Columbia Common coeding of Permity and Sou	Date(s) Published: 2/5/2020, 2/12/2020, 2/19/2020
Y-COVESDAY, HIBRUARY 26, 2020 AT 9:00 O'CLOCK A M.	
According to interest and design as a Linear value of the proposal product of the company from the first the first 19 th	Sworn and subscribed to before me this
An order for the Plaintiff. POW 12 KIRN IT ASSOCIATES TRACTION TO CHAMBERLARE, Sheet COLUMBIA COUNTY, Principlantia.	
•	2

#19-0749

POWERS KIRN, LLC

Jill Manuel-Coughlin, Esquire Id. No. 63252

Jolanta Pekalska, Esquire Id. No. 307968

Harry B. Reese, Esquire Id. No. 310501

Sarah K. McCaffery, Esquire Id. No. 311728

Eight Neshaminy Interplex, Suite 215

Trevose, PA 19053

Telephone: 215-942-2090

r o ÎnOÂÛTARE

2020 FEB 14 P 12:37

CLERK OF COURTS - COUNTY OF COLUMN

Attorneys for Plaintiff

BANK OF AMERICA, N.A.

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

VS.

Douglas P. Cooper

Patricia M. Cooper

COLUMBIA COUNTY

Defendants No. 2019-CV-1306

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE - Pa.R.C.P 3129.3

The Sheriff's Sale scheduled for February 26, 2020 in the above-captioned matter has been continued until March 25, 2020.

CERTIFICATE OF FILING

On this date, a Notice of the Date of Continued Sheriff's Sale in the above captioned matter was sent for filing with the Prothonotary of Columbia County.

CERTIFICATE OF SERVICE

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the defendants.

Date: 7-13-2020

POWERS KIRN, LLC

By:

□ Jill Manuel-Coughlin, Esquire Id. No. 63252

☐ Jolanta Pekalska, Esquire Id. No. 307968 ☐ Harry B. Reese, Esquire Id. No. 310501

□ Sarah K. McCaffery, Esquire Id. No. 311728

Attorneys for Plaintiff

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

REAL ESTATE TAX CERTIFICATION
Fee: \$5.00 Cer

Date: 02/13/2020

Cert. NO: 36506

COOPER DOUGLAS P & PATRICIA M 1056 B STATE ROUTE 239 BENTON PA 17814

District: JACKSON TWP
Deed: 20080 -0553
Location: 1056 B STATE ROUTE 23
Parcel Id:19 -05 -019-03,000

Assessment: 26,355 Balances as of 02/13/2020

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

	COLUMBIA COUNTY SHERIFF	Day
By:		Per:
_		

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE
11 W MAIN STREET
PO BOX 380
BLOOMSBURG, PA 17815
(570) 389-5649 FAX: (570) 389-5646

TAX CERTIFICATION

2020 - REAL ESTATE

As of Date: 02/13/2020 09:58:29 AM

:wher:COOPER DOUGLAS P & PATRICIA M

1056 B STATE ROUTE 239

BENTON PA 17814

Municipality: JACKSON TWP

Parcel #:19 -05 -019-03,000

Property Desc:

		Dis	scount:	Face:		Penalty:	
Bill #		Amount	Due Date	Amount	Due Date	Amount	Due Date
020694	F	\$25.83	04/30/2020	\$26.36	06/30/2020	\$27.68	08/31/2020
			Payment				
020694	G	\$294.05	04/30/2020	\$300.05	06/30/2020	\$330.06	08/31/2020
			Payment				
020694	S	\$25.83	04/30/2020	\$26.36	06/30/2020	\$29.00	08/31/2020
			Payment				
020694	R	\$129.14	04/30/2020	\$131.78	06/30/2020	\$138.37	08/31/2020
			Payment				
Totals: \$47		\$474.85		\$484.55		\$525.11	
		Total Paid	To Date:	\$0	.00		

SRE $2/3 \partial v$ Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES. PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.

DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

#19-0749

POWERS KIRN, LLC

Jill Manuel-Coughlin, Esquire Id. No. 63252

Jolanta Pekalska, Esquire Id. No. 307968

Harry B. Reese, Esquire Id. No. 310501

Sarah K. McCaffery, Esquire Id. No. 311728

Eight Noshaminy Interplex, Suite 215

Trevose, PA 19053

Telephone: 215-942-2090

Attorneys for Plaintiff

BANK OF AMERICA, N.A.

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

VS.

Douglas P. Cooper

Patricia M. Cooper

COLUMBIA COUNTY

Defendants

No. 2019-CV-1306

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE - Pa.R.C.P 3129.3

The Sheriff's Sale scheduled for February 26, 2020 in the above-captioned matter has been continued until March 25, 2020.

CERTIFICATE OF FILING

On this date, a Notice of the Date of Continued Sheriff's Sale in the above captioned matter was sent for filing with the Prothonotary of Columbia County.

CERTIFICATE OF SERVICE

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the defendants.

Date: 7.13-2020

POWERS KIRN, LLC

By:

□-Jill-Manuel-Coughlin, Require-Id-No-63252

□ Jolanta Pekalska, Esquire Id. No. 307968

Harry B. Reese, Esquire Id. No. 310501

☐ Sarah K. McCaffery, Esquire Id. No. 311728

Attorneys for Plaintiff

PK Powers Kirn, LLC

Attorneys at Law

728 Marne Highway Moorestown, NJ 08057 856.802.1000 Eight Neshaminy Interplex Suite 215 Trevose, PA 19053

Telephone: 215.942.2090 Fax: 215.942.8661

William M, E, Powers III *
Sarah E, Powers *
Edward W, Kirn III*
Jeanette J, O'Donnell *
Michael B, McNeil*

Jill Manuel-Coughlin *
Jolanta Pekalska +
Harry B. Reese *
Sarah K. McCaffery *
* Member of NJ and PA Bar

+ Member of PA and NY Bar

February 13, 2020

Sheriff of Columbia County 35 W. Main Street Bloomsburg, PA 17815-

Fax: 570-389-5625

Re:

BANK OF AMERICA, N.A. v. Douglas Cooper, et al.

No. 2019-CV-1306

Premises: 1056B State Route 239, Benton, PA 17814

Dear Sir/Madam:

Please POSTPONE the Sheriff's Sale of the above referenced property which is scheduled for February 26, 2020.

Please reschedule for March 25, 2020.

Thank you for your attention to this matter.

Very truly yours,

Jessica Leininger #19-0749 #19-0749
POWERS KIRN, LLC
Eight Neshaminy Interplex, Suite 215
Trevose, PA 19053
Telephone: 215-942-2090
Attorneys for Plaintiff

BANK OF AMERICA, N.A.

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

VS.

COLUMBIA COUNTY

Douglas P. Cooper

No. 2019-CV-1306

Patricia M. Cooper

Defendants

AFFIDAVIT PURSUANT TO RULE 3129.2

Plaintiff, by and through its undersigned counsel, says:

- 1. On January 11, 2020, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendants by a private process server. A copy of the service return is attached hereto and made a part hereof as Exhibit "A".
- 2. On December 30, 2019, a copy of the Notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "B".

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. Section 4904 relating to unswom falsification to authorities.

POWERS KIRN, LLC

☐ Jill-Manuel-Coughlin, Esquire Id. No. 63252☐ Jolanta Pekalska, Esquire Id. No. 307968

.5/Harry-B_Reese, Esquire_Id_No.-310501

□ Sarah K. McCaffery, Esquire Id. No. 311728

Attorneys for Plaintiff

Dated: 131-2020

EXHIBIT "A"





Bank of Amerca, N.A.

