

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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	CHK #	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)
----------------	--------------

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

☐ Please Comment

☐ Please Reply

☐ Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$1,368.05.

TX Result Report

P 1
06/25/2020 15:42
Serial No. A6VF011029028
TC:00085717

Addressee	Start Time	Time	Prints	Result	Note
912159428661	06-25 15:41	00:00:52	002/002	OK	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
FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

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fax

TO: Anne Rodriquez FROM: Sheriff Timothy Chamberlain

FAX: PAGES: 2

PHONE: DATE: June 25, 2020

RE: Douglas Cooper Execution CC:

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

I received your stay, attached is a cost sheet showing a balance due of \$1,368.05.

PK
Powers Kirn, LLC
Attorneys at Law

728 Marne Highway
Suite 200
Moorstown, 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

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

P 1

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 389-5622

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6400

FACSIMILE TRANSMITTAL SHEET

TO: Power Kinn	FROM: Columbia Co
COMPANY:	DATE: 5.21.2020
FAX NUMBER: 215-942-8661	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Sheriff 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.

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: Power Kirn	FROM: Columbia Co
COMPANY:	DATE: 5.21.2020
FAX NUMBER: 215-942-8661	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Sheriff 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.

COPY

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/MONTGOMERY
COUNTY BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020

#1-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.

2020 MAY 20 P 1:48
CLERK OF COURT
COLUMBIA COUNTY

RECEIVED
MONTGOMERY COUNTY

BY THE COURT



P.J.

Thomas A. James, Jr.

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

DOUGLAS P. COOPER
PATRICIA M. COOPER

ORDER

AND NOW, this 21st day of April, 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:

/s/ Thomas A. Jones Jr.
J.

2020 APR 22 A 8:56
CLERK OF COURT
COUNTY OF COLUMBIA
RECORDED

ORIGINAL

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BANK OF AMERICA NA
7105 CORPORATE DRIVE
PLANO, TX 75024

vs.

DOUGLAS P. COOPER
PATRICIA M. COOPER


No.: 2019-CV-0001306-MF

ORDER

AND NOW, this 21 day of April, 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.

FILED
NOTARIAL
2020 APR 22 A 8:56
CLERK OF COURT
COUNTY OF COLUMBIA

#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

FILED
PROTHONOTARY

2020 APR 23 AM 10:52

CLERK OF COURTS
COUNTY OF COLUMBIA

Attorneys for Plaintiff

Bank of America, N.A.,
Plaintiff,

vs.

Douglas P. Cooper and
Patricia M. Cooper,
Defendants.

COURT OF COMMON PLEAS
CIVIL DIVISION

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.

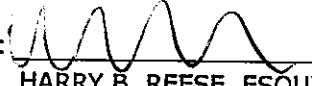
CERTIFICATE OF SERVICE

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

By:


HARRY B. REESE, ESQUIRE
PA ID 310501

Attorneys for Plaintiff

4.21.2020

PK
Powers Kirn, LLC
Attorneys at Law

728 Marne Highway
Moorstown, 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 *
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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

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

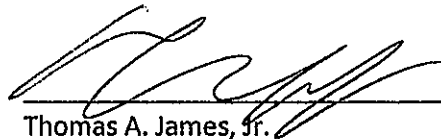
AND NOW, this 14 day of April, 2020 President Judge Thomas A. James, Jr. having declared a Judicial

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

 P.J.
Thomas A. James, Jr.

FILED
PROTHONOTARY
2020 APR 14 A 10:59
CLERK OF COURT
COUNTY OF COLUMBIA

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 *
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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

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

[illegible]

1043
1185786

#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

2020 FEB 14 P 12:37

CLERK OF COURT
COUNTY OF COLUMBIA

Attorneys for Plaintiff

BANK OF AMERICA, N.A.

Plaintiff

vs.

Douglas P. Cooper

Patricia M. Cooper

Defendants

COURT OF COMMON PLEAS

CIVIL DIVISION

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 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: 2-13-2020

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

Date: 02/13/2020

Fee: \$5.00

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	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

COLUMBIA COUNTY SHERIFF

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

Owner: COOPER DOUGLAS P & PATRICIA M

1056 B STATE ROUTE 239

BENTON PA 17814

Municipality: JACKSON TWP

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

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		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:		\$474.85		\$484.55		\$525.11	

Total Paid To Date:

\$0.00

SNE
Signature

2 / 13 / 20
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 Neshaminy Interplex, Suite 215

Trevose, PA 19053

Telephone: 215-942-2090

Attorneys for Plaintiff

BANK OF AMERICA, N.A.

