

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, 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 the day of December 24, 31; January 7, 2004 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Paul R. Eyerly IV

Sworn and subscribed to before me this 8th day of January, 2004

[Signature]

(Notary Public)

My commission expires July 3, 2007
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
Member, Pennsylvania Association Of Notaries

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

HARRY A. ROADARMEL, JR.



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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

FNB BANK, N.A.

VS.

HARRY AND JEANNE DAVIS

WRIT OF EXECUTION #130 OF 2003 ED

POSTING OF PROPERTY

DECEMBER 10, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF HARRY AND JEANNE DAVIS AT 260 SHANNON HILL ROAD BENTON
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF J. ARTER.

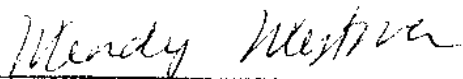
SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 11TH DAY OF DECEMBER 2003


NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
MY COMMISSION EXPIRES NOVEMBER 07, 2005

12437

LANCE M. BENEDICT
SHERIFF SUSQUEHANNA COUNTY
MONTROSE, PA 18901

DATE: Dec. 18, 2003

\$ 65000

60-679C
313
01097200

Pay to the order of
Columbia County Sheriff
Eighty eight & 00/100

FOR FNB Bank - US Branch



Amount \$ 65000

012137 0313087991 0100720031

LANCE M. BENEDICT, SHERIFF
DEPUTY SHERIFF

RECEIPT FOR DISTRIBUTION OF ADVANCE PAYMENTS HELD In ESCROW
=====

Susquehanna County Pennsylvania
P O Box 218 County Courthouse
Montrose PA 18801

Receipt Date 11/18/2003
Receipt Time 13:15:17
Receipt No. 126185

FNB BANK, NA (VS) HARRY K DAVIS & JEANNE MARIE D

Case Number 2003-10416 T
Service Info
Remarks Escrow Transfer Out

Advance Payment Balance	100.00	COLUMBIA COUNTY SHERIFF
Total Amount Distributed	100.00	

Balance RemaInIng	.00
-------------------	-----

----- Distribution -----

Transaction Description	Amount	Payee
PROTHONOTARY FEE	7.50	SUSQUEHANNA CO PROTHONOTARY
RECEIVING	9.00	SUSQUEHANNA COUNTY TREASURER
REFUND TO ATTY/PLT	68.02	COLUMBIA COUNTY SHERIFF
SERVICE	9.00	SUSQUEHANNA COUNTY TREASURER
TRAVEL	6.48	SUSQUEHANNA COUNTY TREASURER
Total Amount Distributed	100.00	

RECEIPT FOR PAYMENT
=====

Susquehanna County Pennsylvania
P O Box 218 County Courthouse
Montrose PA 18801

Receipt Date 10/30/2003
Receipt Time 15:29:35
Receipt No. 126048

FNB BANK, NA (VS) HARRY K DAVIS & JEANNE MARIE D

Case Number 2003-10416 T
Service Info
Remarks COLUMBIA COUNTY SHERIFF

Total Check... +	100.00	Check No. 1256
Total Cash.... +	.00	
Cash Out..... -	.00	
<hr/>		
Receipt total. =	100.00	

----- Distribution Of Payment -----

Transaction Description	Payment Amount	
ADVANCE PAYMENT	100.00	COLUMBIA COUNTY SHERIFF
	<hr/>	
	100.00	

Article Addressed to:
INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
100 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Samuel J. Venturi* ☐ Agent ☒ Addressee
B. Received by (Printed Name)
C. Date of Delivery *OCT 27 2003*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7002 3150 0006 4911 9257

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name)
C. Date of Delivery *OCT 27 2003*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7002 3150 0006 4911 9233

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *C. Rath* ☐ Agent ☒ Addressee
B. Received by (Printed Name)
C. Date of Delivery *10-27-03*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7002 3150 0006 4911 9240

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

3. Service Type

☒ Certified Mail

☐ Registered

☐ Insured Mail

☐ Express Mail

☐ Return Receipt for Merchandise

☐ C.O.D.

A. Signature

B. Received by (Printed Name)

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

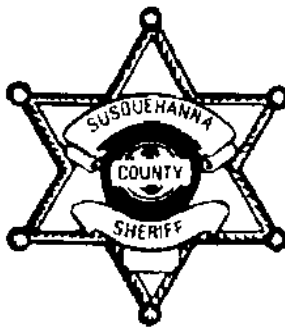
C. Date of Delivery

☐ Agent ☒ Addressee

ANCE M. BENEDICT
SHERIFF

PAULA J MACK
CHIEF DEPUTY

BINA PATRICK
REAL ESTATE CLERK



SHERIFF'S OFFICE

SUSQUEHANNA COUNTY
PO BOX 218
MONTROSE, PA 18801
OFFICE: 570/ 278-4600

COMMONWEALTH OF PA

: COUNTY OF COLUMBIA

SS:

: CASE# 2003-416

COUNTY OF SUSQUEHANNA

: FNB BANK VS DAVIS

TO THE HONORABLE, THE JUDGE WITHIN NAMED

I hereby certify and return that on November 06, 2003, at 1:15 P.M., I served JEAN MARIE DAVIS, Defendant, by personally handing to her, a certified attested copy of the within Notice of Sheriff Sale and at the same time made known to her, the contents thereof at her place of residence located at RR6 Box 6121, Baker Road, Montrose, Dimock Township, Susquehanna County, Pennsylvania.