-VS-

Douglas P. Cooper, et al

State of <u>Pennsylvania</u>

County of <u>Snyder</u>

COURT

Court of Common Pleas of

Pennsylvania

Columbia County

CASE NUMBER

2019-CV-1306

AFFIDAVIT

SERVICE INFORMATION

On 12/26/2019 we received the

B&R Control # CS170133.01 Reference Number 19-0749

Notice of Sheriff Sale For service upon: <u>Douglas P. Cooper</u> At 1056 B. State Route 239, Benton, PA 17814
Served Date ohn Time q:o+AM Accepted By: Patricia M. Coper In the manner described below. Personally served. Adult in charge of residence, relationship is Co-resident Adult in charge of residence who refused to give name and/or relationship. Manager/Clerk of place of residence lodging Agent or person in charge of office or usual place of business Other
Description of Person Age 50 Height 5'04' Weight 150 Race white Sex Female Other Brown hair
Not Served Date Time Moved Unknown No Answer Vacant Other
The Process Server, being duly sworn, deposes and says that the facts set forth herein are true and correct to the best of their commonwealth of red wants with the start start shows the set forth herein and belief. Sworn to and subscribed before me this and set forth herein are true and correct to the best of their commonwealth of red wants with the start shows the set forth herein are true and correct to the best of their commonwealth of red wants with the set forth herein are true and correct to the best of their commonwealth of red wants with the set forth herein are true and correct to the best of their commonwealth of red wants with the set forth herein are true and correct to the best of their commonwealth of red wants with the set forth herein are true and correct to the best of their commonwealth of red wants with the set forth herein are true and correct to the best of their commonwealth of red wants with the set forth herein are true and correct to the best of their commonwealth of red wants with the set forth herein are true and correct to the best of their commonwealth of red wants with the set forth herein are true and correct to the best of their commonwealth of red wants with the set forth herein are true and correct to the best of their commonwealth of the set forth herein are true and correct to the best of their commonwealth of the set forth herein are true and correct to the best of their commonwealth of the set forth herein are true and correct to the set forth herein are true and correct to the set forth herein are true and correct to the set forth herein are true and correct to the set forth herein are true and correct to the set forth herein are true and correct to the set forth herein are true and correct to the set forth herein are true and correct to the set forth herein are true and correct to the set forth herein are true and correct to the set forth herein are true and correct to the set forth herein are true are true and true are true are true are true are true are true are true a
Process Server/Sheriff Marken Morgan Client Phone (215) 942-2090 Sale Date: 02/26/2019 Filed Date: BR Serve By: 01/09/2020

Jeseica Leininger, Legal Assistant Powers, Kirn LLC. 8 Neshaminy Interplex, Sulte 215 Trevose, PA 19053





235 SOUTH 13TH STREET

Bank of Amerca, N.A.

-VS-

Douglas P. Cooper, et al

County of Shy des

COURT

Court of Common Pleas of

Pennsylvania

Columbia County

CASE NUMBER

2019-CV-1306

AFFIDAVIT

B&R Control # CS170133.02 Reference Number 19-0749

SERVICE INFORMATION

On 12/26/2019, we received the Notice of Sheriff Sale For service upon: Patricia M. Cooper At 1056 B. State Route 239, Benton, PA 17814

Served Date Olivitoto Time 903 AM Accepted By:fatvicio	
Agent or person in charge of Shallow Other Other Description of Person Age 50 Height 5 64 Weight 50 Race White Sex Female] Vacant
The Process Server, being duly sworn, deposes and says that the facts set forth herein are true and correct to the best of their knowledge, information and belief. Sworn to and subscribed before the facts set forth herein are true and correct to the best of their snyder County the facts set forth herein are true and correct to the best of their snyder County the facts of the fac	me this
Process Server/Cheriff La thru Majan Client Phone (215) 942-2090 Sale Date: 02/26/2019 Filed Date: BR Serve By: 01/0	9/2020

Jeselca Leininger, Legal Assistant Powers, Kirn LLC. 8 Neshaminy Interplex, Suite 215 Trevose, PA 19053



Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BANK OF AMERICA NA DOUGLAS COOPER (et al.)

Case Number 2019CV1306

SHERIFF'S RETURN OF SERVICE

12/09/2019 11:40 AM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DOUGLAS COOPER AT 1056B STATE ROUTE 239, BENTQN, PA 17814.

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 09, 2019

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL SARAH JANE KLINGAMAN, NOTARY PUBLIC TOWN OF BLOOMSBURG. COLUMBIA COUNTY MY COMMISSION EXPIRES OCT. 4: 2020

NOTARY

Affirmed and subscribed to before me this

9TH day of DECEMBER

2019

*Paintificationer/ Pantiers (ARICEANS SOCIETIES CHIEFERENCE FERENCE)

(c) CountySuite Sheriff, Teleosoft, Inc.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BANK OF AMERICA NA vs. DOUGLAS COOPER (et al.)

Case Number 2019CV1306

SHERIFF'S RETURN OF SERVICE

12/09/2019 11:40 AM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE DOUGLAS HER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR PATRICIA M COOPER AT 1056B STATE ROUTE 239, BENTON, PA 17814.

JESSICK SURKIN, DEPUTY

SO ANSWERS,

December 09, 2019

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL

SARAH JANE KLINGAMAN, NOTARY PUBLIC TOWN OF BLOOMSBURG, COLUMBIA COUNTY MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY
Affirmed and subscribed to before me this

....

9TH day of DECEMBER

2019

Sarah Jan Klingama

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BANK OF AMERICA NA vs. DOUGLAS COOPER (et al.)

Case Number 2019CV1306

SHERIFF'S RETURN OF SERVICE

01/15/2020 02:30 PM - DEPUTY JESSICA SURKIN, 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 1056 B STATE ROUTE 239, BENTON, PA 17,814.

JESSICA SURKIN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 15, 2020

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
CARAH JANE KLINGAMAN, NOTARY PUBLIC

SARAH JANE KLINGAMAN, NOTARY PUBLIC TOWN OF BLOOMSBURG, COLUMBIA COUNTY MY COMMISSION EXPIRES OCT. 4, 2020

Affirmed and subscribed to before me this

15TH day of

day of JANUARY

2020

Saroh Jane Klingaman

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF vs.	AMERICA NA	İ	Case Number	
	DOUGLAS (et al.)	2019CV1306		
	SERVICE CO	OVER SHEET		
Service De	tails:		14 - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 -	
Category:	Real Estate Sale - Posting - Sale Bill		Zone:	
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AM SHERIFF'S SALE BILL			
Serve To:		Final Service:		
Name:	(POSTING)	Served: Personally Ad	ult in Charge Posted Other	
Primary Address:	1056 B STATE ROUTE 239 BENTON, PA 17814	Adult In Charge:		
Phone:	DOB:	Relation:		
Alternate Address:		Date: 1 15 20	Time: 14:30	
Phone:		Deputy:	Mileage:	
Attorney /	Originator:			
Name:	POWERS, KIRN & ASSOCIATES	Phone:		
Service At	tempts:		,	
Date:				
Time:			1000 may 200 km 00 ft out 100 m 1 m 1 m 1 m 1 m 1 m 1 m 1 m 1 m 1	
Mileage:				
Deputy:				
Service At	tempt Notes:		ng nga nga ng	
1.				
2.				
3.				
4.				
5.				
6.				

19CV1306 1056 B STATE ROUTE 239, BENTON, PA 17814

NO EXPIRATION

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 12/09/19

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost

Description:

1185786

DOUGLAS AND PATRICIA

COOPER

Run Dates:

02/05/20 to 02/19/20

Class:

Agate Lines:

309

Blind Box:

Amount Paid

\$2,007.05

\$0.00

Publication Press Enterprise

Stop Start 02/05/2002/19/20 Inserts

Cost \$2,007.05

By Virtue of a Visit of Discoulint (Mortgage Foredosure) No. 2019CN (300

ested out of the Court of Correson Those of Colorabio County Formas buries and to me transact I will any one that believing attended peoplety of pulling sets at the Colorabia condy I souther well that tenen of Montreburg I have by all Colorabio, I seems were Mod

WEDNESDAY, FERRI MRY 26 2020 AT 0 DO DYG DOK A M.

All publics is interest and clamaths, are histoer histoer that of proposed schools or dis-lated to reflected be to Sectly and the provides that the 'College of the Hamilton's to able of any people yield became and distribution of the procedure of the make in consciously with the above to the TATA days after and distribution of the procedure of the make in consciously with the above to the TATA days after and disting, unknown acceptance are suit of the TATA COLLEGE of the part of the area. It is TATA COLLEGE of the part of the area of the Add above Tata College of the analysis of the TATA days are procedured that the second procedure. College of analysis of the TATA days are also associated and the college of the analysis of the analysis of the TATA days are also associated as the second procedure.