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

vs.

Douglas P. Cooper

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

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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: 2-13-2020

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

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Powers Kirn, LLC
Attorneys at Law

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856.802.1000

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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
Patricia M. Cooper

No. 2019-CV-1306

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 unsworn falsification to authorities.

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

Dated: 02/03/2020

EXHIBIT "A"



235 SOUTH 13TH STREET
PHILADELPHIA, PA 19107
PHONE: (215) 546-7400
FAX: (215) 985-0169



Bank of America, N.A.

COURT

Court of Common Pleas of
Pennsylvania

-VS-

Columbia County

Douglas P. Cooper, et al

CASE NUMBER

2019-CV-1306

State of Pennsylvania

AFFIDAVIT

County of Snyder

B&R Control # CS170133.01

Reference Number 19-0749

SERVICE INFORMATION

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

☒ Served Date 01/09/20 Time 9:02 AM Accepted By: Patricia M. Cooper

In the manner described below.

☐ Personally served.☒ Adult in charge of residence, relationship isco-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
knowledge, information and belief.

Sworn to and subscribed before me this

22day of JANUARY

Commonwealth of Pennsylvania - Notary Seal

CHARLES W SMITH - Notary Public

Snyder County

My Commission Expires Jul 20, 2022

Commission Number 123456789

Process Server/Sheriff

Nathan Morgan

Client Phone (215) 942-2090

Sale Date: 02/26/2019 Filed Date:BR Serve By: 01/09/2020

Jessica Leininger, Legal Assistant
Powers, Kim LLC.
8 Neshaminy Interplex, Suite 215
Trevose, PA 19053



ORIGINAL



235 SOUTH 13TH STREET
PHILADELPHIA, PA 19107
PHONE: (215) 546-7400
FAX: (215) 985-0189

Bank of America, N.A.



COURT Court of Common Pleas of
Pennsylvania
Columbia County
CASE NUMBER 2019-CV-1306

-VS-
Douglas P. Cooper, et al

State of Pennsylvania
County of Snyder

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 01/16/2020 Time 9:00 AM Accepted By: Patricia M. Cooper

In the manner described below.

- ☒ Personally served.
- ☐ Adult in charge of residence, relationship is _____
- ☐ 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 knowledge, information and belief.

Sworn to and subscribed before me this
Commonwealth of Pennsylvania - Notary Seal
22 CHARLES HAMMILL - Notary Public
Snyder County
Notary Commission Expires Jul 28, 2024
Notary Commission Number 1154600

Process Server/Client
Nathan Morgan

Client Phone (215) 942-2090 Sale Date: 02/26/2019 Filed Date: _____ BR Serve By: 01/09/2020

Jessica Leininger, Legal Assistant
Powers, Kirm LLC.
8 Neshaminy Interplex, Suite 215
Trevose, PA 19053



SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

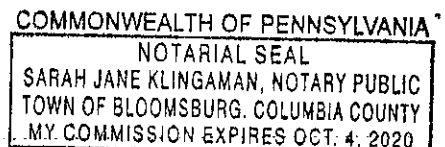
12/09/2019 11:40 AM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DOUGLAS COOPER AT 1056B STATE ROUTE 239, BENTON,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


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 09, 2019



NOTARY

Affirmed and subscribed to before me this

9TH day of DECEMBER, 2019



Plaintiff Attorney: POWERS, KRAUSS & ASSOCIATES, P.C., 375 MARKET STREET, SUITE 210, TREVOSE, PA 19053

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

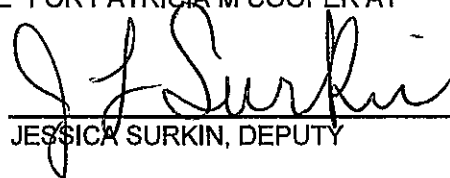


BANK OF AMERICA NA
vs.
DOUGLAS COOPER (et al.)

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.


JESSICA SURKIN, DEPUTY

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



Plaintiff Attorney: POWERS, KIM & ASSOCIATES, P.C., 100 N. MARKET STREET, SUITE 415, WREXFORD, PA 19053

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

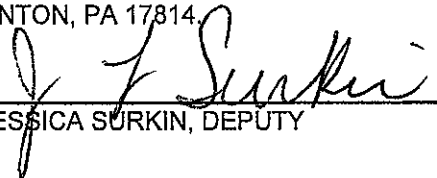


BANK OF AMERICA NA
vs.
DOUGLAS COOPER (et al.)

