

# SHERIFF'S SALE COST SHEET

FNB Bank vs. Zimmerman  
 NO. 25-03 ED NO. 702-02 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>27.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>12.00</u>	
TOTAL *****		\$ <u>323.00</u>

WEB POSTING	1524	\$150.00	
PRESS ENTERPRISE INC.	15	\$ <u>673.00</u>	
SOLICITOR'S SERVICES		\$75.00	
TOTAL *****		\$ <u>773.00</u>	

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$	
TOTAL *****		\$ <u>-0-</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20 <u>86</u>	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1231.00

1350.00 Dep.  
 87 119.00 2c Fund

FORM B91 (Chapter 13 Case) (9/97)

Case Number: 03-bk-51042-JJT

# **UNITED STATES BANKRUPTCY COURT MIDDLE DISTRICT OF PENNSYLVANIA**

A bankruptcy case concerning the debtor(s) listed below was originally filed under chapter 7 on 3/10/03 and was converted to a case under chapter 13 on 8/12/03.

You may be a creditor of the debtor. This notice lists important deadlines. You may want to consult an attorney to protect your rights. All documents filed in the case may be inspected at the bankruptcy clerk's office at the address listed below.

**NOTE:** The staff of the bankruptcy clerk's office cannot give legal advice.

**See Reverse Side For Important Explanations.**

**Debtor (name(s) and address):**

Donald L. Zimmerman  
250 PEACH AVENUE  
BLOOMSBURG, PA 17815

**Case Number:**

5:03-bk-51042-JJT

**Social Security/Taxpayer ID Nos.:**

185-64-1712

**Attorney for Debtor(s) (name and address):**

Alice T.K. Corba Esq.  
Kepner, Kepner & Corba, P.A.  
123 WEST FRONT STREET  
BERWICK, PA 18603-3710  
Telephone number: 570 752-2766

**Bankruptcy Trustee (name and address):**

Charles J DeHart, III  
PO Box 410  
Hummelstown, PA 17036  
Telephone number: 717-566-6097

Date: January 12, 2004

Time: 12:00 PM

Location: Genetti Hotel, 77 East Market Street, Wilkes-Barre, PA

Papers must be received by the bankruptcy clerk's office by the following deadlines:

## **Deadline to File a Proof of Claim PROOF OF CLAIM FORM IS INCLUDED.**

All creditors who file proof of claim **MUST** serve a true copy of said claim upon the Chapter 13 Trustee whose name and address appear above.

For all creditors (except a governmental unit): 4/11/04

For a governmental unit: 180 DAYS FROM ORDER GRANTING RELIEF

**Deadline to Object to Exemptions:**

Thirty (30) days after the conclusion of the meeting of creditors.

**Filing of Plan, Hearing on Confirmation of Plan:**

**OBJECTIONS TO THE PLAN.** Objections to the plan must be filed within fifteen (15) days after the 341(a) meeting has been held. A copy of the proposed plan (or summary) is included. Any objections filed to the plan that are not settled will be set for hearing. If no objections are filed, the court may enter an order confirming plan.

The filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property, and certain codebtors. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized.

**Address of the Bankruptcy Clerk's Office:**

U.S. Bankruptcy Court  
274 Max Rosenn U.S. Courthouse  
197 South Main Street  
Wilkes-Barre, PA 18701  
Telephone number: 570-826-6450

Clerk of the Bankruptcy Court:  
Arlene Byers

Hours Open: Monday - Friday 8:00 AM - 5:00 PM

Date: 11/21/03

FORM B10 (Official Form 10)(4/01)

**UNITED STATES BANKRUPTCY COURT**  
**MIDDLE DISTRICT OF PENNSYLVANIA**
**Name of Debtor**  
 Donald L. Zimmerman

**Case Number**  
 5:03-51043-JJT

**Name of Creditor (The person or other entity to whom the debtor owes money or property):**

FNB BANK N.A.

**Name and Address where notices should be sent:**

FNB BANK N.A.

PO BOX 279

DANVILLE, PA 17821-0279

☐ Check box if you are aware that anyone else has filed a proof of claim relating to your claim. Attach copy of statement giving particulars.

☐ Check box if you have never received any notices from the bankruptcy court in this case.

☐ Check box if the address differs from the address on the envelope sent to you by the court.


THIS SPACE IS FOR COURT USE ONLY

**Telephone Number:****Account or other number by which creditor identifies debtor:**
 Check here if ☐ replaces ☐ amends a previously filed claim, dated \_\_\_\_\_
**1. Basis for Claim**

- ☐ Goods sold  
☐ Services performed  
☐ Money loaned  
☐ Personal injury/wrongful death  
☐ Taxes  
☐ Other \_\_\_\_\_

- ☐ Retiree benefits as defined in 11 U.S.C. § 1114(a)  
☐ Wages, salaries, and compensation (fill out below)

 Your SS #: \_\_\_\_\_  
 Unpaid compensation for services performed  
 from \_\_\_\_\_ to \_\_\_\_\_  
 (date) (date)
**2. Date debt was incurred:****3. If court judgment, date obtained:****4. Total Amount of Claim at Time Case Filed:**

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

If all or part of your claim is secured or entitled to priority, also complete Item 5 or 6 below.

☐ Check this box if claim includes interest or other charges in addition to the principal amount of the claim. Attach itemized statement of all interest or additional charges.
**5. Secured Claim.**
☐ Check this box if your claim is secured by collateral (including a right of setoff).

Brief Description of Collateral:

- ☐ Real Estate ☐ Motor Vehicle  
☐ Other \_\_\_\_\_

Value of Collateral: \$ \_\_\_\_\_

 Amount of arrearage and other charges at time case filed  
 included in secured claim, if any: \$ \_\_\_\_\_
**6. Unsecured Priority Claim.**
☐ Check this box if you have an unsecured priority claim  
 Amount entitled to priority \$ \_\_\_\_\_

Specify the priority of the claim:

- ☐ Wages, salaries, or commissions (up to \$4,650),\* earned within 90 days before filing of the bankruptcy petition or cessation of the debtor's business, whichever is earlier - 11 U.S.C. § 507(a)(3).  
☐ Contributions to an employee benefit plan - 11 U.S.C. § 507(a)(4).  
☐ Up to \$ 2,100\* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use - 11 U.S.C. § 507(a)(6).  
☐ Alimony, maintenance, or support owed to a spouse, former spouse, or child - 11 U.S.C. § 507(a)(7).  
☐ Taxes or penalties owed to governmental units - 11 U.S.C. § 507(a)(8).  
☐ Other - Specify applicable paragraph of 11 U.S.C. § 507(a)(\_\_\_\_).