VALCE, NO. 3:

9 HEFMEN AN install productioning the work cross of anotheres, and assembly parallel

9 HEFMEN AN install production to large (RES) bed envisioned within bedraining buriedly

1 John R. Richert Caustriffering Doctors (Res) to cross a price price on the line record for 10 John R. Richert Caustriffering Doctors (Res) (RES) bedrained in the line record for 10 John S. Richert Caustriffering Doctors (Res) (Res) (Res) (Res) (Res) (Res) (Res) 10 John S. Richert Res) (Res) 10 John S. Richert Res) (Res) (Res

I H NO 7 mpcont property power bits of Survival and Christo Derft appared of End McClaret. In precion property power bits of Survival and Christo Derft appared of End McClaret. Christo Christop, of model prior of the medium of Learning and End McClaret. And the large frequency power of Model point and the Medium of End McClaret property and the McClaret power before the property power of McClaret power

After the Date in broke is consistent promotion. This has true founded price from a finite or of control and finance between recorded and Decid Dock 27d, peop 416, Colombia, and Control Colombia, Perceptional Colombia, and Colombia, Perceptional Colombia, and Colombia, Perceptional Colombia, and Colombia, Perceptional Colombia, and Colomb

ones. Hachbridh — Hardopers Frommy Adeness: 16580 Stateroute 234 reatolyta 17014

PROPERTY AUGUSTSS. 1006 IS STADE BOUTE 245, BENTON, PA. 17814 LOY TANKENDOCK RUNARDE: 4468-01903

FRETTI I FAMILIA TO AND THE SECRET SEGGESTS OF THE PROPERTY OF

CANDINY CONNECTABLE MONTH

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs. COOPER,	vs. DOPER, DOUGLAS (et al.)			Case Number 2019CV1306		
	SERVICI	E COVER SH	EET			
Service De	talls;					
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	normalisation of the state of t	
Manner:	< Not Specified >	Expires:		Warrant:	************************************	
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 SHERIFF'S SALE BILL	AM	Antanantica cumpum varian ar arcanocación carialismo esta esta esta esta esta esta esta esta	and proceeds of the action of		
erve To:		Final Servi	ce:			
Name:	(POSTING)	Served:	Personally · Adul	t In Charge · Po	osted · Other	
Primary Address:	1056 B STATE ROUTE 239 BENTON, PA 17814	Adult In Charge:		all to combine the abbreviation of the combine and abbreviation abbreviation and abbreviation abbreviation abbreviation and abbreviation a		
Phone:	DOB:	Relation:		rhampirky in majoristi algabinjajajana krajos, a 11 yawii ilajo y in hay sa	Ordens compared to the second control of the	
Alternate Address:		Date:		Time:	in display served served served served on the served serve	
Phone:		Deputy:		Mileage:	and the second s	
Attornev / C	Originator:					
Vame:	POWERS, KIRN & ASSOCIATES	Phone:	1		996 <u>840 A. A. B. I. L. A.</u>	
ervice Att	empts:	en manden en e				
Date:					with any or something	
Time:					***************************************	
Mileage:						
Deputy:	4 2	2	<i>4</i> ::			
ervice Att	empt Notes:					
	est ordentere e transmitte provincia en	O STORMAN TO THE STREET STREET, STREET S	Properties (1965)	Gulder SVL Seed of him established in the Seed	Taca ta se esta esta esta esta esta esta es	
2.	. 500					
3.						
4.		•				
5.			,		•	

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622

SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX (570) 389-5625

24 HOUR PHONE (570) 784-6300

PRESS ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Date:

Re: Sheriff's Sale Advertising Dates

Bank of Vs. Douglass P. and Potricia M. Cooper America

No. 139 of 2019 E.D. and No. 1306 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week February 5th
2nd Week February 12th
3nd Week February 19^{ch}

SALE DATE:

February 26 2020

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

Name Last Known Address (if address cannot be reasonably ascertained, please indicate) Columbia County Domestic Relations 11 West Main Street P.O. Box 380 Bloomsburg, PA 17815 Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex P.O. Box 380 Bloomsburg, PA 17815 PA Department of Public Welfare Health and Welfare Building – Room 432 Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105-2675 Pennsylvania Office of Attorney 16th Floor, Strawberry Square General Harrisburg, PA 17120 Commonwealth of PA, Dept of Revenue Dept. 280948 Bureau of Compliance, Clearance Support Harrisburg, PA 17128-0948 7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale: Name Last Known Address (if address cannot be reasonably ascertained, please indicate)

XTO Energy, Inc A Delaware Corp.

Tenants/Occupants

810 Houston Street Fort Worth, TX 76102 —

1056 B STATE ROUTE 239

BENTON, PA 17814

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

POWIERS KIRN, LLC

III Jill Manuel-Coughlin, Esquire 14. No. 63252

☐ Jolanta Pekalska, Esquire Id. No. 307968

☐ Harry B. Reese, Esquire Id. No. 310501

☐ Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

November 26, 2019

BANK OF AMERICA NA

COURT OF COMMON PLEAS

VS.

COLUMBIA COUNTY

DOUGLAS P. COOPER PATRICIA M. COOPER

No.: 2019-CV-1306 2019-ED-139

AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 1056 B STATE ROUTE 239, BENTON, PA 17814;

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

Name

Last Known Address (if address cannot be

reasonably ascertained, please indicate)

DOUGLAS P. COOPER

1056 B STATE ROUTE 239

BENTON, PA 17814

PATRICIA M. COOPER

1056 B STATE ROUTE 239

BENTON, PA 17814

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

DOUGLAS P. COOPER

1056 B STATE ROUTE 239

BENTON, PA 17814

PATRICIA M. COOPER

1056 B STATE ROUTE 239 BENTON, PA 17814

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

Name

Last Known Address (if address cannot be reasonably

ascertained, please indicate)

None

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

Name

Last Known Address (if address cannot be reasonably

ascertained, please indicate)

Plaintiff.

BANK OF AMERICA NA

7105 CORPORATE DRIVE

PLANO, TX 75024

BANK OF AMERICA NA C/O BAC, M/C: CA6-914-01-43 1800 TAPO CANYON ROAD SIMI VALLEY, CA 93063

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

Name

Last Known Address (if address cannot be reasonably

ascertained, please indicate)

None.

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

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

BANK OF AMERICA NA	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
vs.	NO - 2010 CV 1306
DOUGLAS P. COOPER PATRICIA M. COOPER	NO.: 2019-CV-1306 2019-CV-1306 2019-CV-1306 WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
Commonwealth of Pennsylvania:	
County of Columbia:	
TO THE SHERIFF OF <u>COLUMBIA</u> COUNTY	Y, PENNSYLVANIA:
To satisfy the judgment, interest and costs in to following described property (specifically describeds: 1056 B STATE ROUTE 239, BENTON (See legal description attached.)	
Amount Due	\$ <u>99,803.96</u>
Interest from 11/26/2019 to Date of Sale (\$16.41 per diem)	\$
Total	\$ Plus Cost \$
as endorsed.	
Dated 12-03-19 (Seal)	Prothonotary, Common Pleas Court of Columbia County, Pennsylvania Proth & Clerk of Sev. Courts My Com. Ex. 1st Monday in 2020

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DOMESTIC RELATIONS OF

2019CV1306

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

vs.	BANK OF AMERICA NA vs. COOPER, DOUGLAS (et al.)			Case Number 2019CV1306		
	SERVICE CO	OVER SH	FFT	l		
Service De						
Category:	Real Estate Sale - Sale Notice		e Marting (1966) in 1966 in the Arting of State of the Arting of the Art	Zone:	139	
Manner:	< Not Specified >	Expires:		Warrant:		
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS	mal	**************************************	
Serve To:		Final Serv	lcė;			
Name:	Domestic Relations Office of Columbia Coι	Served:	Personally · A	buit In Charge	Posted · Other	
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	Michie		ه	
Phone:	Bloomsburg, PA 17815 DOB:	Relation:		reu-	The particular state of the sta	
Alternate Address:		Date:	12/4/19	Time:	1515	
Phone:		Deputy:	4	Mileage:		
Attorney /	Originator:					
Name:	POWERS, KIRN & ASSOCIATES	Phone:	PANE TON PARA MARKATANA	of states of the second	in the second se	
Service At	(empts)		805033658838383			
Date:					The state of the s	
Time:						
Mileage:						
Deputy:						
Service At	lempt Notes:					
1.	5000 (1500 1500 1500 1500 1500 1500 1500	. 127 . Suite		Ta affirmation was all distributions		
2.						
3.						
4.						
5.						
6.						