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 17814.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

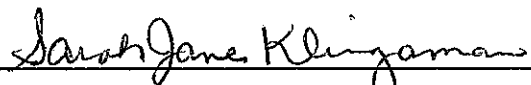
January 15, 2020

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

15TH day of JANUARY, 2020



Plaintiff Attorney: POWERS, KIRN & ASSOCIATES, 8 NESHAMINY INTERPLEX, SUITE 215 TREVISOE, PA 19053

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2019CV1306

SERVICE COVER SHEET

Service Details:

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:

Name: (POSTING)

Primary Address: 1056 B STATE ROUTE 239
BENTON, PA 17814

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

1/15/20

Time:

14:30

Deputy:

8

Mileage:

Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2019CV1306

1056 B STATE ROUTE 239, BENTON, PA 17814

NO EXPIRATION

GRADY L. CHAMBERS, Sheriff
COLUMBIA COUNTY, Missouri

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2019CV1306

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	1056 B STATE ROUTE 239 BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	
Relation:	
Date:	Time:
Deputy:	Mileage:

Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

(POSTING)

2019CV1306

1056 B STATE ROUTE 239, BENTON, PA 17814

NO EXPIRATION

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date:

Re: Sheriff's Sale Advertising Dates

Bank of America vs. Douglas P. and Patricia M. Cooper

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

3rd Week February 19th

SALE DATE: February 26th 2020

Feel free to contact me if you have any questions.

Respectfully,

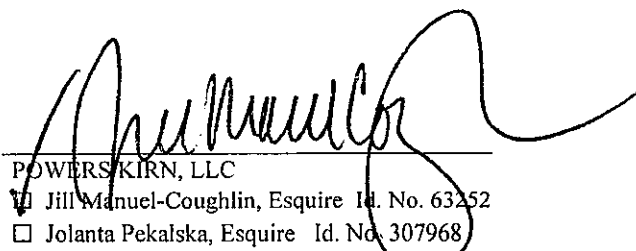
Timothy T. Chamberlain
Sheriff of Columbia County

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 Bureau of Child Support Enforcement	Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675
✓ Pennsylvania Office of Attorney General	16 th 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.


 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
 Attorneys for Plaintiff
 11/26/2019

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.: 2019-CV-1306

DOUGLAS P. COOPER
PATRICIA M. COOPER

2019-ED-139
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

Premises: 1056 B STATE ROUTE 239, BENTON, PA 17814

(See legal description attached.)

Amount Due	\$99,803.96
Interest from 11/26/2019 to Date of Sale (\$16.41 per diem)	\$ _____
Total	\$ _____ Plus Cost \$ _____

as endorsed.

Dated 12-03-19
(Seal)

Barbara N. Silvette
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2019CV1306

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

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 RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Cot

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: MICHELLE FREED

Relation: CHIEF

Date: 2/6/19

Time: 1515

Deputy: 4

Mileage:

Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2019CV1306

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2019CV1306

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

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 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: Deb Miller

Relation: Clerk

Date: 12/6/19

Time: 2:25p

Deputy: 5

Mileage:

Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV1306

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2019CV1306

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	139
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	DOUGLAS COOPER
Primary Address:	1056B STATE ROUTE 239 BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other		
Adult In Charge:			
Relation:			
Date:	12/9/19	Time:	11:40
Deputy:	8	Mileage:	

Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES	Phone:
--	---------------

Service Attempts:

Date:	12/9/19					
Time:	10:52					
Mileage:						
Deputy:	8					

Service Attempt Notes:

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

COOPER, DOUGLAS

2019CV1306

1056B STATE ROUTE 239, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2019CV1306

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	139
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	1056B STATE ROUTE 239 BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Douglas Cooper		
Relation:	Occupant		
Date:	12/9/19	Time:	11:40
Deputy:	8	Mileage:	

Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	

Service Attempt Notes:

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

OCCUPANT

2019CV1306

1056B STATE ROUTE 239, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2019CV1306

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	139
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	PATRICIA M COOPER
Primary Address:	1056B STATE ROUTE 239 BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Douglas Cooper
Relation:	Husband
Date:	12/9/19
Time:	11:40
Deputy:	8
Mileage:	

Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COOPER, PATRICIA M

2019CV1306

1056B STATE ROUTE 239, BENTON, PA 17814

NO EXPIRATION

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

INQUIRY 1. CHAINSAW, SPOTTED
ON LEMPA COUNTY, HAWAII

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 line 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 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 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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
POWERS, KIRN & 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.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2019CV1306

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	139
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="font-size: 1.5em; font-family: cursive;">Benton School Dist.</div>		

Serve To:

Name:	Holly Jankowski
Primary Address:	726 Mendenhall Hill Rd. Benton, PA 17814
Phone:	570-898-0166 DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Jill Housworth		
Relation:	Clerk		
Date:	12/9/19	Time:	12:10
Deputy:	8	Mileage:	

Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES	Phone:
--	---------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

JANKOWSKI, HOLLY

2019CV1306

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.	