\*Amounts are subject to adjustment on 4/1/04 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment.

**7. Credits:** The amount of all payments on this claim has been credited and deducted for the purpose of making this proof of claim.

**8. Supporting Documents:** Attach copies of supporting documents, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, court judgments, mortgages, security agreements, and evidence of perfection of lien. DO NOT SEND ORIGINAL DOCUMENTS. If the documents are not available, explain. If the documents are voluminous, attach a summary.

**9. Date-Stamped Copy:** To receive an acknowledgment of the filing of your claim, enclose a stamped, self-addressed envelope and copy of this proof of claim.

THIS SPACE IS FOR COURT USE ONLY

**Date**

Sign and print the name and title, if any, of the creditor or other person authorized to file this claim (attach copy of power of attorney, if any):

**Penalty for presenting fraudulent claim:** Fine of up to \$500,000 or imprisonment for up to 5 years, or both. 18 U.S.C. §§ 152 and 3571.

## UNITED STATES BANKRUPTCY COURT

MIDDLE

DISTRICT OF

PENNSYLVANIA

FILED  
WILKES-BARRE PA  
2003 OCT 29  
5:03-510429  
AMH:48In re DONALD L. ZIMMERMAN

Case No.

Debtor

U.S. BANKRUPTCY COURT

## CHAPTER 13 PLAN

## I. PLAN ANALYSIS

## A. TOTAL DEBT PROVIDED UNDER THE PLAN AND ADMINISTRATIVE EXPENSES

## 1. Total Priority Claims (Class One)

a. Unpaid attorney's fees

\$0.00

(Total attorney's fees are estimated to be: \_\_\_\_\_ of which \_\_\_\_\_ has been prepaid.)

b. Taxes

c. Other

## 2. Total payments to cure defaults (Class Two)

\$0.00

## 3. Total payments on secured claims (Class Three)

\$0.00

## 4. Total payments on unsecured claims (Class Four)

\$3,720.03

## 5. Subtotal

\$3,720.03

## 6. Trustee's Compensation \_\_\_\_\_ 10 % (As a percentage of debtor's payments--line 5)

\$372.00

## 7. Total Debt and administrative expenses

\$4,092.03

## B. RECONCILIATION WITH CHAPTER 7

## 1. Interest of Class Four creditors if Chapter 7 filed

a. Value of debtor's interest in non-exempt property

b. Plus: Value of property recoverable under avoiding powers

c. Less: Estimated Chapter 7 administrative expenses

d. Less: Amounts payable to priority creditors other than costs of administration

e. Equals: Estimated amount payable to Class Four creditors if Chapter 7 filed (if negative, enter zero)

\$0.00

## 2. Estimated dividend for Class Four under Chapter 7

## 3. Estimated dividend for Class Four under Plan

## II. PROPERTIES AND FUTURE EARNINGS SUBJECT TO THE SUPERVISION AND CONTROL OF THE TRUSTEE

Debtor submits to the supervision and control of the Trustee all or such portion of the debtor's future earnings or other future income as is necessary for the execution of the Plan, including:

a. Future Earnings of: \$86.00 Per month which shall be paid to the Trustee

b. Other property: \_\_\_\_\_

c. Amounts necessary for the payment of Class Five claims \_\_\_\_\_

## III. DURATION

It is proposed that payments shall be made over approximately 48 months.

In re ZIMMERMAN, DONALD  
Debtor

Case No. 5-03-51042

#### IV. CLASSIFICATION AND TREATMENT OF CLAIMS

##### 1. Class One -- Claims entitled to priority under title 11 United States Code section 507.

Unless other provision is made in paragraph IV (4), each creditor in Class One shall be paid in full in deferred cash payments made prior to commencement of distributions to any other class (except that payments to the Trustee shall be made by deduction from each payment made by the debtor to the Trustee) as follows:

##### a. Allowed administrative expenses

(1) Trustee's compensation	10 % (As a percentage of debtor's payments--line 5)	<u>\$372.00</u>
(2) Attorney's fees (estimated and subject to allowance)		<u>\$0.00</u>

if the amount finally requested is in excess of the estimated amount, notice will be given to all creditors and the payment of such amount out of plan proceeds will be subject to both allowance by the Court and the approval, after notice and a hearing, of an appropriate amendment to the plan.

##### b. Taxes

##### c. Other (if any)

##### 2. Class Two A (if none, indicate) -- Claims set forth below are secured only by an interest in real property that is the debtor's principal residence. Defaults shall be cured and regular payments shall be made with a capitalization of \_\_\_\_\_ % by the Trustee

Creditor	Total Arrearage	Regular Payment
----------	-----------------	-----------------

##### 3. Class Two B (if none, indicate) -- Secured or unsecured claims set forth below on which the last payment is due after the date on which the final payment under the Plan is due. Defaults shall be cured and regular payments shall be made:

Creditor	Total Arrearage	Regular Payment
----------	-----------------	-----------------

In re ZIMMERMAN, DONALD

Case No. 5-03-51042

Debtor

4. Class Three -- Allowed secured claims shall be divided into separate classes and provided for as follows:

- a. The following creditors shall retain the liens securing their claims and they shall be paid the amount specified;  
(which represents the lesser of the value of their collateral or the remaining balance payable on the debt)  
capitalized at \_\_\_\_\_ % over the period required to pay the sum in full.

Creditor	Description of Collateral	Amount Payable
----------	---------------------------	----------------

- b. The debtor shall surrender the property securing the liens of the following creditors:

Creditor	Property
FNB BANK DANVILLE PA	508 MAIN STREET ORANGEVILLE PA 17856

Relief from the automatic stay to permit enforcement of the liens encumbering surrendered property shall be granted by the Court at the time of confirmation of this Plan.

5. Class Four -- Allowed unsecured claims not otherwise referred to in the Plan. Class Four claims are provided for and shall be paid as follows (check one box only):

- a. ☒ Class Four claims are of one class and shall share pro rata all sums not paid to the creditors in Classes One, Two and Three, which sum is estimated to be \$3,720.03; or  
b. ☐ Class Four claims shall be divided into the following subclasses:

6. Class Five -- Post-petition claims allowed under title 11 United States Code section 1305. Post-petition claims allowed under section 1305 shall be paid: \_\_\_\_\_

#### V. OTHER PROVISIONS

1. The following executory contracts and unexpired leases are assumed pursuant to the specified terms and conditions:

All executory contracts and unexpired leases not expressly assumed are rejected

2. The following claims are excluded and are not provided for by the Plan:

In re ZIMMERMAN, DONALD L.  
Debtor

Case No. 5-03-51042

3. The effective date of this Plan shall be the date of entry of the Order confirming this Plan.

4. Unless otherwise specifically provided herein, distributions under the plan to unsecured creditors will only be made to creditors whose claims are allowed and are timely filed pursuant to Fed. R.B.P. 3002 and 3004.