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BANK OF AMERICA NA vs. COOPER, DOUGLAS (et al.)				Case Number 2019CV1306			
		CE COVER SHEE	ST				
Service De	magnetic and the control of the cont				age of		
	Real Estate Sale - Sale Notice	An Organization allows detailed discuss in Majorradio buildings, by the reserve communication of the greater asset of an experimental communication of the c	atrantinina katra na mataka mataka ina pada katra na panana na analif Ina haringa na historia mataka mataka manana manana manana manana manana	one: 139	v - 25		
Manner:	Not Specified >	Expires:	M	arrant:	1		
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS						
Serve To:		Final Service		<u> </u>			
Name:	Columbia County Tax Office	Served: P	ersonally · Adult In	Charge · Posted · Other	•		
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	Deb Mil.	lee			
Phone:	570-389-5649 DOB :	Relation:	Cler	K			
Alternate Address:		Date:	12/10/19 TI	me: 2:25p			
Phone:		Deputy:	5 M	ileage:			
Attorney /	Originator:				:		
Name:	POWERS, KIRN & ASSOCIATES	Phone:		to be analysis of the second o			
ervice Att	empts:						
Date:		Note: A second s			•		
Гіте:							
Mileage:							
Deputy:	4 2	. S					
ervice Att	empt Notes:						
1.		kiron varitetitet (säitikka ja vasta julis 1972 till 1873 till 1874 valkaitet (säitiksistät 1879 1889).	entre en	tar o tradit o an explana i d'Al Mandreau Bay (i e e e e e e e e e e e e e e e e e e	15		
2.				····			
3.			· · · · · · · · · · · · · · · · · · ·		_		
1.		***					
5.					_		
3.							

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	AMERICA NA DOUGLAS (et al.)		Case Number 2019CV1306
	SERVIC	E COVER SHEET	
Service De	falls:		
Category:	Real Estate Sale - Sale Notice	A Visibilitaria de la composición de la constante de la consta	Zone: 139
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE		
Serve To: Name:	DOUGLAS COOPER	Final Service:	Dadula la Obarra
name: Primary	DOUGLAS COOPER 1056B STATE ROUTE 239	Served: Personally Adult In	Adult In Charge · Posted · Other
Address:	BENTON, PA 17814	Charge:	V MANA TIMBER NO A MOTA NORTH AN TIMBER TO THE MAN OF TWO TAKEN OF THE TOTAL OF THE TOTAL OF THE TOTAL OF THE T
Phone:	DOB:	Relation:	
Alternate Address:	g tan 1964 - Et stefenskript i Silversky Stadtisch i Amerikanderskund, under stedenskript, papage, destalden en e	Date: [2 9]	9 Time: 11°40
Phone:		Deputy:	Mileage:
Attorney /	Originator:		
Name:	POWERS, KIRN & ASSOCIATES	Phone:	Pari Time and the method for following the control of the control
Service At	tempts:		
Date:	[12/9/10]	ACCEPTED TO SERVICE TO THE SERVICE STATE STATE AND ACCEPTED TO THE SERVICE STATE OF THE SERVICE STATE STATE STATE STATE OF THE SERVICE STATE STATE OF THE SERVICE STATE OF THE SE	
Time:	10:52	· · · · · · · · · · · · · · · · · · ·	
Mileage:		Andrew Service (1941) Admits 1-1-1-12 (1941) Andrew Service (1941)	
Deputy:		· · · · · · · · · · · · · · · · · · ·	, 5
Service At	lempt Notes:		
1. 닉c	and the state of the		
2.	*****		

3.			
3. 4. 5.			

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	AMERICA NA DOUGLAS (et al.)				Number CV1306
	SERVICE	COVER SH	EET		
Service De	talls:				
Category:	Real Estate Sale - Sale Notice		Professional Commence (Commence of the Commence of the Commenc	Zone:	139
Manner:	< Not Specified >	Expires:	And with the second	Warrant:	
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 / PLAINTIFF NOTICE OF SHERIFF'S SALE		IGHTS	deplacement of the Market is definenced where the space of desire in the	
Serve To:		Final Servi	6e:		The second secon
Name:	OCCUPANT	Served:	Personally A	duit In Charge	Posted · Other
Primary Address:	1056B STATE ROUTE 239 BENTON, PA 17814	Adult In Charge:	Doug	las Co	xoper .
Phone:	DOB:	Relation:	Occup	cont	
Alternate Address:		Date:	12/9/19	Time:	11:40
Phone:		Deputy:	8	Mileage:	
Attorney /	Originator:				
Name:	POWERS, KIRN & ASSOCIATES	Phone:	The state of the s	30. Charles and	
Service At	tempts:				
Date:				***************************************	
Time:					
Mileage:					
Deputy:	2	ý l			
Service At	lempt Notes:				
1.					
2.					
3.					
4.	19044	,			
5.	V				
6.					

1056B STATE ROUTE 239, BENTON, PA 17814

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	AMERICA NA				Number OCV1306
COOPER,	DOUGLAS (et al.)				
		COVER SH	EET	7. UT EUSTNITTE DE 14 DECTT	howell a common his combine in a
Service De	Real Estate Sale - Sale Notice			Zone:	120
Manner:	< Not Specified >	Expires:		Zone: Warrant:	139
				rvanant.	
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AF PLAINTIFF NOTICE OF SHERIFF'S SALE A		RIGHTS		;
Serve To:		Final Serv	īce:		man magaman an sauga ang an maganan an sauga an
Name:	PATRICIA M COOPER	Served:	Personally Adı	ult In Charge	Posted · Other
Primary Address:	1056B STATE ROUTE 239 BENTON, PA 17814	Adult In Charge:	Dougla	us Co	oper
Phone:	DOB:	Relation:	Husbo	ind	·v
Alternate Address:	petiti mitten mit in ministration (i), straterioris in terminamentale screte mitten in the integration of the integration confidence confidence in the integral confidence confidence in the integral confidence i	Date:	12/9/19	Time:	11:40
Phone:		Deputy:	8	Mileage:	
Attorney /	Originator:				
Name:	POWERS, KIRN & ASSOCIATES	Phone:	The field of the content of the cont	A CONTROL OF THE PROPERTY OF T	
Service At	lempts:				
Date:					
Time:					
Mileage:					
Deputy:			4.	3	ether distribute - sur-million to - sur-million distribute and million to - sur-million (sur-million). Sur-million to
Service Af	tempt Notes:		799833		
2.					
3.		•			
4.					
5.					
6.					

1056B STATE ROUTE 239, BENTON, PA 17814

PARCEL NO. 3:

BEGINNING at a rebar (found) on the eastern right-of-way of State Route 239 and common corner with lands now or late of John E. Brosious; THENCE along lands now or late of Brosious, North 59 degrees 48 minutes 47 seconds East, 102.09 feet to an iron pipe (found) common corner with lands now or late of J. Frank, Jr. and Marie Brink; THENCE along lands now or late of Brink, North 81 degrees 03 minutes 04 seconds East, 940,91 feet to a rebar (set) in line of lands now or late of John Wayne and Virginia L. Yorks; THENCE along lands now or late of Yorks, South 20 degrees 46 minutes 01 seconds West 534.30 feet to a rebar (set) common corner with lands now or late of Lester and Eileen Benjamin; THENCE along lands now or late of Benjamin, South 81 degrees 44 minutes 07 seconds West, 433.77 feet to a point common corner with lands now or late of Gerald and Patricia Doty; THENCE along lands now or late of Doty, North 10 degrees 45 minutes 58 seconds West, 155.89 feet to a rebar (set); THENCE along lands now or late of Doty, North 10 degrees 45 minutes 58 seconds West, 155.83 feet to a rebar (set); THENCE along same South 81 degrees 41 minutes 07 seconds West, 42.05 feet to a rebar (set) common corner with lands now or late of Robert A. & Kay R. Fritz; THENCE along lands now or late of Fritz, North 14 degrees 27 degrees 41 seconds West, 200.80 feet to a point; THENCE along same, North 37 degrees 45 minutes 09 seconds West, 68.79 feet to a point; THENCE along same, North 63 degrees 29 minutes 48 seconds West, 34.33 feet to a point; THENCE along same, North 76 degrees 40 minutes 16 seconds West, 17.90 feet to a point; THENCE along same, South 81 degrees 03 minutes 04 seconds West 90.25 feet to an iron pipe (found) common corner with other lands now or late of Robert A. & Kay R. Fritz; THENCE along other lands now or late of Fritze, South 59 degrees 48 minutes 47 seconds West 101.30 feet to a rebar (set) on the eastern right-of-way of the aforesaid State

Route 239; THENCE along the said right-of-way, North 26 degrees 21 minutes 33 seconds West, 16.16 feet to the place of Beginning

CONTAINING 6.627 acres.