ALSO: I hereby certify and return that after due and diligent search, the within named Defendant, HARRY K. DAVIS, could not be found in this bailiwick. The within Notice of Sheriff Sale is hereby being returned NOT FOUND. The defendant moved to 14 Neyhart Road, Lot 4B, Orangeville, Columbia County, Pennsylvania.

SO ANSWERS *ANCE M. Benedict* SHERIFF

BY *ANCE M. Benedict*

Receiving	09.00
Service	09.00
Travel	06.48
Prothonotary	07.50
TOTAL:	<u>31.98</u>

Sworn and subscribed to before me
This 20 day of November, 2003.

Regina Farrell
DEPUTY PROTHONOTARY

DEPUTY PROTHONOTARY
COMMISSION EXPIRES
MONDAY OF JANUARY 2006

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6300

FNB BANK, N.A.

Docket # 130ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

HARRY K. DAVIS AND JEANNE MARIE
DAVIS

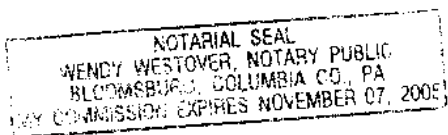
AFFIDAVIT OF SERVICE

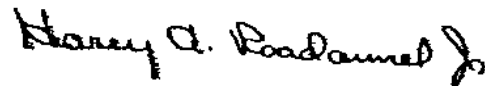
NOW, THIS FRIDAY, OCTOBER 24, 2003, AT 4:00 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON HARRY DAVIS AT 19 NEYHART
ROAD, LOT 4B, ORANGEVILLE BY HANDING TO HARRY DAVIS, , A TRUE AND ATTESTED
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, OCTOBER 27, 2003


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.

X 
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/20/2003

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 130ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT HARRY K. DAVIS AND JEANNE MARIE DAVIS

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON ROSE APPELMAN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10/27/03 TIME 1320 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB ____ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

P. De D. De

DATE

10/27/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/20/2003

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 130ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT HARRY K. DAVIS AND JEANNE MARIE DAVIS

PERSON/CORP TO SERVED	PAPERS TO SERVED
HARRY DAVIS	WRIT OF EXECUTION - MORTGAGE
19 NEYHART ROAD, LOT 4B	FORECLOSURE
ORANGEVILLE	

SERVED UPON HARRY DAVIS

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10/24/03 TIME 1600 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>10/24/03</u>	<u>1050</u>	<u>D'ANGELO</u>	<u>LIC</u>

DEPUTY Pam Delt DATE 10/24/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/20/2003

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 130ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT HARRY K. DAVIS AND JEANNE MARIE DAVIS

PERSON/CORP TO SERVED	PAPERS TO SERVED
CITIFINANCIAL, INC.	WRIT OF EXECUTION - MORTGAGE
1115 OLD BERWICK ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON JESSICA SARGENT

RELATIONSHIP OFF. MANAGER IDENTIFICATION _____

DATE 10/24/03 TIME 1245 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB ____ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

P. A. Del.

DATE

10/24/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/20/2003

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 130ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT HARRY K. DAVIS AND JEANNE MARIE DAVIS

PERSON/CORP TO SERVED	PAPERS TO SERVED
DORIS GORDON-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
85 GORDON ROAD	FORECLOSURE
BENTON	

SERVED UPON KATHY GORDON

RELATIONSHIP DAUGHTER IDENTIFICATION _____

DATE 10/24/05 TIME 0945 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB ____ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY Plan Dilla DATE 10/24/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/20/2003

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 130ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT HARRY K. DAVIS AND JEANNE MARIE DAVIS

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON CHRIS NAIZO

RELATIONSHIP FNF. OFC. IDENTIFICATION _____

DATE 10/24/03 TIME 0900 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB ____ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

Pae Delt

DATE

10/24/03

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

<u>NAME</u>	<u>DATE OF BIRTH</u>	<u>SOCIAL SECURITY#</u>
Harry K Davis	6/6/54	176 46 0133

DATE: 10-24-03REQUESTOR: Sheriff

Print Name

JD # 416 JD 2003
Signature

II. Lien information (To be provided by DRS)

 WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED INDIVIDUAL.

X WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

 WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue SupportNext Due DateNext Payment AmountDate: 10-24-03BY: [Signature]TITLE: Cust SR

Certified from the record

this 24 day of Oct 2003

Gail K. Jodon

Director Domestic Relations Section

[Signature]

HARRY A. ROADARME, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 784-6257

PHONE
(717) 319-3621

24 HOUR PHONE
(717) 784-6256

October 23, 2003

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

FNB BANK, N.A.
VS
HARRY K. DAVIS AND JEANNE MARIE DAVIS

DOCKET # 130ED2003

JD # 416JD2003

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Please feel free to contact me with any questions that you may have.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

Credit Bal.