5. Other: (specify)

#### VI. REVESTMENT OF PROPERTY IN DEBTOR

Property of the estate shall vest in the debtor at the time of confirmation of this Plan, unless stated to the contrary below:

#### VII. INSURANCE

Insurance in the amount to protect liens of creditors holding secured claims will ☐ will not ☒ (check one) be obtained and kept in force throughout the period of the Plan.

Applicable policies will be endorsed to provide a clause making the applicable creditor a loss payee of the policy.

Dated: 8/24/03

Donald L. Zimmerman  
Signature of Debtor


Dated: \_\_\_\_\_

\_\_\_\_\_  
Signature of Spouse


Alvin T. K. Corla  
Signature of Attorney for Debtor

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

Paul R. Eyerly IV, Associate Publisher, 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 November 12, 19, 26, 2003 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.

  
.....

Sworn and subscribed to before me this 21<sup>st</sup> day of December 2003

  
.....

(Notary Public)

My commission expires

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

.....



# SHERIFF'S SALE COST SHEET

508 Main St  
Grenada, MS

FN13 Bank vs. Donald & Michelle Zimmerman  
NO. 25-03 ED NO. 702-02 JD DATE/TIME OF SALE 12-3-03 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>408.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>631.28</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>856.28</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20 <u>05</u>	\$ <u>219.32</u>
SCHOOL DIST. 20 <u>03</u>	\$ <u>499.84</u>
DELINQUENT 20 <u>02</u>	\$ <u>780.43</u>
TOTAL ***** \$ <u>1499.59</u>	

MUNICIPAL FEES DUE:	
SEWER 20 <u>  </u>	\$ <u>527.17</u>
WATER 20 <u>  </u>	\$ <u>          </u>
TOTAL ***** \$ <u>527.17</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. <u>                                </u>	\$ <u>          </u>
<u>                                </u>	\$ <u>          </u>
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 3472.54

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

FNB Bank vs Donald + Michelle Zimmerman

NO. 25-03 ED NO. 702-02 JD

DATE/TIME OF SALE: 12-3-03 0900

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

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

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

LIEN CERTIFICATE \$ \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

Paul R. Eyerly IV, Associate Publisher, 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 October 29; November 5, 2003 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 12<sup>th</sup> day of November 2003

[Signature]

(Notary Public)  
Commonwealth Of Pennsylvania  
My commission expires  
Dennis L. Ashenfelter, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2007  
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.

.....

LAN OFFICES  
**MARKS, McLAUGHLIN & DENNEHY**

ROBERT L. MARKS  
JOHN L. McLAUGHLIN  
MICHAEL P. DENNEHY  
ROBERT L. MARKS, JR.  
CORY D. PIONTEK

12 WEST MARKET STREET  
P. O. BOX 179  
DANVILLE, PENNSYLVANIA 17821-0179  
(FORMERLY MARKS & WAGNER)  
870-876-3411 OR 876-3644  
FAX 870-275-8766

F. PORTER WAGNER  
(1960-1976)  
E. ROBERT MARKS  
(1981-1987)

**FAX COVER SHEET**

DATE: 11/6/03

TIME: 2:30 pm

PLEASE DELIVER THE FOLLOWING MESSAGE TO:

NAME: Ken Chamberlain

FROM: Bob Marks

RE: Rescue

NUMBER OF PAGES, INCLUDING COVER PAGE: \_\_\_\_\_

IF YOU DO NOT RECEIVE ALL OF THESE PAGES, PLEASE CONTACT

\_\_\_\_\_ AT (570) 275-3541 OR 3411

MESSAGE: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

THE INFORMATION CONTAINED IN THIS TELEFACSIMILE MESSAGE IS TRANSMITTED BY AN ATTORNEY. IT IS PRIVILEGED AND CONFIDENTIAL, INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF THIS COMMUNICATION HAS BEEN RECEIVED IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE, COLLECT IF NECESSARY, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U. S. POSTAL SERVICE (WE WILL REIMBURSE POSTAGE).

THANK YOU.

# SHERIFF'S SALE

WEDNESDAY NOVEMBER 19, 2003 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 25 OF 2003 ED AND CIVIL WRIT NO. 702 OF 2002 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece and parcel of land situate in the Borough of Orangeville, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner on the east side of Main Street at the at the residence now or formerly of J.W. Conner and running thence along the line of said Conner south 55 1/2 degrees east 289 feet, more or less, to line of land now or formerly of F.L. Ricketts; thence northwardly along land formerly of F.L. Ricketts 107.9 feet to a corner; thence north 48 1/2 degrees west along lands formerly of Olive Covanhoven 10 perches; thence by the same north 66 1/2 degrees west 8.5 perches to a corner on Main Street; and thence along Main Street south 29 1/2 degrees west 5.94 perches to the place of beginning, and WHEREON is erected a frame dwelling house. SUBJECT to all conditions, covenants, and reservations as to ditches, underdrains, water, etc., as contained in deed of Oliver C. Gray, et al, as recorded in Columbia County Deed Book 94 at page 544.

~~BEING the same premises which C.E. Wanner, Administrator of the Estate of Effie M. Vance, by his deed dated March 25, 1964 and recorded in Columbia County Record Book 224 at page 164, granted and conveyed unto Millard R. Kelchner and Florence A. Kelchner, husband and wife, Mortgagors herein.~~

## 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 (8) days after the sale is 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 either to 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 a default all sums paid by 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.

Plaintiff's Attorney  
Michael Dennehy  
PO Box 179  
Danville, PA 17821

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

**BEING THE SAME PREMISES** which Millard R. Kelchner and Florence A. Kelchner, husband and wife, by their Deed dated October 28, 1993, and duly recorded in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, in Record Book 551, Page 207, etc., granted and conveyed unto Donald L. Zimmerman and Michele L. Zimmerman, husband and wife.

~~389-5625~~  
389-5625  
Tim

Sub det  
Dec 3

Thanks  
Tim

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.

DONALD AND MICHELLE ZIMMERMAN

WRIT OF EXECUTION #25 OF 2003 ED

POSTING OF PROPERTY

OCTOBER 16, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF DONALD AND MICHELLE ZIMMERMAN AT 508 MAIN ST. ORANGEVILLE  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF P. D'ANGELO.

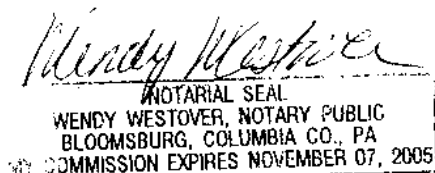
SO ANSWERS:

DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF OCTOBER 2003



HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

FNB BANK, N.A.

Docket # 25ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

DONALD L. ZIMMERMAN  
MICHELLE L. ZIMMERMAN

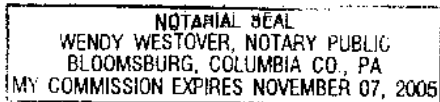
AFFIDAVIT OF SERVICE

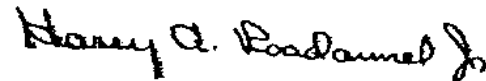
NOW, THIS WEDNESDAY, SEPTEMBER 17, 2003, AT 10:00 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON MICHELLE L. ZIMMERMAN AT 140 AMRON DRIVE, BLOOMSBURG BY HANDING TO MICHELE ZIMMERMAN, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, SEPTEMBER 18, 2003

  
NOTARY PUBLIC





X  
SHERIFF HARRY A. ROADARMEL JR.

  
J. ARTER  
DEPUTY SHERIFF



HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-4300

FNB BANK, N.A.

Docket # 25ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

DONALD L. ZIMMERMAN  
MICHELLE L. ZIMMERMAN

AFFIDAVIT OF SERVICE

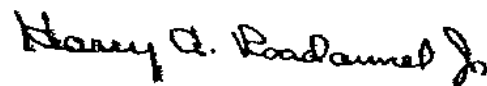
NOW, THIS WEDNESDAY, SEPTEMBER 17, 2003, AT 9:55 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON DONALD L. ZIMMERMAN AT 250 PEACH AVE., BLOOMSBURG BY HANDING TO DONALD ZIMMERMAN, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

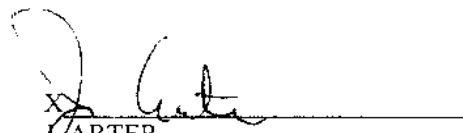
SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, SEPTEMBER 18, 2003

  
NOTARY PUBLIC

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



X  
SHERIFF HARRY A. ROADARMEL JR.

  
CLERK  
DEPUTY SHERIFF

# ORANGEVILLE BOROUGH

301 Mill Street, Orangeville, Pa. 17859  
(570) 683-5915

September 18, 2002

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County  
Court House  
P.O. Box 380  
Bloomsburg, Pa. 17815

Re: Docket #25ED2003 JD#702JD2002

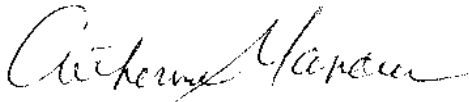
Dear Sheriff Roadarmel,

This letter is in response to your notice of a Sheriffs Sale on September 16, 2003 on 508 Main Street, Orangeville, Pa..

Water & Sewer due at the time of the sale will be \$527.17.

Please feel free to contact this office (570) 683-5915 if you have any questions on the above.

Sincerely,



Catherine Mancini  
Secretary/Treasurer

OFFICE OF FAIR  
DEPARTMENT OF PUBLIC WELFARE  
P.O. BOX 8016  
HARRISBURG, PA 17105

Article Addressed to:

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.

**SENDER: COMPLETE THIS SECTION**

**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:

Greentree Consumer Dis. Co.  
7360 Kyrene Road  
Tempe, AZ 85283

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery *7-18-03*
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

Article Number (Transfer from service label) 7002 3150 0006 4911 8762

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.

Article Addressed to:

INTERNAL REVENUE SERVICE  
TECHNICAL SUPPORT GROUP  
WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259  
PHILADELPHIA, PA 19106

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature *M. Howard* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *M. Howard* C. Date of Delivery *10/10/2003*
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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 8755

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- 5<sup>TH</sup> FLOOR  
PHILADELPHIA, PA 19107

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature *Nadine Kater* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *Nadine Kater* C. Date of Delivery *10/10/2003*
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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 8748

PS Form 3811, August 2001

Domestic Return Receipt

2ACPR1-03-Z-0

**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:

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. McNamee* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *Samuel J. McNamee* C. Date of Delivery *10/10/2003*
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/21/2003

SERVICE# 5 - OF - 13 SERVICES  
DOCKET # 25ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT DONALD L. ZIMMERMAN  
MICHELLE L. ZIMMERMAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
ORANGEVILLE BOROUGH	WRIT OF EXECUTION - MORTGAGE
ORANGEVILLE	FORECLOSURE

SERVED UPON

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 9-18-03 TIME 1600 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
<u>9-16-03</u>	<u>1530</u>	<u>ARISE</u>	
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. C. [Signature] DATE 9-18-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/21/2003

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 25ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT DONALD L. ZIMMERMAN  
MICHELLE L. ZIMMERMAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
TIMOTHY MILLER-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
PO BOX 98	FORECLOSURE
ORANGEVILLE	

SERVED UPON Tim Miller

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 9-17-03 TIME 1600 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

9-16-03 1540 ARTOR CARD

DEPUTY

J. Carter DATE 9-17-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/21/2003

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 25ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT DONALD L. ZIMMERMAN  
MICHELLE L. ZIMMERMAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
DONALD L. ZIMMERMAN	WRIT OF EXECUTION - MORTGAGE
250 PEACH AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Donald L. Zimmerman

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 9-12-03 TIME 0955 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 J. Cate DATE 9-12-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/21/2003

SERVICE# 2 - OF - 13 SERVICES  
DOCKET # 25ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT DONALD L. ZIMMERMAN  
MICHELLE L. ZIMMERMAN

PERSON/CORP TO SERVED
MICHELLE L. ZIMMERMAN
<del>608 E. 3RD ST.</del>
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Michelle Zimmerman

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 9-17-3 TIME 1000 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) Don't live at 608 E 3rd

New add. 140 Amron Drive Bloomsburg PA

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

9-16-3

1555

Amber

DEPUTY

[Signature]

DATE

9-17-3

17815

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 9/21/2003

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 25ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT DONALD L. ZIMMERMAN  
MICHELLE L. ZIMMERMAN

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

SERVED UPON Jessie Zimmerman - Cust SRS

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 9-16-03 TIME 4:35 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

J. C. [Signature]

DATE 9-16-03



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 9/21/2003

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 25ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT DONALD L. ZIMMERMAN  
MICHELLE L. ZIMMERMAN

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

SERVED UPON Ronan Neubert

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 9-16-03 TIME 1420 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

[Signature]

DATE 9-16-03

# SHERIFF'S SALE

---

WEDNESDAY NOVEMBER 19, 2003 AT 9:00 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 25 OF 2003 ED AND CIVIL WRIT NO. 702 OF 2002 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

---

ALL THAT CERTAIN piece and parcel of land situate in the Borough of Orangeville, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner on the east side of Main Street at the at the residence now or formerly of J.W. Conner and running thence along the line of said Conner south 55 ½ degrees east 289 feet, more or less, to line of land now or formerly of F.L. Ricketts; thence northwardly along land formerly of F.L. Ricketts 107.9 feet to a corner; thence north 48 ½ degrees west along lands formerly of Olive Covanhoven 10 perches; thence by the same north 66 ½ degrees west 8.5 perches to a corner on Main Street; and thence along Main Street south 29 ½ degrees west 5.94 perches to the place of beginning, and WHEREON is erected a frame dwelling house.

SUBJECT to all conditions, covenants, and reservations as to ditches, underdrains, water, etc., as contained in deed of Oliver C. Gray, et al, as recorded in Columbia County Deed Book 94 at page 544.

BEING the same premises which C.E. Wenner, Administrator of the Estate of Effie M. Vance, by his deed dated March 25, 1964 and recorded in Columbia County Record Book 224 at page 164, granted and conveyed unto Millard R. Kelchner and Florence A. Kelchner, husband and wife, Mortgagors herein.

## 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 (8) days after the sale is 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 either to 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 a default all sums paid by 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.

Plaintiff's Attorney  
Michael Dennehy  
PO Box 179  
Danville, PA 17821

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.  
[www.sheriffofcolumbiacountv.com](http://www.sheriffofcolumbiacountv.com)

HARRY A. ROADARMEL, JR.

SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 340  
BLOOMSBURG, PA 17815  
FAX: (717) 794-8287PHONE  
(717) 389-3622TELEPHONE  
(717) 794-8300

September 16, 2003

DOMESTIC RELATIONS  
702 SAWMILL ROAD  
BLOOMSBURG, PA 17815FNB BANK, N.A.  
VS  
DONALD L. ZIMMERMAN  
MICHELLE L. ZIMMERMAN

DOCKET # 25ED2003

JD # 702JD2002

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

**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>
Donald L. Zimmerman	3/3/68	185-84-1712

DATE: \_\_\_\_\_

REQUESTOR: \_\_\_\_\_

Print Name

SD-702 JD 2002  
 Signature

**II. Lien information (To be provided by DRS)**

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

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

X 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.

<u>Amount of Overdue Support</u>	<u>Next Due Date</u>	<u>Next Payment Amount</u>
\$695.40	_____	_____

Date: 9-16-03

Certified from the record  
 this 16 day of Sept 2003  
 Gail K. Jodon  
 Director Domestic Relations Section

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

TITLE: \_\_\_\_\_

Cust SVS

# REAL ESTATE OUTLINE

ED # 25-03

DATE RECEIVED 8-21-03  
DOCKET AND INDEX 8-25-03  
SET FILE FOLDER UP 8-25-03

## 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# 4673153310

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

SALE DATE Nov 19, 2003 TIME 8900  
POSTING DATE 10-16-03  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK 10-27  
2<sup>ND</sup> WEEK 11-3  
3<sup>RD</sup> WEEK 11-12

LAW OFFICES

**MARKS, McLAUGHLIN & DENNEHY**

12 WEST MARKET STREET

P. O. BOX 179

DANVILLE, PENNSYLVANIA 17821-0179

(FORMERLY MARKS & WAGNER)

570-275-3411 OR 275-3541

FAX 570-275-3759

ROBERT L. MARKS  
JOHN L. McLAUGHLIN  
MICHAEL P. DENNEHY  
ROBERT L. MARKS, JR.

F. PORTER WAGNER  
(1950-1979)  
E. ROBERT MARKS  
(1951-1987)

August 20, 2003

Tim Chamberlain, Chief Deputy  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: FNB Bank, N.A. Vs. Donald L. Zimmerman and Michele L.  
Zimmerman  
Nos.: 2002-CV-702  
2003-ED-25  
Mortgage Foreclosure

Dear Mr. Chamberlain:

Enclosed please find the document you recently returned to me regarding the execution in this matter due to a bankruptcy filing. The Zimmermans are no longer in bankruptcy. I am, therefore, returning the enclosed documents to you to proceed with the Execution of the property in this matter. Also enclosed please find a check in the amount of \$1,350.00, representing the Sheriff deposit in this matter.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Michael Dennehy".

Michael Dennehy, Esquire

MPD/dmk

Enclosures

cc: FNB Bank, N.A.

LAW OFFICES

**MARKS, McLAUGHLIN & DENNEHY**

12 WEST MARKET STREET

P. O. BOX 179

DANVILLE, PENNSYLVANIA 17821-0179

(FORMERLY MARKS & WAGNER)

570-275-3411 OR 275-3541

FAX 570-275-3759

ROBERT L. MARKS  
JOHN L. McLAUGHLIN  
MICHAEL P. DENNEHY  
ROBERT L. MARKS, JR.

F. PORTER WAGNER  
(1950-1979)  
E. ROBERT MARKS  
(1951-1987)

September 10, 2003

Tim Chamberlain, Chief Deputy  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

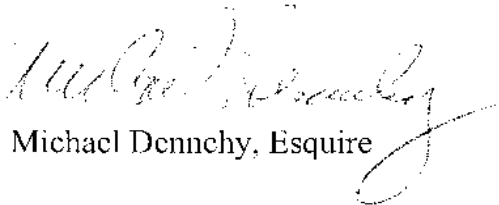
Re: FNB Bank, N.A. Vs. Donald L. Zimmerman and Michele L.  
Zimmerman  
Nos.: 2002-CV-702  
2003-ED-25  
Mortgage Foreclosure

Dear Mr. Chamberlain:

Enclosed please find an original and four (4) copies of the Notice of Sheriff's Sale of Real Property which you requested. After scheduling the date for sale, please return one copy to me in the envelope provided.

If you have any questions, please contact me.

Sincerely,



Michael Dennehy, Esquire

MPD/dmk

Enclosures

# SHERIFF'S SALE

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WEDNESDAY NOVEMBER 19, 2003 AT 9:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 25 OF 2003 ED AND CIVIL WRIT NO. 702 OF 2002 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

---

ALL THAT CERTAIN piece and parcel of land situate in the Borough of Orangeville, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner on the east side of Main Street at the at the residence now or formerly of J.W. Conner and running thence along the line of said Conner south 55 ½ degrees east 289 feet, more or less, to line of land now or formerly of F.L. Ricketts; thence northwardly along land formerly of F.L. Ricketts 107.9 feet to a corner; thence north 48 ½ degrees west along lands formerly of Olive Covanhoven 10 perches; thence by the same north 66 ½ degrees west 8.5 perches to a corner on Main Street; and thence along Main Street south 29 ½ degrees west 5.94 perches to the place of beginning, and WHEREON is erected a frame dwelling house.

SUBJECT to all conditions, covenants, and reservations as to ditches, underdrains, water, etc., as contained in deed of Oliver C. Gray, et al, as recorded in Columbia County Deed Book 94 at page 544.

BEING the same premises which C.E. Wenner, Administrator of the Estate of Effie M. Vance, by his deed dated March 25, 1964 and recorded in Columbia County Record Book 224 at page 164, granted and conveyed unto Millard R. Kelchner and Florence A. Kelchner, husband and wife, Mortgagors herein.

## 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 (8) days after the sale is 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 either to 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 a default all sums paid by 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.

Plaintiff's Attorney  
Michael Dennehy  
PO Box 179  
Danville, PA 17821

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)



FNB BANK, N.A.,

Plaintiff

Vs.

DONALD L. ZIMMERMAN and  
MICHELE L. ZIMMERMAN,

Defendants,

IN THE COURT OF COMMON PLEAS  
of the 26<sup>th</sup> Judicial District  
Columbia County Branch  
Civil Action - Law

No. 2002-CV-702

2003 EA 25

MORTGAGE FORECLOSURE

**PRAECIPE FOR WRIT OF EXECUTION**

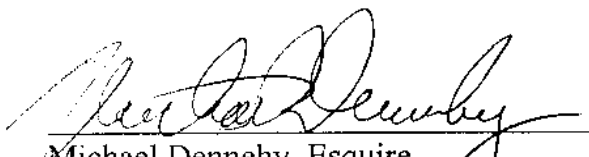
**(Mortgage Foreclosure)**

**TO: TAMI KLINE, PROTHONOTARY**

Kindly issue a writ of execution in the above matter:

Amount Due	\$ 63,148.35 (per judgment)
Interest (From 6-7-02)	\$ 2,937.01 (to 2-27-03)
Costs incurred	\$ 1,560.50 (plus additional costs incurred after this date)

February 27, 2003  
Date:

  
Michael Dennehy, Esquire  
Attorney for FNB Bank, N.A. Plaintiff

2003 FEB 27 PM 1:39

FNB BANK, N.A.,

Plaintiff

Vs.

DONALD L. ZIMMERMAN and  
MICHELE L. ZIMMERMAN,  
Defendants,

: IN THE COURT OF COMMON PLEAS  
: of the 26<sup>th</sup> Judicial District  
: Columbia County Branch  
: Civil Action - Law  
:  
: No. 2002-CV-702  
: *2003 E & S 25*  
: MORTGAGE FORECLOSURE

**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:

(See attached Deed to above-referenced property recorded at  
Columbia County Record Book 551, Page 207.)

Amount Due	\$ 63,148.35 (per judgment)
Interest (From 6-7-02)	\$ 2,937.01 (to 2-27-03)
Costs incurred	\$ 1,560.50 (plus additional costs incurred after this date)

*02-27-2003*  
Date:

*Tami B. Kline* | *EAO*  
Tami Kline, Prothonotary

# This Deed

Made the 28<sup>th</sup> day of October, in the year  
Nineteen hundred and Ninety-three (1993).

## Between

MILLARD R. KELCHNER AND FLORENCE A. KELCHNER, husband  
and wife, of 508 Main Street, Orangeville, Pennsylvania 17859  
GRANTORS

A  
N  
D

DONALD L. ZIMMERMAN AND MICHELE L. ZIMMERMAN, husband  
and wife, of 154 South Third Street, Catawissa, Pennsylvania 17820  
GRANTEES

**Witnesseth,** That in consideration of THIRTY FIVE THOUSAND  
(\$35,000.00)----- Dollars,  
in hand paid, the receipt whereof is hereby acknowledged, the said grantor s do  
hereby grant and convey to the said grantee s, their heirs and assigns,

### TO HAVE AND TO HOLD AS TENANTS BY THE ENTIRETIES

ALL THAT CERTAIN piece and parcel of land situate in the  
Borough of Orangeville, Columbia County, Pennsylvania,  
bounded and described as follows:

BEGINNING at a corner on the east side of Main Street at the  
residence now or formerly of J. W. Conner and running thence  
along the line of said Conner south 55 1/2 degrees east 289  
feet, more or less, to line of land now or formerly of F. L.  
Ricketts; thence northwardly along land formerly of F. L.  
Ricketts 107.9 feet to a corner; thence north 48 1/2 degrees  
west along lands formerly of Olive Covanhoven 10 perches;  
thence by the same north 56 1/2 degrees west 8.5 perches to a  
corner on Main Street; and thence along Main Street south 29  
1/2 degrees west 5.94 perches to the place of beginning, and  
WHEREON is erected a frame dwelling house.

SUBJECT to all conditions, covenants, and reservations as to  
ditches, underdrains, water, etc., as contained in deed of  
Oliver C. Gray, et al, as recorded in Columbia County Deed  
Book 94 at page 544.

THE CENTRAL COLUMBIA SCHOOL DISTRICT  
REAL ESTATE TRANSFER TAX  
Amount \$175.00 Paid Oct 29, 1993

Orangeville Boro  
REAL ESTATE TRANSFER TAX  
Amount \$175.00 Paid Oct 29, 1993

BK 551PG0207

BEING the same premises which C. E. Wenner, Administrator of the Estate of Effie M. Vance, by his deed dated March 25, 1964 and recorded in Columbia County Record Book 224 at page 164, granted and conveyed unto Millard R. Kelchner and Florence A. Kelchner, husband and wife, Mortgagors herein.