TAX PARCEL #: 19-05-01903

PROPERTY ADDRESS: 1056B STATE ROUTE 239, BENTON, PA 17814

BEING THE SAME PREMISES which Patricia Doty, widow, by Deed dated November 29, 2007 and recorded January 17, 2008 in the Office of the Recorder of Deeds in and for Columbia County in Deed Instrument No. 200800553, granted and conveyed unto DOUGLAS P. COOPER and PATRICIA M. COOPER, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 19-05-01903

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 12/09/19

Account:

Name:

Press Enterprise

TIM CHAMBERLAIN - COLUM COUNTY SHER Company:

Address: PO BOX 380

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Ad ID: Description:

1185786

DOUGLAS AND PATRICIA

COOPER

Run Dates:

02/05/20 to 02/19/20

Class:

Agate Lines:

309

Blind Box:

Total Ad Cost **Amount Paid**

\$2,007.05

\$0.00

Publication

Stop Start 02/05/2002/19/20 **Inserts**

Cost \$2,007.05

By Virtue of a Whit of Execution (Montgode Foredoo No. 2019/07 (200

kassad out of the Court of Common Pierry of Columbio Coursey Permankanisa and to me thickent, I wal organic the Edikwang attractived property of public sale, in the Columbia De may Count is esset after few part Historiet van Court y of Editoriet van Countermonethis in

WEINERDAY, FERENARY 26, 2020 AT 3.00 DYD CKIK AM

All pathods in inforced and comments are nation related that is proposed schedule or as all views well as as there the New York (life is making that all by § 18 Holgs when the whole the called any procedure deal females, and distributions of the procedure by the make in Association with the activities tent (19 July) and who what taking unions recognized one feed with the Shared New part (liver). The part (liver) and from the state of the shared ALL 18 ADC COTTOM is procedure to the state of their disease in Judicion Township. Columbia Committee Shared and disease and disease of the state of

Loading Marthylate at based and described as throws:

POINCE, 1971.

18 1979-1876, as a reside point or owney the use of control of sections and evening go at detection of the section of

terminal of school of the protection of the protection of the design of the protection of the protecti

SIGN.
MARPHAPE II. PERFORMENT POLITICAS SUBMITINAL IN THOM
RECOUNTY ACCRESS: 1958 STATE ROUTE 229 SUNTON, IN THOM
RECOUNTY ACCRESS: 1958 STATE ROUTE 229 SUNTON, IN THOM
PER IN IT SUM IN HAND A WARRENT ROUTE 239 SUNTON, IN JOINT CHARLES
AND IN A CHARLES
AND A SUM IN THE AND A SUM IN THOM
RECOUNTY ACCRESS AND IN THOM INCOME AND A CHARLES
AND A SUM IN THE AND A SUM IN THOM
RECOUNTY AND A SUM IN THE AND A SUM IN THE AND A SUM IN THE
RECOUNTY AND A SUM IN THE AND A SUM

PROPERTY AUDERSIG NISSER STATE ACKITE 2011, RENTIFIL PA TTAM-UN /TAKTWRCIL NUMBER: 19 05 01800

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV1306

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

WEDNESDAY, FEBRUARY 26, 2020 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 THOSE CERTAIN pieces or parcels of land situate in Jackson Township, Columbia County, Pennsylvania, bounded and described as to-wit: PARCEL NO. 1:

BEGINNING at a metal pin becoming the west corner of said lands and running parallel with State Route 239, One hundred sixty (160) feet southeast to the line now or formerly of John R. Kitchen Estate; thence East fifty (50) feet to a metal pin on the linc now or formerly of Eh-arman Doty and Thelma Doty, his wife, and John R. Kitchen Estate, One hundred sixty (160) feet along woods now or formerly of Furman Doty and 'Thelma Doty, his wife, to a metal pin North; thence fifty (50) feet West to the place of Beginning. Being the northwest corner of the land herein conveyed.

PARCEL NO. 2:

Add to present property now or late of Gerald and Patricia Doty a parcel of land IOC.) feet by 160 feet starting at metal pin at the northwest corner proceeding West toward State Route 239 along the property now or formerly of Furman and Thelma Doty 100 feet to a metal pin; thence running southeast 160 feet parallel with State Route 239 along property now or formerly of Furman and Thelma Doty, to the property line now or formerly of John R. Kitchen Estate to a metal pin proceeding 100 feet East to a metal pin now or formerly of Gerald and Patricia Doty, property recorded in Decd Book 273, page 448, Columbia County, Bloomsburg, Pennsylvania.

PARCEL NO. 3:

BEGINNING at a rebar (found) on the eastern right-of-way of State Route. 239 and common corner with lands now or late of John Brosious; THENCE along lands now or late of Brosious, North 59 degrees 48 minutes 47 seconds East, 102.09 feet to an iron pipe(found) common corner with lands now or late of J. Frank, Jr. and Marie Brink; THENCE along lands now or late of Brink, North 81 degrees 03 minutes 04 seconds East, 940.91 feet to a rebar (set) in line of lands now or late of John Wayne and Virginia L. Yorks, THENCE along lands now or late of Yorks, South 20 degrees 46 minutes 01 seconds West 534.30 feet to a rebar (set) common corner with lands now or late of Lester and Eileen Benjamin; THENCE along lands now or late of Benjamin, South 81 degrees 44 minutes 07 seconds West, 433,77 feet to a point common comer with lands now or late of Gerald and Patricia Doty; THENCE along lands now or late of Doty, North 10 degrees 45minutes 58 seconds West, 155.83 feet to rebar (set); THENCE along lands now or late of Doty, North 10 45 minutes 58 seconds West, 155.83 feet to a rebar (set); THENCE along same South 81 degrees 41 minutes 07 seconds West, 42.05 feet to a rebar (set) common corner with lands now or late of Robert. A. & Kay R. Fritz; THENCE along lands now or late of Fritz, North 14 degrees 27 degrees 41 seconds West, 200.80 feet to a point; THENCE along same, North 37 degrees 45 minutes 09 seconds West, 68.79 feet to a point; THENCE along same, North 63 degrees 29 minutes 48 seconds West, 34,33 feet to a point; THENCE along same, North 76 degrees 40 minutes 16 seconds West, 17.90 feet to a point; THENCE along same, South 81 degrees 03 minutes 04 seconds West 90.25 feet to an iron pipe (found) common corner with other lands now or late of Robert A. & Kay R. Fritz; THENCE along other lands now or late of Fritze, South 59 degrees 48 minutes 47 seconds West 101.30 feet to a rebar (set) on the eastern right-of-way of the aforesaid State Route 239; THENCE along the said right-of-way, North 26 degrees 21 minutes 33 seconds West, 16.16 feet to the place of Beginning CONTAINING 6.627 acres.

TAX PARCEL #: 19-05-01903

PROPERTY ADDRESS; 1056B STATE ROUTE 239, BENTON, PA 17814

BEING THE SAME PREMISES which Patricia Doty, widow, by Deed dated November 29, 2007 and recorded January 17, 2008 in the Office of the Recorder of Deeds in and for Columbia County in Deed Instrument No. 200800553, granted and conveyed unto DOUGLAS P. COOPER and PATRICIA M. COOPER, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 19-05-01903

PROPERTY ADDRESS: 1056 B STATE ROUTE 239, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 19-05-01903

Seized and taken into execution to be sold as the property of DOUGLAS COOPER, PATRICIA M COOPER in suit of BANK OF AMERICA NA.

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 failts 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 agiainst 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 conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: POWERS, KIRN & ASSOCIATES TREVOSE, PA

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Sarah Klingaman

From: PE Classifieds <classifieds@pressenterprise.net>

Sent: Monday, December 9, 2019 11:54 AM

To: Sarah Klingaman **Subject:** Re: COOPER PART 1

Attachments: DOUGLAS AND PATRICIA COOPER SHERIFF SALE.pdf

Good morning Sarah,

Please find the Cooper legal attached and scheduled for February 5, 12 and 19 with an affidavit ordered. I did see a line that started with John Kitchen under Parcel 2 where it looked like there were a couple errors. I have pasted it below.

John R. Kitchen Pastat.e to a metal pin prx.)ceeding 100 feet East

Please let me know what those changes may be, if there are other changes or if it is good to go and I will release.

Thank you!
Tammie Belles
Press Enterprise Classifieds
570.387.1234 Ext. 1219

From: Sarah Klingaman

Sent: Friday, December 06, 2019 9:10 AM

To: 'Press Enterprise Classifieds' **Subject:** COOPER PART 1

ALL THOSE CERTAIN pieces or parcels of land situate in Jackson Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1:

BEGINNING at a metal pin becoming the west corner of said lands and running parallel with State Route 239, One hundred sixty (160) feet southeast to the line now or formerly of John R. Kitchen Estate; thence East fifty (50) feet to a metal pin on the line now or formerly of Furman Doty and Thelma Doty, his wife, and John R. Kitchen Estate, One hundred sixty (160) feet along woods now or formerly of Furman Doty and Thelma Doty, his wife, to a metal pin North; thence fifty (50) feet West to the place of Beginning. Being the northwest corner of the land herein conveyed.

PARCEL NO. 2:

Add to present property now or late of Gerald and Patricia Doty a parcel of land 100 feet by 160 feet starting at a metal pin at the northwest corner proceeding West toward State Route 239 along the property now or formerly of Furman and Thelma Doty 100 feet to a metal pin; thence running southeast 160 feet parallel with State Route 239 along property now or formerly of Furman and Thelma Doty, to the property line now or formerly of John R. Kitchen Estate to a metal pin proceeding 100 feet East to a metal pin now or formerly of Gerald and Patricia Doty, property recorded in Decd Book 273, page 448, Columbia County, Bloomsburg, Pennsylvania.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	AMERICA NA DOUGLAS (et al.)				Number CV1306
Service De	SERVI	CE COVER SHI	<u>'</u> EET		emony poly in view p
2-10% % 103000 2000	Real Estate Sale - Sale Notice			Zone:	130
Manner:	< Not Specified >	Expires:		Warrant:	104
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:0 PLAINTIFF NOTICE OF SHERIFF'S SA	00 AM	RIGHTS	PPGHAME.	***************************************
	Benton Sch	vool D.	ist.	entropolitico de la constitución d	
Serve To:		Final Servi	Company of the contract of the		
Name:	Holly Jankowski	Served:	Personally · Adu	ılt In Charge ·	Posted · Other
Primary Address:	726 Menderhall Hill Rd. Benten, PA 17814	Adult In Charge:	0,0	Hou	sweart
Phone:	570-898-0166 DOB :	Relation:	Clu	-'\ J	
Alternate Address:		Date:	12/9/19	Time:	17:10
Phone:		Deputy:		Mileage:	f s s s s s s s s s s s s s s s s s s s
Attorney / (Originator:				
Name:	POWERS, KIRN & ASSOCIATES	Phone:	Constitution of Section (Section 1997) and Constitution of Section 1997 (Section 1997) and Constitution of Sec	and the state of t	Marie Committee (1995)
Service Att	empts:				
Date:					
Time:					***************************************
Mileage:					
Deputy:				7	
Service Att	lempt Notes:			Control of the Contro	
2.	To the second se				
3.					· · · · · · · · · · · · · · · · · · ·
4.					
5.					
6.					

JANKOWSKI, HOLLY

019CV1306

726 MENDENHALL HILL RD., BENTON, PA 17814

NO EXPIRATION

BANK OF AMERICA NA

COURT OF COMMON PLEAS

VS.

COLUMBIA COUNTY

DOUGLAS P. COOPER PATRICIA M. COOPER

No.: 2019-CV-1306

2019-ED-139

AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 1056 B STATE ROUTE 239, BENTON, PA 17814:

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

Name

Last Known Address (if address cannot be

reasonably ascertained, please indicate)

DOUGLAS P. COOPER

1056 B STATE ROUTE 239

BENTON, PA 17814

PATRICIA M. COOPER

1056 B STATE ROUTE 239

BENTON, PA 17814

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

DOUGLAS P. COOPER

1056 B STATE ROUTE 239

BENTON, PA 17814

PATRICIA M. COOPER

1056 B STATE ROUTE 239

BENTON, PA 17814

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

Name

Last Known Address (if address cannot be reasonably

ascertained, please indicate)

None

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

Name

Last Known Address (if address cannot be reasonably

ascertained, please indicate)

Plaintiff.

BANK OF AMERICA NA

7105 CORPORATE DRIVE

PLANO, TX 75024

BANK OF AMERICA NA C/O BAC, M/C: CA6-914-01-43 1800 TAPO CANYON ROAD

SIMI VALLEY, CA 93063

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

Name

Last Known Address (if address cannot be reasonably

ascertained, please indicate)

None.

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

Name Last Known Address (if address cannot be reasonably

ascertained, please indicate)

Columbia County Domestic Relations 11 West Main Street

P.O. Box 380

Bloomsburg, PA 17815

Columbia County Tax Claim Bureau 11 West Main Street

Main Street County Annex

P.O. Box 380

Bloomsburg, PA 17815

PA Department of Public Welfare Health and Welfare Building – Room 432

Bureau of Child Support Enforcement P.O. Box 2675

Harrisburg, PA 17105-2675

Pennsylvania Office of Attorney 16th Floor, Strawberry Square

General Harrisburg, PA 17120

Commonwealth of PA, Dept of Revenue Dept. 280948

Bureau of Compliance, Clearance Support Harrisburg, PA 17128-0948

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

Name Last Known Address (if address cannot be reasonably

ascertained, please indicate)

Tenants/Occupants 1056 B STATE ROUTE 239

BENTON, PA 17814

XTO Energy, Inc 810 Houston Street
A Delaware Corp. Fort Worth, TX 76102

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

P∕OWIERS#KIRN, LLC

Jill Manuel-Coughlin, Esquire 14. No. 63252

☐ Jolanta Pekalska, Esquire Id. No. 307968

☐ Harry B. Reese, Esquire Id. No. 310501

☐ Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff
11(26/2019

November 26, 2019

REAL ESTATE OUTLINE

ED # 2019 ED 139

DATE RECEIVED _	12.3-19	તે 💮			
DOCKET AND INDEX	201	9 CV	1306		
_					
CHECK FOR	PROPER	INFO.			
WRIT OF EXECUTION			Χ		
COPY OF DESCRIPTION	J		<u>X</u>		
WHEREABOUTS OF LK	A		X		
NON-MILITARY AFFID	AVIT		<u>×</u>		
NOTICES OF SHERIFF S	SALE		$\overline{\mathbf{x}}$		
WAIVER OF WATCHMA	AN				
AFFIDAVIT OF LIENS L	IST		\overline{X}		
CHECK FOR \$1,350.00 C	R		_χ	CK#	333286
**IF ANY OF ABOVE I	S MISSIN	G DO	NOT P		
			_		0.7
SALE DATE		Heb	.ale	TIME	<u> </u>
POSTING DATE					_
ADV. DATES FOR NEW	SPAPER	1^{ST} W	EEK	2 5	- 1
		$2^{ND} V$	VEEK	211	<u> </u>
		$3^{RD} V$	VEEK	ali	19

ALL THOSE CERTAIN pieces or parcels of land situate in Jackson Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1:

BEGINNING at a metal pin becoming the west corner of said lands and running parallel with State Route 239, One hundred sixty (160) feet southeast to the line now or formerly of John R. Kitchen Estate; thence East fifty (50) feet to a metal pin on the line now or formerly of Furman Doty and Thelma Doty, his wife, and John R. Kitchen Estate, One hundred sixty (160) feet along woods now or formerly of Furman Doty and Thelma Doty, his wife, to a metal pin North; thence fifty (50) feet West to the place of Beginning. Being the northwest corner of the land herein conveyed.

PARCEL NO. 2:

Add to present property now or late of Gerald and Patricia Doty a parcel of land 100 feet by 160 feet starting at a metal pin at the northwest corner proceeding West toward State Route 239 along the property now or formerly of Furman and Thelma Doty 100 feet to a metal pin; thence running southeast 160 feet parallel with State Route 239 along property now or formerly of Furman and Thelma Doty, to the property line now or formerly of John R. Kitchen Estate to a metal pin proceeding 100 feet East to a metal pin now or formerly of Gerald and Patricia Doty, property recorded in Decd Book 273, page 448, Columbia County, Bloomsburg, Pennsylvania.