REAL ESTATE OUTLINE

ED # 130-03

DATE RECEIVED 10-20-03
DOCKET AND INDEX 10-23-03
SET FILE FOLDER UP 10-23-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 163

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

SALE DATE Jan. 14, 2003 TIME 0930
POSTING DATE Dec. 12, 03
ADV. DATES FOR NEWSPAPER
1ST WEEK 12-24-03
2ND WEEK 31
3RD WEEK 1-7-04

FNB BANK, N.A.,

PLAINTIFF,

VS.

HARRY K. DAVIS AND
JEANNE MARIE DAVIS,

DEFENDANT(S).

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT OF
: COLUMBIA BRANCH, PA

: CIVIL ACTION - MORTGAGE
: FORECLOSURE

: NO. 416 OF 2003

130 ED 2003

WRIT OF EXECUTION

**COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA**

TO THE SHERIFF OF COLUMBIA COUNTY:

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

ALL THOSE CERTAIN premises more specifically described at "Exhibit A" attached hereto and made a part hereof.

Amount due
Interest from March 20, 2003
(Costs to be added)

\$52,104.60
\$ 2505.10
\$

Tami B. Kline
(Name of Prothonotary (Clerk))

SEAL OF THE COURT

Elizabeth A. Barron
(Deputy)

DATE: 10/10, 2003.

“EXHIBIT A”

ALL THAT CERTAIN message, tenement and tract of land situate in the Township of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at the centerlines of the intersection of Pennsylvania State Highway Route #239 and the centerline of Township Public Route #796; THENCE along and through the centerline of Pennsylvania State Highway Traffic Route #239 North 84° 00' West 274.2 feet to a point; THENCE continuing by the same North 70° 23' West 144.3 feet to a point at the southeasterly corner of lot containing 1.18 acres and being lands of Joseph Sirochman and Frances Sirochman; THENCE along the said lands of Sirochman North 6° 13' East 350.8 feet to an iron pin corner; THENCE continuing by the same North 83° 32' West 156.3 feet to an iron pin corner in line of lands of Willard Dietrick; THENCE along lands of Dietrick North 6° 13' East 300.2 feet to a found witness tree corner in line of lands of Agnes Gasper; THENCE along the lands of Gasper South 82° 53' East 438.9 feet to a point in the centerline of aforesaid Township Public Route #796; THENCE along and through the centerline of Township Public Route #796 the following courses and distances: South 31° 52' East 114.6 feet to a point; THENCE South 23° 51' East 36.1 feet to a point; THENCE South 13° 58' East 28.4 feet to a point; THENCE South 2° 39' East 92.1 feet to a point; THENCE South 3° 14' West 346.0 feet to a point; THENCE South 5° 23' West 92.5 feet to a point in the intersection of the centerlines of aforesaid Township Public Route #796 and Pennsylvania State Highway Traffic Route #239 and being the point and place of **BEGINNING**.

CONTAINING 7.09 ACRES OF LAND. Whereon is erected a wood frame dwelling and outbuildings. Aforesaid description prepared in accordance with draft of survey of Richard G. Wood, P.E., dated August 12, 1980.

BEING the same premises which Donald Smith and Bertha Smith, husband and wife, by their Deed dated February 22, 1985, recorded in Columbia County Record Book 344, Page 112, granted and conveyed to Harry K. Davis and Jeanne K. Davis, husband and wife.

“EXHIBIT A”

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FNB BANK, N.A.,

PLAINTIFF,

vs.

HARRY K. DAVIS AND
JEANNE MARIE DAVIS,

DEFENDANT(S).

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT OF
: COLUMBIA BRANCH, PA

:
: CIVIL ACTION - MORTGAGE
: FORECLOSURE

:
: 130 ED 2003
: NO. 416 OF 2003 J.D.

TO THE SHERIFF:

Seize, levy, advertise and sell all the real property of the Defendant(S):

Premises located at 260 Shannon Hill Road, Benton, PA 17814, f/k/a R. R. #1, Box 356, Benton, PA 17814.

You are hereby released from all responsibility in not placing a watchman or insurance on the property levied upon by virtue of this writ.

ATTORNEY FOR PLAINTIFF:



FRANK C. BAKER, ESQUIRE

6009 Columbia Blvd.

Bloomsburg, PA 17815

PHONE: (570) 387-0557

FNB BANK, N.A.,

PLAINTIFF,

vs.

HARRY K. DAVIS AND
JEANNE MARIE DAVIS,

DEFENDANT(S).

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT OF
: COLUMBIA BRANCH, PA

:
: CIVIL ACTION - MORTGAGE
: FORECLOSURE

:
: 130 ED 2003
:

: NO. 416 OF 2003 J.D.