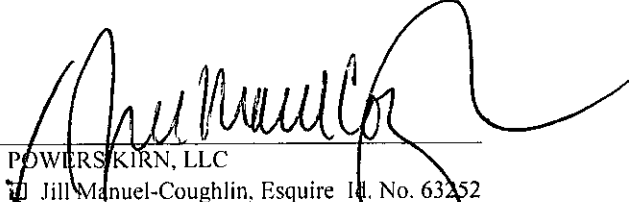
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

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 Bureau of Child Support Enforcement	Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675
Pennsylvania Office of Attorney General	16 th 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.


 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
 Attorneys for Plaintiff
 11/26/2019

November 26, 2019

19-05-01903
Jackson Twp.

REAL ESTATE OUTLINE

ED # 2019 ED139

DATE RECEIVED 12.3.19
DOCKET AND INDEX 2019 CV 1306

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>333286</u>

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

SALE DATE Feb. 26 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>2/5</u>
2 ND WEEK	<u>2/12</u>
3 RD WEEK	<u>2/19</u>

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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

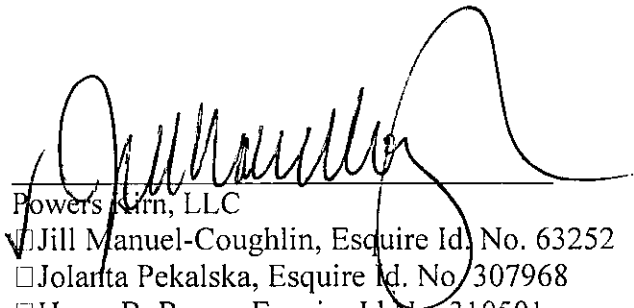
DOUGLAS P. COOPER
PATRICIA M. COOPER

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 & Korn, 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

Attorneys for Plaintiff

11/26/2019

POWERS KIRN, LLC
JILL MANUEL-COUGHLINE, 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
TREVOS, PA 19053
(215) 942-2090

BANK OF AMERICA NA

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

DOUGLAS P. COOPER
PATRICIA M. COOPER

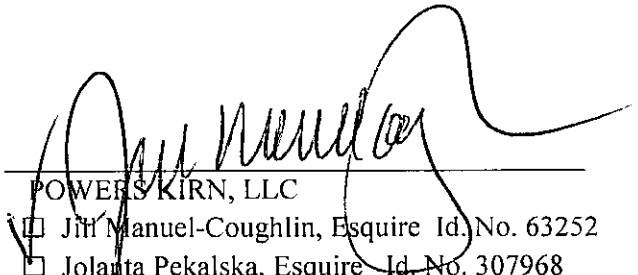
No.: 2019-CV-1306

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


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
Attorneys for Plaintiff
11/26/2019

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 L. MANUEL-COUGHILIN, 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
TREVOSSE, 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

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 above-captioned 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/appj/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
☒ First Name
☒ Social Security Number

2. 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
☒ First Name
☒ 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 authorities.


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
Attorneys for Plaintiff
Date: 11/26/2019



Status Report Pursuant to Servicemembers Civil Relief Act

SSN: .
Birth Date:
Last Name: COOPER
First Name: DOUGLAS
Middle Name:
Status As Of: Nov-26-2019
Certificate ID: 0LM1GY4ZPJ965HZ

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

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status 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 Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active 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

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

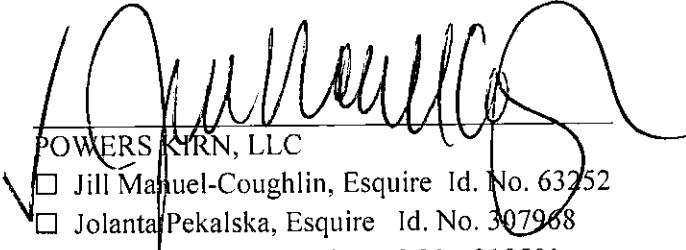
DOUGLAS P. COOPER
PATRICIA M. COOPER

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.


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
- 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:

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.	