PARCEL NO. 3:

BEGINNING at a rebar (found) on the eastern right-of-way of State Route 239 and common corner with lands now or late of John E. Brosious; THENCE along lands now or late of Brosious, North 59 degrees 48 minutes 47 seconds East, 102.09 feet to an iron pipe (found) common corner with lands now or late of J. Frank, Jr. and Marie Brink, THENCE along lands now or late of Brink, North 81 degrees 03 minutes 04 seconds East, 940.91 feet to a rebar (set) in line of lands now or late of John Wayne and Virginia L. Yorks; THENCE along lands now or late of Yorks, South 20 degrees 46 minutes 01 seconds West 534.30 feet to a rebar (set) common corner with lands now or late of Lester and Eileen Benjamin; THENCE along lands now or late of Benjamin, South 81 degrees 44 minutes 07 seconds West, 433.77 feet to a point common corner with lands now or late of Gerald and Patricia Doty; THENCE along lands now or late of Doty, North 10 degrees 45 minutes 58 seconds West, 155.83 feet to a rebar (set); THENCE along lands now or late of Doty, North 10 degrees 45 minutes 58 seconds West, 155.83 feet to a rebar (set); THENCE along same South 81 degrees 41 minutes 07 seconds West, 42.05 feet to a rebar (set) common corner with lands now or late of Robert A. & Kay R. Fritz; THENCE along lands now or late of Fritz, North 14 degrees 27 degrees 41 seconds West, 200.80 feet to a point; THENCE along same, North 37 degrees 45 minutes 09 seconds West, 68.79 feet to a point; THENCE along same, North 63 degrees 29 minutes 48 seconds West, 34.33 feet to a point; THENCE along same, North 76 degrees 40 minutes 16 seconds West, 17.90 feet to a point; THENCE along same, South 81 degrees 03 minutes 04 seconds West 90.25 feet to an iron pipe (found) common corner with other lands now or late of Robert A. & Kay R. Fritz; THENCE along other lands now or late of Fritze, South 59 degrees 48 minutes 47 seconds West 101.30 feet to a rebar (set) on the eastern right-of-way of the aforesaid State

Route 239; **THENCE** along the said right-of-way, North 26 degrees 21 minutes 33 seconds West, 16.16 feet to the place of Beginning

CONTAINING 6.627 acres.

TAX PARCEL #: 19-05-01903

PROPERTY ADDRESS: 1056B STATE ROUTE 239, BENTON, PA 17814

BEING THE SAME PREMISES which Patricia Doty, widow, by Deed dated November 29, 2007 and recorded January 17, 2008 in the Office of the Recorder of Deeds in and for Columbia County in Deed Instrument No. 200800553, granted and conveyed unto DOUGLAS P. COOPER and PATRICIA M. COOPER, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 19-05-01903

BANK OF AMERICA NA

COURT OF COMMON PLEAS

VS.

COLUMBIA COUNTY

DOUGLAS P. COOPER PATRICIA M. COOPER

No.: 2019-CV-1306

2019-ED-139

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Powers Wrn, LLC

√JJill Manuel-Coughlin, Esquire Id No. 63252

□ Jolanta Pekalska, Esquire ld. No/307968

□ Harry B. Reese, Esquire Id No. 310501

☐ Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

1/26/2019

POWERS KIRN, LLC
JILL MANUEL-COUGHLIN, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id. No. 307968
HARRY B. REESE, ESQUIRE Id. No. 310501
MATTHEW J. MCDONNELL, ESQUIRE Id. No.313549
EIGHT NESHAMINY INTERPLEX, SUITE 215
TREVOSE, PA 19053
(215) 942-2090

BANK OF AMERICA NA

COURT OF COMMON PLEAS

VS.

COLUMBIA COUNTY

DOUGLAS P. COOPER PATRICIA M. COOPER No.: 2019-CV-1306

2019-ED-139

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

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

- () FHA
- () Tenant Occupied
- () Vacant
- () Commercial
- () As a result of Complaint in Assumpsit
- (X) Act 6 / Act 91 complied with

Jill Manuel-Coughlin, Esquire Id No. 63252

☐ Jola‡ta Pekalska, Esquire Id—No. 307968

☐ Harry B. Reese, Esquire Id. No. 310501

☐ Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

SHORT DESCRIPTION

DOCKET NO: 2019-CV-1306

ALL THAT CERTAIN lot or piece of ground situate in the Township of Jackson, County of Columbia and Commonwealth of Pennsylvania.

TAX PARCEL NO:

19-05-01903

PROPERTY ADDRESS

1056 B STATE ROUTE 239

BENTON, PA 17814

IMPROVEMENTS:

a Residential Dwelling

SOLD AS THE PROPERTY OF:

DOUGLAS P. COOPER

PATRICIA M. COOPER

ATTORNEY'S NAME:

POWERS KIRN, LLC

SHERIFF'S NAME:

Timothy T. Chamberlain

#19-0749 POWERS KIRN, LLC JILL MANUEL-COUGHLIN, ESQUIRE Id. No. 63252 JOLANTA PEKALSKA, ESQUIRE Id. No. 307968 HARRY B. REESE, ESQUIRE Id. No. 310501 MATTHEW J. MCDONNELL, ESQUIRE Id. No. 313549 EIGHT NESHAMINY INTERPLEX, SUITE 215 TREVOSE, PA 19053 (215) 942-2090

BANK OF AMERICA NA

COURT OF COMMON PLEAS

VS.

authorities.

COLUMBIA COUNTY

DOUGLAS P. COOPER PATRICIA M. COOPER

2019-ED-139 No.: 2019-CV-1306

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney with POWERS KIRN, LLC, hereby verifies that he/she is the attorney for the Plaintiff in the abovecaptioned matter, and that on information and belief, he/she has knowledge of the following facts, to wit:

- 1. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (https://www.dmdc.osd.mil/appi/scra/scraHome.do) for the following individual: DOUGLAS P. COOPER, has a last known residence of 1056 B STATE ROUTE 239, BENTON, PA 17814. The following information was used to search the DMDC (check all that apply):
 - Last Name
 - XX First Name
 - Social Security Number
- That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (https://www.dmdc.osd.mil/appj/scra/scraHome.do) for the following individual: PATRICIA M. COOPER, has a last known residence of 1056 B STATE ROUTE 239, BENTON, PA 17814. The following information was used to search the DMDC (check all that apply):
 - Last Name
 - $\underline{\mathbf{X}}$ First Name
 - X Social Security Number
- 3. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual(s) DOUGLAS P. COOPER and PATRICIA M. COOPER, are presently engaged in active duty military service as contemplated by the Servicemembers Civil Relief Act, 50 U.S.C App. §§ 521 et. seq.

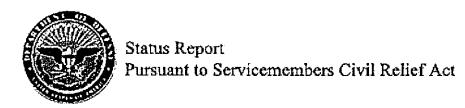
This statement is made subject to the penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to

Mill Manuel-Coughlin, Esquire (Id. No. 63252

☐ Jolanta Pekalska, Esquire Id. No. 307968

☐ Harry B. Reese, Esquire Id. No. 310501

☐ Matthew J. McDonnell, Esquire Id. No. 313549



SSN:

Birth Date:

Last Name: COOPER

First Name:

DOUGLAS

Middle Name:

Status As Of:

Nov-26-2019

Certificate ID:

0LM1GY4ZPJ965HZ

		ctive Duty Status Date	
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
	This response reflects the individuals' active du	ity status based on the Active Duty Status Date	

	Left Active Duty Within 367 Days	s of Active Duty Status Date	
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA NA
This res	ponse reflects where the individual left active duty stat	us within 367 days preceding the Active Duty	Status Date

	The Member or His/Her Unit Was Notified of a Future (Call-Up to Active Duty on Active Duty Status D	Pate
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
Thi	s response reflects whether the individual or his/her unit	has received early notification to report for act	tive duty

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director

Department of Defense - Manpower Data Center

400 Gigling Rd.

Seaside, CA 93955

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: https://scra.dmdc.osd.mil/faq.xhtml#Q33. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. ? 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC? 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC? 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC ? 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

BANK OF AMERICA NA

DOUGLAS P. COOPER PATRICIA M. COOPER

VS.

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2019-CV-1306

2019-ED-139

WAIVER OF WATCHMAN

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

Jill Manuel-Coughlin, Esquire Id. No. 63252

Jolanta Pekalska, Esquire Id. No. 307968

☐ Harry B. Reese, Esquire Id. No. 310501

☐ Matthew J. McDonnell, Esquire Id. No. 313549 Attorneys for Plaintiff

BANK OF AMERICA NA

COURT OF COMMON PLEAS

VS.

COLUMBIA COUNTY

DOUGLAS P. COOPER PATRICIA M. COOPER No.: 2019-CV-1306

2019-ED-139

AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 1056 B STATE ROUTE 239, BENTON, PA 17814:

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

Name

Last Known Address (if address cannot be

reasonably ascertained, please indicate)

DOUGLAS P. COOPER

1056 B STATE ROUTE 239

BENTON, PA 17814

PATRICIA M. COOPER

1056 B STATE ROUTE 239

BENTON, PA 17814

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

DOUGLAS P. COOPER

1056 B STATE ROUTE 239

BENTON, PA 17814

PATRICIA M. COOPER

1056 B STATE ROUTE 239 BENTON, PA 17814

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

Name

Last Known Address (if address cannot be reasonably

ascertained, please indicate)

None

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

Name

Last Known Address (if address cannot be reasonably

ascertained, please indicate)

Plaintiff.