NOTICE OF SHERIFF SALE OF REAL ESTATE

NOTICE IS HEREBY GIVEN that in accordance with the Pennsylvania Rules of Civil Procedure that by virtue of Writ of Execution No. 89-03, issued out of the Court of Common Pleas of Columbia County directed to the Sheriff of Columbia County, there will be exposed to public sale, by venue or outcry to the highest and best bidder for cash, in the Sheriff's Office, Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ A.M./P.M. of said day, all the right and title and interest of the Defendant(s) in and to the premises described at 'Exhibit A', which is attached hereto and made a part hereof: said premises having an address of **260 Shannon Hill Road, Benton, PA 17814, f/k/a R. R. #1, Box 356, Benton, PA 17814**, and the following improvements: _____

Notice is given to all claimants and parties in interest that the Sheriff will on a date specified by the Sheriff within thirty (30) days after the sale file a Schedule of Distribution in his Office, where the same will be available for inspection and that distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of **FNB BANK, N.A.** against **HARRY K. DAVIS AND JEANNE MARIE DAVIS, Owners**, will be sold by the Sheriff of Columbia County.

FNB BANK, N.A., PLAINTIFF, vs. HARRY K. DAVIS AND JEANNE MARIE DAVIS, DEFENDANT(S).	: IN THE COURT OF COMMON PLEAS : OF THE 26 TH JUDICIAL DISTRICT OF : COLUMBIA BRANCH, PA : : CIVIL ACTION - MORTGAGE : FORECLOSURE : : : 130 ED 2003 : NO. 416 OF 2003 J.D.
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AFFIDAVIT

The above-named Plaintiff files this Affidavit relative to the above-captioned action.

AFFIDAVIT PURSUANT TO RULE 3129.1

The above-named Plaintiff sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property described at "Exhibit A", attached hereto and made a part hereof:

1. The name and address of the owner(s) or reputed owner(s): Harry K. Davis of 19 Neyhart Road, Lot 4B, Orangeville, PA 17859, and Jeanne Marie Davis of R. D. #6, Box 6121, Baker Road, Montrose, PA 18801.
2. The name and address of Defendant(s) in the Judgment: Harry K. Davis of 19 Neyhart Road, Lot 4B, Orangeville, PA 17859, and Jeanne Marie Davis of R. D. #6, Box 6121, Baker Road, Montrose, PA 18801.
3. The name and last known address of every judgment creditor whose Judgment is a record lien on the real property to be sold is listed at "Exhibit B", attached hereto and made a part hereof.
4. The name and address of the last recorded holder of every mortgage of record is also recited at "Exhibit B", attached hereto and made a part hereof.

5. The name and address of every other person who has any record interest in or record lien on the property and whose interests may be affected by the sale is also recited at "Exhibit B", attached hereto and made a part hereof.

6. The 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 is also recited at "Exhibit B", attached hereto and made a part hereof.

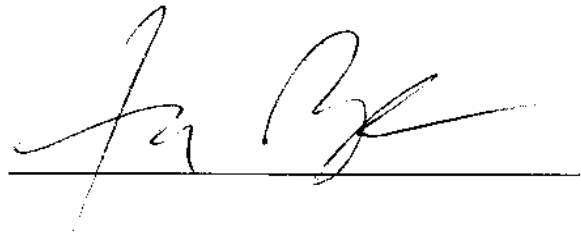
SUPPLEMENTAL AFFIDAVIT

7. The whereabouts of the Defendant(s) is/are as recited at paragraph two (2), above.

8. The Defendant(s) is/are not presently in military service and was/were not in military service at the time the above-captioned action was commenced.

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. 4904 relating to unsworn falsifications to authorities.

DATED: Oct 20, 2003.



"EXHIBIT A"

ALL THAT CERTAIN message, tenement and tract of land situate in the Township of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at the centerlines of the intersection of Pennsylvania State Highway Route #239 and the centerline of Township Public Route #796; **THENCE** along and through the centerline of Pennsylvania State Highway Traffic Route #239 North 84° 00' West 274.2 feet to a point; **THENCE** continuing by the same North 70° 23' West 144.3 feet to a point at the southeasterly corner of lot containing 1.18 acres and being lands of Joseph Sirochman and Frances Sirochman; **THENCE** along the said lands of Sirochman North 6° 13' East 350.8 feet to an iron pin corner; **THENCE** continuing by the same North 83° 32' West 156.3 feet to an iron pin corner in line of lands of Willard Dietrick; **THENCE** along lands of Dietrick North 6° 13' East 300.2 feet to a found witness tree corner in line of lands of Agnes Gasper; **THENCE** along the lands of Gasper South 82° 53' East 438.9 feet to a point in the centerline of aforesaid Township Public Route #796; **THENCE** along and through the centerline of Township Public Route #796 the following courses and distances: South 31° 52' East 114.6 feet to a point; **THENCE** South 23° 51' East 36.1 feet to a point; **THENCE** South 13° 58' East 28.4 feet to a point; **THENCE** South 2° 39' East 92.1 feet to a point; **THENCE** South 3° 14' West 346.0 feet to a point; **THENCE** South 5° 23' West 92.5 feet to a point in the intersection of the centerlines of aforesaid Township Public Route #796 and Pennsylvania State Highway Traffic Route #239 and being the point and place of **BEGINNING**.