And the said grantor do hereby SPECIALLY warrant  
the property hereby conveyed.

In Witness Whereof, said grantors have hereunto set their hand  
and seal the day and year first above written.

Signed, Sealed and Delivered

In the Presence of

*Lynn R. Sulick*

*Millard R. Kelchner*  
MILLARD R. KELCHNER

*Florence A. Kelchner*  
FLORENCE A. KELCHNER

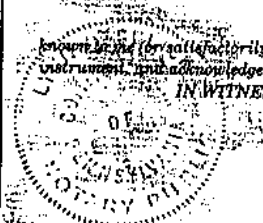


Commonwealth of Pennsylvania }  
County of Columbia } ss.

On this, the 28 day of October, 19 93, before me a Notary Public

the undersigned officer, personally appeared Millard R. Kelchner and Florence A.  
Kelchner, husband and wife

known to me (or satisfactorily proven) to be the person whose name is are subscribed to the within  
instrument, and acknowledged that they executed the same for the purpose therein contained.  
IN WITNESS WHEREOF, I have hereunto set my hand and Notarial seal.



*Lynn R. Sulick*  
LYNN H. SULICK, Notary Public  
Town of Bloomsburg, Columbia Co., Pa.  
My Commission Expires Sept. 2, 1998

Commonwealth of Pennsylvania }  
County of } ss.

On this, the day of 19 , before me

the undersigned officer, personally appeared

known to me (or satisfactorily proven) to be the person whose name subscribed to the within  
instrument, and acknowledged that he executed the same for the purpose therein contained.  
IN WITNESS WHEREOF, I have hereunto set my hand and seal.

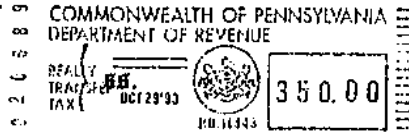
I hereby Certify that the precise address of the grantee herein is

154 South Third Street  
Catawissa, PA 17820

*Lynn R. Sulick*  
AGENT FOR GRANTEEES

BK 551FG0209

State of  
County of



On this, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me  
the undersigned officer, personally appeared \_\_\_\_\_

known to me (or satisfactorily proven) to be the person whose name \_\_\_\_\_ subscribed to the within  
instrument, and acknowledged that he executed the same for the purpose therein contained.  
IN WITNESS WHEREOF, I have hereunto set my hand and \_\_\_\_\_ seal.

\_\_\_\_\_  
\_\_\_\_\_

REC'D BY RECORDER  
COLUMBIA CO., PA.  
TAX \$350.00  
\$350.00  
OCT 29 3:55 PM '93  
SV

**Deed**

MILLARD R. KELCHNER AND  
FLORENCE A. KELCHNER, HUSBAND  
AND WIFE

TO

DONALD L. ZIMMERMAN AND  
MICHELE L. ZIMMERMAN,  
HUSBAND AND WIFE

*Dated, October 28, 1993*

SUSQUEHANNA VALLEY  
LAND ABSTRACT COMPANY  
31 EAST MAIN STREET  
BLOOMSBURG, PA 17315

Commonwealth of Pennsylvania  
County of Columbia @ 3:55pm

HH.

Recorded in the Office for Recording of Deeds in and for  
Record

in Book 551

XXXXXX

page 207 XXXXXX

Witness my hand and seal of Office this 29th

day of October Anno Domini 19 93

*Beverly J. Michael*  
Recorder of Deeds

BK 551PG0210

FNB BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS
	:	of the 26 <sup>th</sup> Judicial District
Plaintiff	:	Columbia County Branch
	:	Civil Action - Law
Vs.	:	
	:	No. 2002 - CV - 702
DONALD L. ZIMMERMAN and	:	
MICHELE L. ZIMMERMAN,	:	
Defendants,	:	MORTGAGE FORECLOSURE

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

By virtue of a writ of execution issuing out of the Court of Common Pleas of Columbia County, Number 2002-CV-702, Execution Number 2003-ED-25, to me directed, there will be exposed to public sale on \_\_\_\_\_, at \_\_\_\_\_ O'clock \_\_\_\_ M., at the Sheriff's Office of the Columbia County Courthouse, Bloomsburg, Pennsylvania, the premises located at 508 Main Street, Orangeville, Columbia County, Pennsylvania, seized and taken in execution as the property of Donald L. Zimmerman and Michele L. Zimmerman.

All parties in interest and claimants will take notice that a schedule of distribution will be filed on \_\_\_\_\_, and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

\_\_\_\_\_  
Sheriff

FNB BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS
	:	of the 26 <sup>th</sup> Judicial District
Plaintiff	:	Columbia County Branch
	:	Civil Action - Law
Vs.	:	
	:	No. 2002-CV-702
DONALD L. ZIMMERMAN and	:	
MICHELE L. ZIMMERMAN,	:	2003 ED 25
Defendants,	:	MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

FNB Bank, N.A., 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 508 Main Street, Orangeville, Pennsylvania 17859.

(See attached Deed to above-referenced property  
recorded at Columbia County Record Book 551, Page 207.)

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

Donald L. Zimmerman  
250 Peach Avenue  
Bloomsburg, PA 17815

Michele L. Zimmerman  
608 East Third Street  
Bloomsburg, PA 17815

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

Donald L. Zimmerman  
250 Peach Avenue  
Bloomsburg, PA 17815

Michele L. Zimmerman  
608 East Third Street  
Bloomsburg, PA 17815



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

FNB Bank, N.A.

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

(a) FNB Bank, N.A., successor in interest to Mellon Bank  
345 Mill Street  
Danville, PA 17821

(b) Green Tree Consumer Discount Company  
now known as Conseco Finance Consumer Discount Company  
7360 Kyrene Road  
Tempe, AZ 85283

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

Columbia County Tax Claim Bureau  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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:

None

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

None

COMMONWEALTH OF PENNSYLVANIA )

: ss.

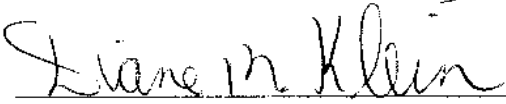
COUNTY OF MONTOUR )

On this, the 26<sup>th</sup> day of February, 2003, before me, the undersigned officer, personally appeared Samuel J. Bryerton, who acknowledged himself to be the Senior Vice President/Senior Lender of FNB Bank, N.A., a corporation, and that he as such Senior Vice President/Senior Lender being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Senior Vice President/Senior Lender.

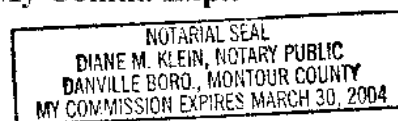
In witness whereof, I hereunto set my hand and official seal.

  
\_\_\_\_\_  
**SAMUEL J. BRYERTON**  
**SENIOR VICE PRESIDENT/SENIOR LENDER**  
**FNB BANK, N.A.**

Sworn to and subscribed before me this 26<sup>th</sup> day of February, 2003.

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

**My Comm. Exp.:**



**WAIVER OF WATCHMAN**

**TO: HARRY A. ROADARMEL, SHERIFF**

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

FNB BANK, N.A.,  
Plaintiff

Vs.

DONALD L. ZIMMERMAN and  
MICHELE L. ZIMMERMAN, h/w  
Defendants

: EXECUTION  
: Real estate  
:

: No. 2002-CV-702  
:

: Writ Number

203 ES 25

**INSTRUCTIONS**


Please state what shall be seized and levied upon and give full information as to parties to be served with addresses, etc.:

**508 Main Street, Orangeville, Columbia County, Pennsylvania. Recorded  
in Columbia County Record Book 551, at Page 207.**

**WAIVER OF WATCHMAN**

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

February 27, 2003  
Date:

  
Michael Dennehy, Esquire  
Attorney for Plaintiff

FNB BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS
	:	of the 26 <sup>th</sup> Judicial District
Plaintiff	:	Columbia County Branch
	:	Civil Action - Law
Vs.	:	
	:	No. 2002-CV-702
DONALD L. ZIMMERMAN and	:	
MICHELE L. ZIMMERMAN,	:	
Defendants,	:	MORTGAGE FORECLOSURE

### **WRIT OF EXECUTION**

### **NOTICE**

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300.00. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly:

- (1) Fill out the attached claim form and demand for a prompt hearing.
- (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

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

North Penn Legal Services  
168 E. 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
Telephone: (570) 784-8760

## **MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW**

1. \$300.00 statutory exemption.
2. Bibles, school books, sewing machines, uniforms and equipment.
3. Most wages and unemployment compensation.
4. Social Security benefits.
5. Certain retirement funds and accounts.
6. Certain veteran and armed forces benefits.
7. Certain insurance proceeds.
8. Such other exemptions as may be provided by law.

FNB BANK, N.A.,

Plaintiff

Vs.

DONALD L. ZIMMERMAN and

MICHELE L. ZIMMERMAN,

Defendants,

: IN THE COURT OF COMMON PLEAS  
: of the 26<sup>th</sup> Judicial District  
: Columbia County Branch  
: Civil Action - Law  
:  
: No. 2002-CV-702

: MORTGAGE FORECLOSURE

**CLAIM FOR EXEMPTION OF DONALD L. ZIMMERMAN**

**TO THE SHERIFF:**

I, the above-named Defendant, claim exemption of property from levy or attachment:

(1) From my personal property in my possession which has been levied upon:

(a) I desire that my S \_\_\_\_\_ statutory  
exemption be:

\_\_\_\_\_(i) set aside in kind (specify property to be set aside in kind):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_(ii) paid in cash following the sale of the property levied upon or,

(b) I claim the following exemption (specify property and basis of  
exemption):

\_\_\_\_\_

(2) From my property which is in the possession of a third party, I claim the  
following exemptions:

(a) My \_\_\_\_\_ statutory exemption: \_\_\_\_\_ in cash; \_\_\_\_\_ in kind  
(specify property);

\_\_\_\_\_

(b) Social Security benefits on deposit in the amount of \$ \_\_\_\_\_

(c) Other (specify amount and basis of exemption):  
\_\_\_\_\_

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at:

\_\_\_\_\_  
(address):

\_\_\_\_\_  
Telephone number:

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

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

\_\_\_\_\_  
Defendant

**THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF OF COLUMBIA COUNTY:**

Harold A. Roadarmel, Sheriff  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815  
Telephone: (570) 389-5624

FNB BANK, N.A.,

Plaintiff

Vs.

DONALD L. ZIMMERMAN and

MICHELE L. ZIMMERMAN,

Defendants,

: IN THE COURT OF COMMON PLEAS  
: of the 26<sup>th</sup> Judicial District  
: Columbia County Branch  
: Civil Action - Law  
:  
: No. 2002-CV-702

: MORTGAGE FORECLOSURE

**CLAIM FOR EXEMPTION OF MICHELE L. ZIMMERMAN**

**TO THE SHERIFF:**

I, the above-named Defendant, claim exemption of property from levy or attachment:

(1) From my personal property in my possession which has been levied upon:

(a) I desire that my S\_\_\_\_\_ statutory exemption be:

\_\_\_\_\_(i) set aside in kind (specify property to be set aside in kind):

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_(ii) paid in cash following the sale of the property levied upon or,

(b) I claim the following exemption (specify property and basis of exemption):

\_\_\_\_\_

(2) From my property which is in the possession of a third party, I claim the following exemptions:

(a) My \_\_\_\_\_ statutory exemption: \_\_\_\_\_ in cash; \_\_\_\_\_ in kind (specify property);

\_\_\_\_\_



(b) Social Security benefits on deposit in the amount of \$ \_\_\_\_\_.

(c) Other (specify amount and basis of exemption):  
\_\_\_\_\_

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at:

\_\_\_\_\_  
(address):

\_\_\_\_\_  
Telephone number:

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

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

\_\_\_\_\_  
Defendant

**THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF OF  
COLUMBIA COUNTY:**

Harold A. Roadarmel, Sheriff  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815  
Telephone: (570) 389-5624

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK. THE FRONT OF THE DOCUMENT HAS A MICRO-PRINT SIGNATURE LINE. ABSENCE OF THESE FEATURES WILL INDICATE A COPY.

**FNB Bank, National Association**

**CASHIER'S CHECK 4673158310**

0313

DATE August 19, 2003

69-35  
519

**1,350 dollars 00 cts**

**PAY  
TO THE  
ORDER  
OF**

Columbia County Sheriff's Office\*\*\*\*\*\$1,350.00\*\*\*\*\*

**NAME OF REMITTER**

**ADDRESS  
PAYABLE THROUGH BBT  
CHARLESTON, WV**

**DRAWN BY FNB BANK, NATIONAL ASSOCIATION**

**BY  
AUTHORIZED SIGNATURE**

*Michael J. Snyder*

⑆051900353⑆00467 31583107⑈