BANK OF AMERICA NA

7105 CORPORATE DRIVE

PLANO, TX 75024

BANK OF AMERICA NA C/O BAC, M/C: CA6-914-01-43 1800 TAPO CANYON ROAD SIMI VALLEY, CA 93063

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

Name

Last Known Address (if address cannot be reasonably

ascertained, please indicate)

None.

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

Name

Last Known Address (if address cannot be reasonably

ascertained, please indicate)

Columbia County Domestic Relations

11 West Main Street

P.O. Box 380

Bloomsburg, PA 17815

Columbia County Tax Claim Bureau

11 West Main Street Main Street County Annex

P.O. Box 380

Bloomsburg, PA 17815

PA Department of Public Welfare Bureau of Child Support Enforcement Health and Welfare Building – Room 432

P.O. Box 2675

Harrisburg, PA 17105-2675

Pennsylvania Office of Attorney

General

16th Floor, Strawberry Square

Harrisburg, PA 17120

Commonwealth of PA, Dept of Revenue

Bureau of Compliance, Clearance Support

Dept. 280948

Harrisburg, PA 17128-0948

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

Name

Last Known Address (if address cannot be reasonably

ascertained, please indicate)

Tenants/Occupants

1056 B STATE ROUTE 239

BENTON, PA 17814

XTO Energy, Inc A Delaware Corp. 810 Houston Street Fort Worth, TX 76102

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

II Jill Manuel-Coughlin, Esquire 14. No. 63252

☐ Jolanta Pekalska, Esquire Id. No. 307968,

☐ Harry B. Reese, Esquire Id. No. 319501

☐ Matthew J. McDonnell, Esquire Id. No. 313549

November 26, 2019

POWERS KIRN, LLC JILL MANUEL-COUGHLIN, ESQUIRE Id. No. 63252 JOLANTA PEKALSKA, ESQUIRE Id. No. 307968 HARRY B. REESE, ESQUIRE Id. No. 310501 MATTHEW J. MCDONNELL, ESQUIRE Id. No.313549 EIGHT NESHAMINY INTERPLEX, SUITE 215 TREVOSE, PA 19053 (215) 942-2090

BANK OF AMERICA NA

COURT OF COMMON PLEAS

VS.

COLUMBIA COUNTY

No.: 2019-CV-1306

DOUGLAS P. COOPER PATRICIA M. COOPER

2019-ED-139

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

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

- **FHA** ()
- Tenant Occupied ()
- () Vacant
- () Commercial
- As a result of Complaint in Assumpsit ()
- Act 6 / Act 91 complied with (X)

anuel-Coughlin, Esquire Id. No. 63252

Jolanta Pekalska, Esquire Id. No. 307968

☐ Harry B. Reese, Esquire Id. No. 310501

☐ Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

SHORT DESCRIPTION

DOCKET NO:

2019-CV-1306

ALL THAT CERTAIN lot or piece of ground situate in the Township of Jackson, County of Columbia and Commonwealth of Pennsylvania.

TAX PARCEL NO:

19-05-01903

PROPERTY ADDRESS

1056 B STATE ROUTE 239

BENTON, PA 17814

IMPROVEMENTS:

a Residential Dwelling

SOLD AS THE PROPERTY OF:

DOUGLAS P. COOPER

PATRICIA M. COOPER

ATTORNEY'S NAME:

POWERS KIRN, LLC

SHERIFF'S NAME:

Timothy T. Chamberlain

Powers Kirn, LLC

728 Marne Highway Suite 200 Moorestown, NJ 08057 Eight Neshaminy Interplex Suite 215 Trevose, PA 19053

Telephone: 215-942-2090 Fax: 215-942-9695 www.pkillc.com

Sarah E. Powers*
William M.E. Powers, Jr.**
William M.E. Powers, III*
Edward W. Kirn, III*

- * Member of NJ and PA Bar
- ** Member of NJ Bar
- + Member of PA Bar

Re: Sheriff's Service

Dear Sir/Madam:

Please be advised that we will be handling service of the NOS on the defendant.

Please post property.

Very truly yours,

Deana Maier for Powers Kirn, LLC

Deana Maier

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:

ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S):

DOUGLAS P. COOPER and PATRICIA M. COOPER

PLAINTIFF/SELLER:

BANK OF AMERICA NA

DEFENDANT(S):

DOUGLAS P. COOPER and PATRICIA M. COOPER

PROPERTY:

1056 B STATE ROUTE 239

BENTON, PA 17814

COLUMBIA C.C.P. NO.

2019-CV-1306

The above captioned property is scheduled to be sold at Sheriff's Sale on February 21, 2020 at 9:00, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. You may hold a judgment on the property, which may be extinguished by the sale. You may wish to attend the Sheriff's Sale to protect your interest.

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

POWERS KIRN, LLC Eight Neshaminy Interplex Suite 215 Trevose, PA 19053 (215) 942-2090 Print Your Documents Page 1 of 1

Document Receipt

Trans # 17451

Carrier / service: USPS Server

First-Class Mail®

12/6/2019 12:00:00 AM

Ship to:

COMMON OF PAIDEPT OF REVENUE

BUREAU OF COMPLIANCE

CLEARANCE SUPPORT DEPT 280948

Tracking #: Doc Ref #: 71901140006000169995 2019ED139

Postage

5.6000

HARRISBURG PA 17128

Page 1 of 1 Print Your Documents

Document Receipt

Trans# First-Class Mail® 12/6/2019 12:00:00 AM 17450 Carrier / service: USPS Server

Ship to:

PENNSYLVANIA OFFICE OF ATTY GENERAL

16TH FLOOR STRAWBERRY SQUARE

Tracking #: Doc Ref#:

71901140006000169988

2019ED139

Postage 5.6000

HARRISBURG PA 17120

Document Receipt

Trans # 17449

449 Carrier / service: USPS Server

TX 76102

First-Class Mail®

12/6/2019 12:00:00 AM

Ship to:

XTO ENERGY INC

FORT WORTH

810 HOUSTON STREET

Tracking #:

71901140006000169971

Doc Ref#:

2019ED139

Postage

5.6000

Document Receipt

Trans# 17449 Carrier / service: USPS Server First-Class Mail®

12/6/2019 12:00:00 AM

Ship to:

XTO ENERGY INC

810 HOUSTON STREET

Tracking #:

71901140006000169971

Doc Ref#:

2019ED139

Postage

5.6000

FORT WORTH TX 76102

Print Your Documents Page 1 of 1

Document Receipt

Trans# 17448 Carrier / service: USPS Server First-Class Mail® 12/6/2019 12:00:00 AM

Ship to:

US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

1150 FIRST AVENUE Tracking #: 71901140006000169964 **SUITE 1001** Doc Ref#: 2019ED139

Postage 5.6000

KING OF PRUSSIA PA 19406

Page 1 of 1 **Print Your Documents**

Document Receipt

First-Class Mail® 12/6/2019 12:00:00 AM Trans# 17447 Carrier / service: USPS Server

Ship to:

DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I.R.

PO BOX 8016 71901140006000169957 Tracking #:

Doc Ref#: 2019ED139

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans # 17446

Carrier / service: USPS Server

SPS Server First-Class Mail®

12/6/2019 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #:

71901140006000169940

Doc Ref#:

2019ED139

Postage

5.6000

HARRISBURG PA 17128

Document Receipt

Trans # 17445 Carrier / service: USPS Server First-Class Mail® 12/6/2019 12:00:00 AM

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #:

Doc Ref #:

71901140006000169933 2019ED139

Postage

5.6000

HARRISBURG PA 17105-2675

Print Your Documents Page 1 of 1

Document Receipt

Trans # 17445 Carrier / service: USPS Server First-Class Mail® 12/6/2019 12:00:00 AM

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #:

Doc Ref #:

71901140006000169933 2019ED139

Postage

5.6000

HARRISBURG PA 17105-2675

PAY TO THE ORDER OF -MEMO POWERS KIRN, LLC PA - OPERATING GOST ACCOUNT 215-942-2090 Sheriff of Columbia County Attn: Real Estate Division 35 W. Main Street Bloomsburge, Pa 17815 Sheriff of Columbia County NOTION SWEET 3-7615/360 兴 Citizens Bank **1 350 00 11/21/2019 DOLLARS 333286

19-0749/sheriff dep/ADV/Cooper/dm

#1995959 #1051940950# #198255E