CONTAINING 7.09 ACRES OF LAND. Whereon is erected a wood frame dwelling and outbuildings. Aforesaid description prepared in accordance with draft of survey of Richard G. Wood, P.E., dated August 12, 1980.

BEING the same premises which Donald Smith and Bertha Smith, husband and wife, by their Deed dated February 22, 1985, recorded in Columbia County Record Book 344, Page 112, granted and conveyed to Harry K. Davis and Jeanne K. Davis, husband and wife.

“EXHIBIT B”

TO AFFIDAVIT PURSUANT TO RULE 3129.1

1. The names and last known addresses of every judgment creditor whose Judgment is a lien on the real estate is/are:

a.

b.

2. The names and addresses of the mortgagees recited in the mortgages of record against the real estate premises involved in this matter are:

a. FNB Bank, N.A., 354 Mill St., Danville, Pa. 17821

b. Citifinancial, Inc., 1115 Old Berwick Road, Bloomsburg, PA 17815.

3. The names and addresses of other persons who have a record interest in or a record lien upon the property and whose interests may be affected by the sale, and every other person of whom Plaintiff has knowledge who has any interest in the property which may be affected by the sale is/are as follows:

a. Columbia County Tax Claim Bureau, Columbia County Courthouse, Bloomsburg, PA 17815.

b. Columbia County Domestic Relations Office, 700 Sawmill Rd., Bloomsburg, PA. 17815

FNB BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26 TH JUDICIAL DISTRICT OF
PLAINTIFF,	:	COLUMBIA BRANCH, PA
	:	
vs.	:	CIVIL ACTION - MORTGAGE
	:	FORECLOSURE
	:	
HARRY K. DAVIS AND	:	
JEANNE MARIE DAVIS,	:	
	:	
DEFENDANT(S).	:	NO. 416 OF 2003 J.D.

TO THE SHERIFF:

Seize, levy, advertise and sell all the real property of the Defendant(S):

Premises located at 260 Shannon Hill Road, Benton, PA 17814, f/k/a R. R. #1, Box 356, Benton, PA 17814.

You are hereby released from all responsibility in not placing a watchman or insurance on the property levied upon by virtue of this writ.

ATTORNEY FOR PLAINTIFF:



FRANK C. BAKER, ESQUIRE
6009 Columbia Blvd.
Bloomsburg, PA 17815
PHONE: (570) 387-0557

ORIGINAL EQUIPMENT PRINTED ON HIGH QUALITY PAPER. ALL INFORMATION IS PRINTED IN PERMANENT INK. THE INFORMATION IS NOT TO BE REPRODUCED BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



FRANK C. BAKER
ATTORNEY-AT-LAW
TRUST ACCOUNT
6009 COLUMBIA BLVD.
BLOOMSBURG, PA 17815

EXPLANATION	
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1699	Check to the order of
1700	Check to the order of

60-574/313

163

PAY DATE 10/8/03

Three Hundred Fifty and 00/100

TO THE ORDER OF

Sherrill of Columbia County

CHECK AMOUNT	
1	350.00

DOLLARS

FNB BANK, N.A.

000163 0313057451 298401100

[Signature]



N^o 14745

COUNTY OF COLUMBIA
GENERAL FUND
BLOOMSBURG, PA.

60-593
313

COMMISSIONERS

Specimen
David

David H. Key

Chief Clerk

PAY

COUNTY OF COLUMBIA \$469.01 cts

DOLLARS

TO
THE
ORDER
OF

Columbia County Sheriff

PAYABLE AT
FIRST COLUMBIA BANK & TRUST CO.
BLOOMSBURG, PA.

Shirley F. ...

Treasurer

031305930

1010966800

INVOICE No.	MEMO	AMT. INVOICE	DISCOUNT	NET
03-14745	Excess payment of TCB charges on - H&J Davis - \$11.42, and A&D Ulrich - \$457.59.	\$469.01		\$469.01

Please Detach Before Depositing. Attached Check Is in Full Settlement of Account as Per Voucher.
If additional information is desired, please communicate with the County Commissioner's Office.

No Receipt Required.



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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name Timothy T. Chamberlain, Acting Sheriff		Telephone Number: Area Code (570) 389-5622	
Street Address PO Box 380	City Bloomsburg	State PA	Zip Code 17815

B TRANSFER DATA

Grantor(s)/Lessor(s) Harry & Jeanne Davis		Grantee(s)/Lessee(s) Harols E. Iddings, Sr., and Shirley A. Kocher	
Street Address 19 Neyhart Road Lot 4b		Street Address 354 Shickshimny Road, Benton	
City Orangeville	State PA	Zip Code 17850	City Benton
			State PA
			Zip Code 17814

C PROPERTY LOCATION

Street Address 260 Shannon Hill Road		City, Township, Borough Benton	
County Columbia	School District Benton	Tax Parcel Number 3-5-2	

D VALUATION DATA

1. Actual Cash Consideration \$57,640.54	2. Other Consideration + -0-	3. Total Consideration = \$57,640.54
4. County Assessed Value \$26,379.00	5. Common Level Ratio Factor x 2.92	6. Fair Market Value = \$77,026.68

E EXEMPTION DATA

1a. Amount of Exemption Claimed 0	1b. Percentage of Interest Conveyed 0
--------------------------------------	--

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
(If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
---	------

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

SHERIFF'S SALE

Distribution Sheet

FNB Bank, N.A. vs. Harry K. Davis and Jeanne Marie Davis
 NO. 416-2003 JD
 NO. 130-2003 ED
 DATE OF SALE: January 14, 2004

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) January 14, 2004 and (time) 9:30 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Harold E. Iddings, Sr. and Shirley A. Kocher for the price or sum of \$57,640.54 (Fifty Seven Thousand Six Hundred Forty and 54/100 Dollars.
Harold E. Iddings, Sr. and Shirley A. Kocher being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ 55,000.00	
Poundage	1,100.00	
Transfer Taxes	1,540.54	
Total Needed to Purchase		\$ 57,640.54
Amount Paid Down		5,700.00
Balance Needed to Purchase		51,940.54

EXPENSES:

Columbia County Sheriff - Costs	\$ 385.50	
Poundage	1,100.00	
Newspaper		\$ 1,485.50
Printing		754.40
Solicitor		-0-
Columbia County Prothonotary		75.00
Columbia County Recorder of Deeds -	Deed copy work	10.00
	Realty transfer taxes	41.50
	State stamps	770.27
Tax Collector ()		770.27
Columbia County Tax Assessment Office		-0-
State Treasurer		1,554.54
Other: <u>Web Posting</u>		120.00
<u>Lien Search Certificate</u>		150.00
<u>Susquehanna County</u>		250.00
<u>Notary</u>		31.98
		12.00
TOTAL EXPENSES:		\$ 6,025.46

Total Needed to Purchase	\$ 57,640.54	
Less Expenses	6,025.46	
Net to First Lien Holder	51,615.08	
Plus Deposit	1,350.00	
Total to First Lien Holder	\$ 52,965.08	

Sheriff's Office, Bloomsburg, Pa.
January 20, 2004

So answers

Timothy T. Clark

Sheriff

SHERIFF'S SALE

Distribution Sheet

FNB Bank, N.A. vs. Harry K. Davis & Joanne Marie Davis
 NO. 416-2003 JD
 NO. 130-2003 ED
 DATE OF SALE: 1-14-04

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) Jan. 14, 2004 and (time) 0930, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Harold E. Keddings, Sr. & Shirley A. Kecher for the price or sum of \$57,640.54 Dollars.
 Harold E. Keddings & Shirley A. Kecher being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ 55,000.00	
Poundage	1,100.00	
Transfer Taxes	1,540.54	
Total Needed to Purchase		\$ 57,640.54
Amount Paid Down		5700.00
Balance Needed to Purchase		51,940.54

EXPENSES:

Columbia County Sheriff - Costs	\$ 385.50	
Poundage	1100.00	\$ 1485.50
Newspaper		754.40
Printing		-0-
Solicitor		75.00
Columbia County Prothonotary		10.00
Columbia County Recorder of Deeds -	Deed copy work	41.50
	Realty transfer taxes	770.27
	State stamps	770.27
Tax Collector ()	-0-
Columbia County Tax Assessment Office		1554.54
State Treasurer		120.00
Other: web posting		150.00
lien search		250.00
Suss. Co.		31.98
Notary		12.00
TOTAL EXPENSES:		\$ 6025.46

Total Needed to Purchase	\$ 57640.54
Less Expenses	6025.46
Net to First Lien Holder	51,615.08
Plus Deposit	1350.00
Total to First Lien Holder	\$ 52965.08

Sheriff's Office, Bloomsburg, Pa.

So answers

Sheriff

SHERIFF'S SALE COST SHEET

FNB Bank, N.A. vs. Harry & Jeanne Davis
 NO. 130-03 ED NO. 416-03 JD DATE/TIME OF SALE 1-14-04 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>22.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>20.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>397.50</u>	

WEB POSTING	<u>1480</u>	\$150.00
PRESS ENTERPRISE INC.	<u>81</u>	\$ <u>754.40</u>
SOLICITOR'S SERVICES	<u>82</u>	\$75.00 + <u>250.00</u>
TOTAL *****		\$ <u>979.40</u>

PROTHONOTARY (NOTARY)	<u>87</u>	\$10.00
RECORDER OF DEEDS	<u>87</u>	\$ <u>41.50</u>
TOTAL *****		\$ <u>51.50</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	<u>20</u>	\$	
SCHOOL DIST.	<u>20</u>	\$	
DELINQUENT	<u>20</u>	\$	<u>1554.54</u>
TOTAL *****		\$	<u>1554.54</u>

MUNICIPAL FEES DUE:

SEWER	<u>20</u>	\$	
WATER	<u>20</u>	\$	
TOTAL *****		\$	<u>-0-</u>

SURCHARGE FEE (DSTE)		\$ <u>120.00</u>
MISC. <u>Susqu. Co.</u>	\$ <u>31.98</u>	
TOTAL *****		\$ <u>31.98</u>

TOTAL COSTS (OPENING BID) \$ 3134.92

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

FNB Bank, N.A. VS Haisy & Jeanne Lewis

NO. 130-03 ED NO. 416-03 JD

DATE/TIME OF SALE: 1-14-04 0930

BID PRICE (INCLUDES COST) \$ 55,000.00

POUNDAGE - 2% OF BID \$ 1100.00

TRANSFER TAX - 2% OF FAIR MKT \$ 1540.54

LIEN CERTIFICATE \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 57640.54

PURCHASER(S): Harold E. Fiddings, Sr. and Shirley A. Kocher
925-6018

ADDRESS: 354 Shickshinny Rd. Benton 17814

NAMES(S) ON DEED: Harold Fiddings

PURCHASER(S) SIGNATURE(S): Harold Fiddings

TOTAL DUE: \$ 57640.54

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ 5700.00

TOTAL DUE IN 8 DAYS \$ 51,940.54



60-593
313

DATE 1/20/2004 20__

PAY TO THE ORDER OF Col. John County Sheriff \$1,940.54

~~Eighty-One Thousand Nine Hundred Forty Dollars And 54 Cents &c~~

TREASURER'S CHECK

Real Estate

Janet E. Korman
AUTHORIZED SIGNATURE

⑈370555⑈ ⑆031305936⑆ 023⑈338⑈0⑈



60-593
313

SHIRLEY A. KOCHER

DATE 11/12/04 20

PAY TO THE ORDER OF COLUMBIA COUNTY SHERIFF \$ 5,700.00

Five Thousand Seven Hundred Dollars And 00 Cents & 00/100

TREASURER'S CHECK

TAX SALE

Alva B. Hays
AUTHORIZED SIGNATURE

⑈369638⑈ ⑆031305936⑆ 023⑈338⑈0⑈

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date October 27, 2003

OWNER OR REPUTED OWNER

Harry K & Jeanne K Davis

DESCRIPTION OF PROPERTY

260 Shannon Hill Rd
7.09 acre

PARCEL NUMBER

03,05-002-00,000

Township
Borough
City

IN Benton Twp

This is to certify that, according to our records, there are no unpaid Taxes on the above mentioned property as of December 31 2002.

Excluding: Interim Tax Billings

Requested by: Harry A Roadarmel, Jr, Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel

2003	\$1,549.54
Lien	\$ <u>5.00</u>
TOTAL	\$1,554.54

FNB BANK, N.A.,

PLAINTIFF,

vs.

HARRY K. DAVIS AND
JEANNE MARIE DAVIS,

DEFENDANT(S).

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT OF
: COLUMBIA BRANCH, PA

:
: CIVIL ACTION - MORTGAGE
: FORECLOSURE

:
:
:
:
: NO. 416 OF 2003 J.D.
: 130 OF 2003 E.D.

AFFIDAVIT OF SERVICE

The undersigned does hereby verify that he/she did serve the Notice of Sheriff Sale of Real Estate, a copy of which is attached hereto marked "Exhibit A" and made a part hereof, in the above-captioned action upon the persons recited in the attached Certificate of Mailing Receipts on the date recited in the attached Certificate of Mailing Receipts by ordinary mail. The undersigned understands that false statements herein are made subject to the penalties of 18 PA.C.S. 4904 relating to unsworn falsifications to authorities.

DATED: Jan 12, 2004, 2003.

Franco Blum

FILED
JAN 13 P 3:19
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

FNB BANK, N.A.,

PLAINTIFF,

vs.

HARRY K. DAVIS AND
JEANNE MARIE DAVIS,

DEFENDANT(S).

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT OF
: COLUMBIA BRANCH, PA
:

: CIVIL ACTION - MORTGAGE
: FORECLOSURE
:

: NO. 416 OF 2003 J.D.
: NO. 130 OF 2003 E.D.

NOTICE OF SHERIFF SALE OF REAL ESTATE

NOTICE IS HEREBY GIVEN that in accordance with the Pennsylvania Rules of Civil Procedure by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidder for cash, in the Sheriff's Office, Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on January 14, 2004 at 9:30 A.M. of said day, all the right, title and interest of the Defendant(s) in and to the premises described at 'Exhibit A', which is attached hereto and made a part hereof: said premises having an address of **260 Shannon Hill Road, Benton, PA 17814, f/k/a R. R. #1, Box 356, Benton, PA 17814**, with the following improvements: dwelling and outbuildings.

Notice is given to all claimants and parties in interest that the Sheriff will on a date specified by the Sheriff within thirty (30) days after the sale file a Schedule of Distribution in his Office, where the same will be available for inspection and that distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of **FNB BANK, N.A.** against **HARRY K. DAVIS AND JEANNE MARIE DAVIS, Owners**, will be sold by the Sheriff of Columbia County.

"Ex A"

"EXHIBIT A"

ALL THAT CERTAIN message, tenement and tract of land situate in the Township of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at the centerlines of the intersection of Pennsylvania State Highway Route #239 and the centerline of Township Public Route #796; **THENCE** along and through the centerline of Pennsylvania State Highway Traffic Route #239 North 84° 00' West 274.2 feet to a point; **THENCE** continuing by the same North 70° 23' West 144.3 feet to a point at the southeasterly corner of lot containing 1.18 acres and being lands of Joseph Sirochman and Frances Sirochman; **THENCE** along the said lands of Sirochman North 6° 13' East 350.8 feet to an iron pin corner; **THENCE** continuing by the same North 83° 32' West 156.3 feet to an iron pin corner in line of lands of Willard Dietrick; **THENCE** along lands of Dietrick North 6° 13' East 300.2 feet to a found witness tree corner in line of lands of Agnes Gasper; **THENCE** along the lands of Gasper South 82° 53' East 438.9 feet to a point in the centerline of aforesaid Township Public Route #796; **THENCE** along and through the centerline of Township Public Route #796 the following courses and distances: South 31° 52' East 114.6 feet to a point; **THENCE** South 23° 51' East 36.1 feet to a point; **THENCE** South 13° 58' East 28.4 feet to a point; **THENCE** South 2° 39' East 92.1 feet to a point; **THENCE** South 3° 14' West 346.0 feet to a point; **THENCE** South 5° 23' West 92.5 feet to a point in the intersection of the centerlines of aforesaid Township Public Route #796 and Pennsylvania State Highway Traffic Route #239 and being the point and place of **BEGINNING**.

CONTAINING 7.09 ACRES OF LAND. Whereon is erected a wood frame dwelling and outbuildings. Aforesaid description prepared in accordance with draft of survey of Richard G. Wood, P.E., dated August 12, 1980.

BEING the same premises which Donald Smith and Bertha Smith, husband and wife, by their Deed dated February 22, 1985, recorded in Columbia County Record Book 344, Page 112, granted and conveyed to Harry K. Davis and Jeanne K. Davis, husband and wife.

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From:			
Frank C. Baker, Esquire			
6009 Columbia Blvd.			
Bloomsburg, PA 17815			
One piece of ordinary mail addressed to:			
Columbia County Domestic Relations Of			
15 Perry Avenue			
Bloomsburg, PA 17815			

PS Form 3817, January 2001

U.S. POSTAGE
PAID
MIFFLINTVILLE, PA
DEC 10, 03
AMOUNT
\$0.90
00084387-01



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U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From:			
Frank C. Baker, Esquire			
6009 Columbia Blvd.			
Bloomsburg, PA 17815			
One piece of ordinary mail addressed to:			
Columbia County Tax Claim Bureau			
Columbia County Courthouse			
P. O. Box 380			
Bloomsburg, PA 17815			

PS Form 3817, January 2001

U.S. POSTAGE
PAID
MIFFLINTVILLE, PA
DEC 10, 03
AMOUNT
\$0.90
00084387-01



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U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From:			
Frank C. Baker, Esquire			
6009 Columbia Blvd.			
Bloomsburg, PA 17815			
One piece of ordinary mail addressed to:			
FNB Bank, N.A.			
354 Mill Street			
Danville, PA 17821			

PS Form 3817, January 2001

U.S. POSTAGE
PAID
MIFFLINTVILLE, PA
DEC 10, 03
AMOUNT
\$0.90
00084387-01



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U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From:			
Frank C. Baker, Esquire			
6009 Columbia Blvd.			
Bloomsburg, PA 17815			
One piece of ordinary mail addressed to:			
Citifinancial, Inc.			
115 Old Berwick Road.			
Bloomsburg, PA 17815			

U.S. POSTAGE
PAID
MIFFLINTVILLE, PA
DEC 10, 03
AMOUNT
\$0.90
00084387-01



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HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0237

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FNB BANK, N.A.

Docket # 130ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

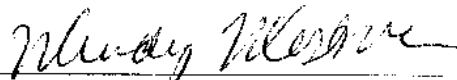
HARRY K. DAVIS AND JEANNE MARIE
DAVIS

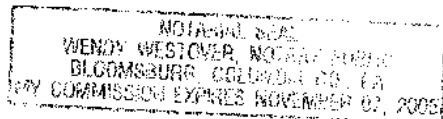
AFFIDAVIT OF SERVICE

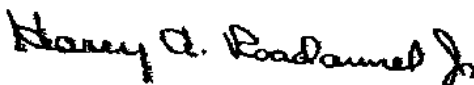
NOW, THIS FRIDAY, OCTOBER 24, 2003, AT 4:00 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE AND HANDBILL UPON HARRY DAVIS AT 19
NEYHART ROAD, LOT 4B, ORANGEVILLE BY HANDING TO HARRY DAVIS, , A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, DECEMBER 16, 2003


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.

X 
P. D'ANGELO
DEPUTY SHERIFF