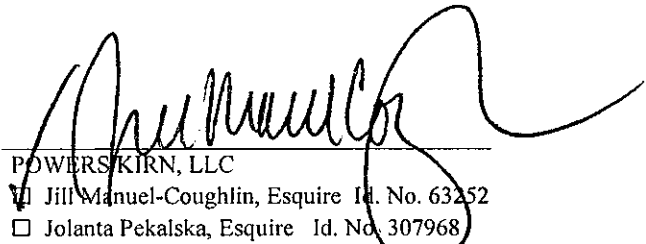
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

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 Bureau of Child Support Enforcement	Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675
Pennsylvania Office of Attorney General	16 th 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.


 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
 Attorneys for Plaintiff
 11/26/2019

November 26, 2019

POWERS KIRN, LLC
JILL MANUEL-COUGHILIN, 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

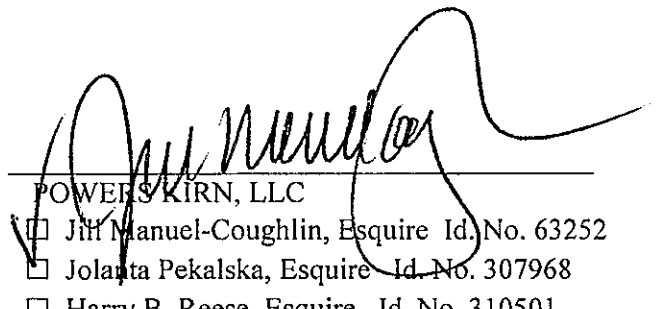
No.: 2019-CV-1306

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



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
Attorneys for Plaintiff
11/26/2019

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.pkjllc.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

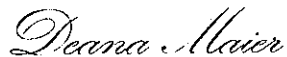
Re: Sheriff's Service

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

November 26, 2019

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 26, 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

Document Receipt

Trans #	17451	Carrier / service:	USPS Server	First-Class Mail®	12/6/2019 12:00:00 AM
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Ship to:

COMMON OF PA DEPT OF REVENUE BUREAU OF COMPLIANCE

CLEARANCE SUPPORT DEPT 280948

Tracking #: 71901140006000169995

Doc Ref #: 2019ED139

Postage 5.6000

HARRISBURG PA 17128

Document Receipt

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

PENNSYLVANIA OFFICE OF ATTY
GENERAL

16TH FLOOR STRAWBERRY SQUARE

Tracking #: 71901140006000169988

Doc Ref #: 2019ED139

Postage 5.6000

HARRISBURG PA 17120

Document Receipt

Trans #	17449	Carrier / service:	USPS Server	First-Class Mail®	12/6/2019 12:00:00 AM
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Ship to:

XTO ENERGY INC

810 HOUSTON STREET

Tracking #: 71901140006000169971

Doc Ref #: 2019ED139

Postage 5.6000

FORT WORTH TX 76102

Document Receipt

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Ship to:

XTO ENERGY INC

810 HOUSTON STREET

Tracking #: 71901140006000169971

Doc Ref #: 2019ED139

Postage 5.6000

FORT WORTH TX 76102

Document Receipt

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

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000169964

Doc Ref #: 2019ED139

Postage 5.6000

KING OF PA 19406
PRUSSIA

Document Receipt

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

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000169957

Doc Ref #: 2019ED139

Postage 5.8000

HARRISBURG PA 17105

Document Receipt

Trans #	17446	Carrier / service:	USPS Server	First-Class Mail®	12/6/2019 12:00:00 AM
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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
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000169933

Doc Ref #: 2019ED139

Postage 5.6000

HARRISBURG PA 17105-2675

Document Receipt

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

COMMONWEALTH OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000169933

Doc Ref #: 2019ED139

Postage 5.6000

HARRISBURG PA 17105-2675

DOCUMENT CONTAINS INVISIBLE FLUORESCENT FIBERS AND CHEMICAL REACTIVE PROPERTIES

SECURITY

PAPER CONTAINS TONER ABRASION PROTECTION AND A METALLIC HOLOGRAM

333286

 Citizens Bank

UNIVERSITY MICROFILMS
CHECK SOLUTIONS
SECURITY • DELIVERY • VALUE

3-7615/360

11/21/2019

POWERS, KIRN, LLC
PA - OPERATING COST ACCOUNT
215-942-2090

**1,350.00

Sheriff of Columbia County

PAY TO THE
ORDER OF

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

\$

DOLLARS

Sheriff of Columbia County
Attn: Real Estate Division
35 W. Main Street
Bloomsburg, Pa 17815

MEMO

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

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HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT