

# SHERIFF'S SALE COST SHEET

FNB, NA VS. Emerson & Jacqueline Woodward  
 NO. 89-03 ED NO. 417-03 JD DATE/TIME OF SALE 10-15-03 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>255.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>47.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</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>8.50</u>
NOTARY	\$ <u>16.00</u>
TOTAL ***** \$ <u>507.50</u>	

WEB POSTING	<u>1232</u>	\$150.00
PRESS ENTERPRISE INC.		\$ <u>591.88</u>
SOLICITOR'S SERVICES		\$75.00
TOTAL ***** \$ <u>816.88</u>		


PROTHONOTARY (NOTARY)		\$10.00
RECORDER OF DEEDS	<u>36</u>	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>		

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>332.46</u>
SCHOOL DIST. 20		\$ <u>794.27</u>
DELINQUENT 20		\$ <u>550.82</u>
TOTAL ***** \$ <u>1974.55</u>		

MUNICIPAL FEES DUE:		
SEWER	<u>20</u> <u>1239</u>	\$ <u>1601.00</u>
WATER	<u>20</u>	\$
TOTAL ***** \$ <u>1601.00</u>		


SURCHARGE FEE (DSTE)		\$ <u>180.00</u>
MISC. <u>Dauphin Co.</u>		\$ <u>25.50</u>
		\$
TOTAL ***** \$ <u>25.50</u>		

TOTAL COSTS (OPENING BID) \$ 5156.93

 **AMERICAN ABSTRACT & LAND COMPANY**  
6009 COLUMBIA BLVD  
BLOOMSBURG, PA 17815

**FNB BANK, N.A.**  
DANVILLE, PENNSYLVANIA 17821  
60-574-313

10/21/2003

 Sheriff of Columbia County

\$ \*\*1,756.91

One Thousand Seven Hundred Fifty-Six and 91/100\*\*\*\*\*

DOLLARS


Sheriff of Columbia County

MEMO

Transfer Tax - Sale to Diane Powers


⑈001672⑈ ⑆031305745⑆ 299589070⑈

Details on back  
Security Features Included

 **AMERICAN ABSTRACT & LAND COMPANY**  
6009 COLUMBIA BLVD  
BLOOMSBURG, PA 17815

**FNB BANK, N.A.**  
DANVILLE, PENNSYLVANIA 17821  
60-574-313

10/21/2003

 Sheriff of Columbia County

\$ \*\*45,700.00

Forty-Five Thousand Seven Hundred and 00/100\*\*\*\*\*

DOLLARS


Sheriff of Columbia County

MEMO

Proceeds - Sale to Diane Powers

⑈001677⑈ ⑆031305745⑆ 299589070⑈

Details on back  
Security Features Included

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6009 COLUMBIA BLVD  
BLOOMSBURG, PA 17815

**FNB BANK, N.A.**  
DANVILLE, PENNSYLVANIA 17821  
60-574-313

10/21/2003

 Sheriff of Columbia County

\$ \*\*1,020.00

One Thousand Twenty and 00/100\*\*\*\*\*

DOLLARS

Sheriff of Columbia County

MEMO

Poundage - Sale to Diane Powers

⑈001673⑈ ⑆031305745⑆ 299589070⑈

Details on back  
Security Features Included

**A. HUD-1 UNIFORM SETTLEMENT STATEMENT****STATEMENT****B. Type of Loan**1. ☐ FHA 2. ☐ FmHA 3. ☒ Conv. Unins.  
4. ☐ VA 5. ☐ Conv. Ins.

6. File Number:

7. Loan Number:

8. Mortgage Insurance Case Number:

**C. NOTE:** This form furnishes a statement of settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown for informational purposes and are not included in the totals.

D. Name &amp; Address of Borrower:

Diane M. Powers  
552 Columbia Hill Road  
Danville, PA 17821

E. Name, Address &amp; TIN of Seller:

Harry Roadarmel, Sheriff of Columbia County  
Columbia County Courthouse  
Bloomsburg, PA 17815

F. Name &amp; Address of Lender:

FNB Bank, N.A.  
34 W. Main Street  
Danville, PA 17821

G. Property Location:

2543-2545 Old Berwick Road  
Bloomsburg, Columbia County, PA

TIN of Seller:

Place of Settlement  
6009 Columbia Boulevard  
Bloomsburg, PA 17185

H. Settlement Agent:

Frank C. Baker, Esquire

I. Settlement Date: 10/21/03

**J. Summary of Borrower's Transaction****100. Gross Amount Due from Borrower:**

101. Contract sales price	\$51,000.00
102. Personal Property	
103. Borrower's settlement charges (line 1400)	\$3,627.66
104.	
105.	

**Adjustments for items paid by seller in advance**

106. City/town taxes	to	\$ 0.00
107. County taxes	to	\$ 0.00
108. Assessments	to	\$ 0.00
109.	to	\$ 0.00
110.		
111.		
112.		
113.		

**120. Gross Amount Due from Borrower** \$54,627.66**200. Amounts Paid by or in Behalf of Borrower:**

201. Deposits or earnest money	\$5,300.00
202. Principal amount of new loan(s)	\$50,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	

**Adjustments for items unpaid by seller**

210. City/town taxes	to	\$ 0.00
211. County taxes	to	\$ 0.00
212. Assessments	to	\$ 0.00
213.	to	\$ 0.00
214.		
215.		
216.		
217.		
218.		
219.		

**220. Total Paid By/for Borrower** \$55,300.00**300. Cash at Settlement From/to Borrower**

301. Gross amount due from borrower (line 120)	\$54,627.66
302. Less amounts paid by/for borrower (line 220)	\$55,300.00
303. Cash <input type="checkbox"/> from <input checked="" type="checkbox"/> to Borrower	(\$ 672.34)

**K. Summary of Seller's Transaction****400. Gross Amount Due to Seller:**

401. Contract sales price	\$51,000.00
402. Personal Property	
403. Transfer Tax to Sheriff of Columbia County	\$1,756.91
404. Poundage to Sheriff of Columbia County	\$1,020.00
405.	

**Adjustments for items paid by seller in advance**

406. City/town taxes	to	\$ 0.00
407. County taxes	to	\$ 0.00
408. Assessments	to	\$ 0.00
409.	to	\$ 0.00
410.		
411.		
412.		
413.		

**420. Gross Amount Due to Seller** \$53,776.91**500. Reductions in Amount Due to Seller:**

501. Excess deposit (see instructions)	\$5,300.00
502. Settlement charges to seller (line 1400)	\$ 0.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage	
505. Payoff of second mortgage	
506.	
507.	
508.	
509.	

**Adjustments for items unpaid by seller**

510. City/town taxes	to	\$ 0.00
511. County taxes	to	\$ 0.00
512. Assessments	to	\$ 0.00
513.	to	\$ 0.00
514.		
515.		
516.		
517.		
518.		
519.		

**520. Total Reduction Amount Due Seller** \$5,300.00**600. Cash at Settlement To/from Seller**

601. Gross amount due to seller (line 420)	\$53,776.91
602. Less reductions in amount due seller (line 520)	\$5,300.00
603. Cash <input checked="" type="checkbox"/> to <input type="checkbox"/> from Seller	\$48,476.91

**Substitute Form 1099 Seller Statement**

The information in Blocks E, G, H, I & line 401 (or, if line 401 is asterisked, line 403 and 404) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. If this real estate is your principal residence, file Form 2119, *Sale or Exchange of Principal Residence*, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040). You are required to provide the Settlement Agent (named above) with your correct taxpayer identification number. If you do not provide the Settlement Agent with your taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

*Harry A. Roadarmel* (Seller)  
Harry Roadarmel, Sheriff of Columbia County  
*Timothy K. Charles*  
Chief Deputy

(Seller)

**L. Settlement Charges**

<b>700. Total Sales/Broker's Commission: (based on price)</b>		<b>\$51,000.00 @</b>	<b>%</b>	<b>Paid from Borrower's Funds at Settlement</b>	<b>Paid from Seller's Funds at Settlement</b>
Division of Commission (line 700) as follows:					
701.					
702.					
703. Commission paid at Settlement					\$ 0.00
704.					
<b>800. Items Payable in Connection with Loan</b>					
801. Loan Origination Fee					
802. Loan Discount					
803. Appraisal Fee					
804. Credit Report					
805. Lender's Inspection Fee					
806. Mortgage Insurance Application Fee					
807.					
808.					
809.					
810.					
811.					
812.					
813. Flood Certification Fee to FNB Bank, N.A.				\$20.00	
814.					
<b>900. Items Required by Lender to Be Paid in Advance</b>					
901. Interest from	to	@ \$	per day		
902. Mortgage Insurance Premium for					
903. Hazard Insurance Premium for					
904.					
905.					
<b>1000. Reserves Deposited with Lender</b>					
1001. Hazard insurance	months @ \$		per month	\$ 0.00	
1002. Mortgage insurance	months @ \$		per month	\$ 0.00	
1003. City property taxes	months @ \$		per month	\$ 0.00	
1004. County property taxes	months @ \$		per month	\$ 0.00	
1005. Annual assessments	months @ \$		per month	\$ 0.00	
1006.	months @ \$		per month	\$ 0.00	
1007.					
1008.					
1009. Aggregate Accounting Adjustment					
<b>1100. Title Charges</b>					
1101. Settlement/closing fee					
1102. Abstract/title search					
1103. Title examination					
1104. Title insurance binder					
1105. Document preparation					
1106. Notary fees					
1107. Attorney's fees					
(includes above item numbers)					
1108. Title insurance to American Abstract & Land Co., Agent for First American Title Insurance Co.				\$564.75	
(includes above item numbers)					
1109. Lender's coverage \$50,000.00					
1110. Owner's coverage \$51,000.00 @ \$564.75					
1111. Ends. #100; #300; #710 & #900 @ \$50.00 ea. to American Abstract & Land Co. Agent for FATICO				\$200.00	
1112.					
1113.					
<b>1200. Government Recording and Transfer Charges</b>					
1201. Recording fees: Deed		Mortgage \$66.00	Release	\$66.00	\$ 0.00
1202. City/county tax/stamps: Deed	\$878.46	Mortgage		\$ 878.46	
1203. State tax/stamps: Deed	\$878.45	Mortgage		\$ 878.45	
1204. Poundage to Sheriff of Columbia County				\$1,020.00	
1205.					
1206.					
<b>1300. Additional Settlement Charges</b>					
1301. Survey					
1302. Pest Inspection					
1303.					
1304.					
1305.					
1306.					
1307.					
1308.					
<b>1400. Total Settlement Charges (This Number Transfers to Lines 103 &amp; 502 Above)</b>				<b>\$3,627.66</b>	<b>\$ 0.00</b>

**CERTIFICATION**

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

\_\_\_\_\_  
Harry Roadarmel, Sheriff of Columbia County

Seller

*X J Diane M. Powers*  
Diane M. Powers

Borrower

To the best of my knowledge the HUD-1 Settlement Statement which I have prepared is true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

\_\_\_\_\_  
Frank C. Baker, Esquire

Settlement Agent

October 21, 2003

Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

# SHERIFF'S SALE

## Distribution Sheet

October 17, 2003

FNB Bank, N.A.

Emerson T. Woodward and Jacqueline A. Woodward  
vs. The United States of America

NO. 417-2003 JD

DATE OF SALE: October 15, 2003

NO. 89-2003 ED

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) October 15, 2003 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 Diane M. Powers for the price or sum of \$53,776.90 (Fifty Three Thousand Seven Hundred Seventy Six 90/100) Dollars.

Diane M. Powers 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 .....	\$	<u>51,000.00</u>	
Poundage .....		<u>1,020.00</u>	
Transfer Taxes .....		<u>1,756.90</u>	
Total Needed to Purchase .....	\$		<u>53,776.90</u>
Amount Paid Down .....			<u>5,300.00</u>
Balance Needed to Purchase .....			<u>48,476.90</u>

### EXPENSES:

Columbia County Sheriff - Costs .....	\$	<u>491.50</u>	
Poundage .....		<u>1,020.00</u>	\$ <u>1,511.50</u>
Newspaper .....			<u>591.88</u>
Printing .....			<u>-0-</u>
Solicitor .....			<u>75.00</u>
Columbia County Prothonotary .....			<u>10.00</u>
Columbia County Recorder of Deeds -			<u>41.50</u>
Deed copy work			<u>878.45</u>
Realty transfer taxes			<u>878.45</u>
State stamps			<u>1,123.73</u>
Tax Collector (			<u>850.82</u>
Columbia County Tax Assessment Office .....			<u>180.00</u>
State Treasurer			<u>25.50</u>
Other: <u>Dauphin Co. (Service)</u>			<u>150.00</u>
<u>Web Posting</u>			<u>250.00</u>
<u>Lien Search Certificate</u>			<u>16.00</u>
<u>Notary</u>			<u>1,601.00</u>
<u>Sewer (Scott Twp)</u>			<u>9,784.83</u>
TOTAL EXPENSES:	\$		

Total Needed to Purchase	\$	<u>53,776.90</u>	
Less Expenses		<u>9,784.83</u>	
Net to First Lien Holder		<u>43,992.07</u>	
Plus Deposit		<u>1,350.00</u>	
Total to First Lien Holder	\$		<u>45,342.07</u>

Sheriff's Office, Bloomsburg, Pa. }

So answers

Harry A. Roadman Sheriff

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
**SHERIFF'S REAL ESTATE FINAL COST SHEET**

FNB, NA VS Emerson & Jacqueline Woodward

NO. 89-03 ED NO. 417-03 JD

DATE/TIME OF SALE: 10-15-03 / 0930

BID PRICE (INCLUDES COST) \$ 51,000

POUNDAGE - 2% OF BID \$ 1020.00

TRANSFER TAX - 2% OF FAIR MKT \$ 1156.91

LIEN CERTIFICATE \$ ---

MISC. COSTS \$ ---

TOTAL AMOUNT NEEDED TO PURCHASE \$ 53776.91

PURCHASER(S): DIANE M Powers

ADDRESS: 552 Columbia Hill Road

NAMES(S) ON DEED: DIANE M. Powers

PURCHASER(S) SIGNATURE(S): Mark Powers

TOTAL DUE: \$ 53776.91

LESS DEPOSIT: \$ 5300.00

DOWN PAYMENT: \$ ---

TOTAL DUE IN 8 DAYS \$ 48476.91

**COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE**

Date July 10, 2003

OWNER OR REPUTED OWNER

Emerson T & Jacqueline A Woodward

DESCRIPTION OF PROPERTY

2543 - 2545 Old Berwick Rd

PARCEL NUMBER 31,3C2-078-00,000 IN Scott Twp Township  
Borough  
City

YEAR	TOTAL
2001	993.74 <i>pet</i>
2001 Cost	170.00 <i>pet</i>
2002	850.82
Lien	5.00
TOTAL	\$ 2019.56

The above figures represent the amount(s) due during the month of  
October 2003

This is to certify that, according to our records, there are tax liens on  
the above mentioned property as of December 31, 2002.

Excluding: Interim Tax Billings

Requested by: Harry Roadarmel, Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00  
Per Parcel

*RN*

# SHERIFF'S SALE

## Distribution Sheet

October 17, 2003

FNB Bank, N.A. Emerson T. Woodward and Jacqueline A. Woodward  
 NO. 417-2003 VS. The United States of America  
 NO. 89-2003 DATE OF SALE: October 15, 2003  
JD  
ED

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) October 15, 2003 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 Diane M. Powers for the price or sum of \$53,776.90 (Fifty Three Thousand Seven Hundred Seventy Six 90/100) Dollars. Diane M. Powers 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 .....	\$	<u>51,000.00</u>	
Poundage .....		<u>1,020.00</u>	
Transfer Taxes .....		<u>1,756.90</u>	
Total Needed to Purchase .....	\$		<u>53,776.90</u>
Amount Paid Down .....			<u>5,300.00</u>
Balance Needed to Purchase .....			<u>48,476.90</u>
<b>EXPENSES:</b>			
Columbia County Sheriff - Costs .....	\$	<u>491.50</u>	
Poundage .....		<u>1,020.00</u>	\$ <u>1,511.50</u>
Newspaper .....			<u>591.88</u>
Printing .....			<u>-0-</u>
Solicitor .....			<u>75.00</u>
Columbia County Prothonotary .....			<u>10.00</u>
Columbia County Recorder of Deeds -			<u>41.50</u>
		Deed copy work	
		Realty transfer taxes	<u>878.45</u>
		State stamps	<u>878.45</u>
Tax Collector (			<u>1,123.73</u>
Columbia County Tax Assessment Office .....			<u>850.82</u>
State Treasurer .....			<u>180.00</u>
Other: <u>Dauphin Co. (Service)</u>			<u>25.50</u>
<u>Web Posting</u>			<u>150.00</u>
<u>Lien Search Certificate</u>			<u>250.00</u>
<u>Notary</u>			<u>16.00</u>
<u>Sewer (Scott Twp)</u>			<u>1,601.00</u>
TOTAL EXPENSES:		\$	<u>9,784.83</u>
<hr/>			
Total Needed to Purchase	\$	<u>53,776.90</u>	
Less Expenses		<u>9,784.83</u>	
Net to First Lien Holder		<u>43,992.07</u>	
Plus Deposit		<u>1,350.00</u>	
Total to First Lien Holder	\$		<u>45,342.07</u>

Sheriff's Office, Bloomsburg, Pa. }

So answers

Harry A. Radamel Jr Sheriff



# SHERIFF'S SALE

## Distribution Sheet

October 16, 2003

FNB Bank, N.A.

Emerson T. Woodward and Jacqueline A. Woodward  
VS. The United States of America

NO. 417-2003 JD

DATE OF SALE: October 15<sup>th</sup>, 2003

NO. 89-2003 ED

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) October 15, 2003 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 Diane M. Powers for the price or sum of \$53,776.90 (Fifty Three Thousand Seven Hundred Seventy Six 90/100 Dollars. Diane M. Powers being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

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Total Needed to Purchase .....			\$ <u>53,776.90</u>
Amount Paid Down .....			<u>5,300.00</u>
Balance Needed to Purchase .....			<u>48,476.90</u>

**EXPENSES:**

Columbia County Sheriff - Costs .....	\$	<u>491.50</u>	
Poundage .....		<u>1,020.00</u>	\$ <u>1,511.50</u>
Newspaper .....			<u>591.88</u>
Printing .....			<u>-0-</u>
Solicitor .....			<u>75.00</u>
Columbia County Prothonotary .....			<u>10.00</u>
Columbia County Recorder of Deeds -			<u>41.50</u>
Deed copy work			<u>878.45</u>
Realty transfer taxes			<u>878.45</u>
State stamps			<u>1,123.73</u>
Tax Collector ( H. James Hock - Scott Twp. Tax Collector )			<u>850.82</u>
Columbia County Tax Assessment Office .....			<u>180.00</u>
State Treasurer .....			<u>25.50</u>
Other: <u>Dauphin Co. (Service)</u>			<u>150.00</u>
<u>Web Posting</u>			<u>250.00</u>
<u>Lien Search Certificate</u>			<u>16.00</u>
<u>Notary</u>			<u>15.00</u>
TOTAL EXPENSES:			\$ <u>8,183.83</u>

Total Needed to Purchase	\$	<u>53,776.90</u>	
Less Expenses		<u>8,183.83</u>	
Net to First Lien Holder		<u>45,593.07</u>	
Plus Deposit		<u>1,350.00</u>	
Total to First Lien Holder	\$	<u>46,943.07</u>	

Sheriff's Office, Bloomsburg, Pa. }

So answers

Harry A. Roadmanel Jr Sheriff

Phone: 570 389 5622  
Fax:



# Fax

**To:** Atty. Baker

**From:** Timothy T. Chamberlain

**Fax:**

**Date:** October 16, 2003

**Phone:**

**Pages:** 3

**Re:** Woodward

*Cost sheets*

**CC:**

☐ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

**•Comments:**

MARK ROBERT POWERS  
552 COLUMBIA HILL ROAD  
DANVILLE, PA 17821  
PH: 271-02297

60-574-313

4132

Pay To  
The Order Of

*Columbia County Danville Office*

*Oct 15 20 03*

FNB BANK, N.A.

DANVILLE, PENNSYLVANIA 17821

\$5300.00

Dollars

For

*89-03*

⑆031305745⑆ 213096101⑈ 4132

*Mark Robert Powers*

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 September 24; October 1, 8, 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.

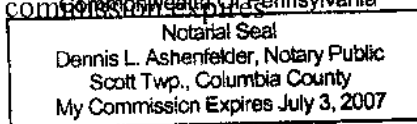
Paul R. Eyerly IV

Sworn and subscribed to before me this 10<sup>th</sup> day of OCTOBER 2003

[Signature]

(Notary Public)

My commission expires July 3, 2007



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.

.....

**SCOTT TOWNSHIP AUTHORITY**

350 Tenny Street  
Bloomsburg, Pennsylvania 17815

Phone (570) 784-6639 • Fax (570) 784-6553

October 13, 2003

Sheriff of Columbia County  
Attention: Tim Chamberlin  
Court House - PO Box 380  
Bloomsburg, PA 17815

Reference: JD#417JD2003 Docket# 89ED2003

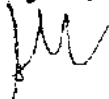
– Emerson T Woodward

Property Address – 2543-2545 Old Berwick Rd

Dear Tim:

Scott Township Authority has pass User Fees due for: Emerson T Woodward at the property in question for the sale which is to take place on October 15, @ 9:30 am in the amount of \$1,601.00. The balance in question is the amount due up and including October 15, 2003.

Thank you,



Sharon Keller  
Administrative Assistant

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.

EMERSON T. WOODWARD, III,  
JACQUELINE A. WOODWARD, AND THE  
UNITED STATES OF AMERICA

WRIT OF EXECUTION #89 OF 2003 ED

POSTING OF PROPERTY

SEPTEMBER 11, 2003      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF EMERSON T. WOODWARD, III, JACQUELINE A. WOODWARD, AND THE UNITED  
STATES OF AMERICA AT 2543-2545 OLD BERWICK ROAD BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 17TH DAY OF SEPTEMBER 2003

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

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 # 89ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

EMERSON T. WOODWARD  
JACQUELINE A. WOODWARD  
THE UNITED STATES OF AMERICA

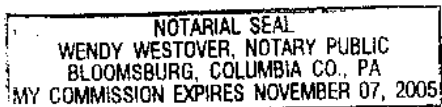
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JULY 08, 2003, AT 11:50 AM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON EMERSON T. WOODWARD AT 488  
MILLERTOWN RD, BLOOMSBURG BY HANDING TO JACQUELINE WOODWARD, WIFE, 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, JULY 22, 2003

NOTARY PUBLIC



X  
SHERIFF HARRY A. ROADARMEL JR.

X  
S. HARTZEL  
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) 784-6300

FNB BANK, N.A.

Docket # 89ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

EMERSON T. WOODWARD  
JACQUELINE A. WOODWARD  
THE UNITED STATES OF AMERICA

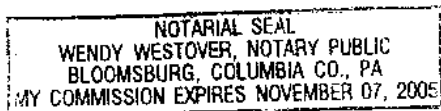
AFFIDAVIT OF SERVICE

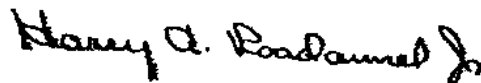
NOW, THIS TUESDAY, JULY 08, 2003, AT 11:50 AM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON JACQUELINE A. WOODWARD AT 488  
MILLERTOWN RD, BLOOMSBURG BY HANDING TO JACQUELINE WOODWARD, , A TRUE  
AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE  
CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, JULY 22, 2003

  
NOTARY PUBLIC





X  
SHERIFF HARRY A. ROADARMEL JR.

  
X  
S. HARTZEL  
DEPUTY SHERIFF



COMPLETE THIS SECTION

Items 1, 2, and 30 complete restricted Delivery is desired. Name and address on the reverse can return the card to you. card to the back of the mailpiece, only if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 89  
B. Received by (Printed Name) *[Name]*  
C. Date of Delivery *[Date]*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 89  
B. Received by (Printed Name) *[Name]*  
C. Date of Delivery *[Date]*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 89  
B. Received by (Printed Name) *[Name]*  
C. Date of Delivery *[Date]*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below: ☐ No

ALL BUSINESS ADMINISTRATION

PHILADELPHIA DISTRICT OFFICE  
F.N.C. NIX FEDERAL BUILDING  
MARKET STREET-5TH FLOOR  
PHILADELPHIA, PA 19107

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

31  
Service label)  
7002 3150 0006 4911 7956  
August 2001  
Domestic Return Receipt  
2ACPR1-03-Z-0985

7002 3150 0006 4911 7963  
2ACPR1-03-Z-0985  
2ACPR1-03-Z-0985

7002 3150 0006 4911 7925  
102305-02-M-154

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 89  
B. Received by (Printed Name) *[Name]*  
C. Date of Delivery *[Date]*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 89  
B. Received by (Printed Name) *[Name]*  
C. Date of Delivery *[Date]*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION

Items 1, 2, and 30 complete restricted Delivery is desired. Name and address on the reverse can return the card to you. card to the back of the mailpiece, only if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 89  
B. Received by (Printed Name) *[Name]*  
C. Date of Delivery *[Date]*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
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 ☒ No

3. Service Type

☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

3. Service Type

☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

2 3150 0006 4911 7901  
Domestic Return Receipt  
2ACPR1-03-Z-0985

3150 0006 4911 7949  
Domestic Return Receipt  
2ACPR1-03-Z-0985

3150 0006 4911 7932  
Domestic Return Receipt  
2ACPR1-03-Z-0985

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 89  
B. Received by (Printed Name) *[Name]*  
C. Date of Delivery *[Date]*  
D. Is delivery address different from item 1? ☐ Yes ☒ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 89  
B. Received by (Printed Name) *[Name]*  
C. Date of Delivery *[Date]*  
D. Is delivery address different from item 1? ☐ Yes ☒ No

30 complete

restricted Delivery is desired. Name and address on the reverse can return the card to you. card to the back of the mailpiece, only if space permits.

Domestic Return Receipt

A. Signature *[Signature]* 89  
B. Received by (Printed Name) *[Name]*  
C. Date of Delivery *[Date]*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below: ☐ No

CF F.A.I.R.

MENT OF PUBLIC WELL

8016  
BURG, PA 17105

FNB BANK, N.A.,

PLAINTIFF,

vs.

EMERSON T. WOODWARD, III,  
JACQUELINE A. WOODWARD, AND  
THE UNITED STATES OF AMERICA,  
DEFENDANT(S).

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT OF  
: COLUMBIA BRANCH, PA

: CIVIL ACTION - MORTGAGE  
: FORECLOSURE

: NO. 417 OF 2003 J.D.  
: NO. 89 OF 2003 E.D.

CLERK OF COURT'S OFFICE  
COUNTY OF COLUMBIA, PA

2003 SEP 15 P 2:46

FILED  
PROTHONOTARY

### STIPULATION

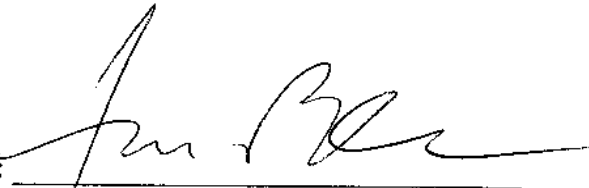
It is hereby stipulated and agreed by and between FNB Bank, N.A., Plaintiff, and the Defendant, United States of America, as follows:

1. That the premises referred to in the Complaint is owned by the Defendants, Emerson T. Woodward, III, and Jacqueline A. Woodward.
2. The Plaintiff filed an action in Mortgage Foreclosure to the above number and term, and named as Defendants, Emerson T. Woodward, III, and Jacqueline A. Woodward and The United States of America.
3. The parties hereby agree that the United States of America shall, and hereby is, named as a party in the above action, in accordance with 28 U.S.C. 2410 et seq.
4. The United States of America hereby accepts service of the Complaint and waives its right to file an answer or other responsive pleading thereto, and waives any objection it may have to the judgment entered against the defendant.
5. The United States of America has one (1) tax lien against Emerson T. Woodward, III which may be subject to the action of Mortgage Foreclosure, No. 1266 – 2002, totaling Thirty-Five Thousand Nine Hundred and 88/100 (\$35,900.88) Dollars, entered in the Prothonotary's Office of Columbia County, Pennsylvania.

6. That the Federal Tax Lien referred to in paragraph "5" in the amount of Thirty-Five Thousand Nine Hundred and 88/100 (\$35,900.88) Dollars is junior in time to the Plaintiff's Mortgage set forth in paragraph "3" of Plaintiff's Complaint.
7. That the Defendant, United States of America, agrees to the entry in this action of a judgment in favor of the Plaintiff and against the United States of America for foreclosure and sale of the mortgaged property.
8. That the Defendant, United States of America, is not indebted to the Plaintiff.
9. That the aforesaid premises shall be sold at a Judicial Sale, notice of which was served on the Defendant, United States of America.
10. That the Judicial Sale of said property shall discharge the Federal Tax Lien referred to in paragraph "5".
11. That the proceeds of sale shall be divided and distributed as the parties may be entitled and any funds due the United States shall be sent to the Internal Revenue Service, P. O. Box 1267, Harrisburg, PA 17108-1267. The check shall be made payable to "United States Treasury" and shall include the name and social security number of the taxpayer.
12. That the Defendant, United States of America, preserves its right to redemption as provided in Title 28, United States Code, Section 2410(c).
13. The parties to this Stipulation shall bear their respective costs in this proceeding.

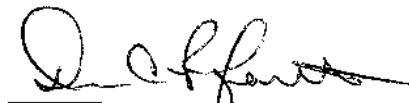
ATTORNEY FOR PLAINTIFF:

DATED: Aug 19, 2003.

BY:   
FRANK C. BAKER, ESQUIRE

THOMAS A. MARINO,  
UNITED STATES ATTORNEY

DATED: 9/9, 2003.

BY:   
DENNIS PFANNENSCHMIDT  
ASSISTANT U. S. ATTORNEY  
ATTORNEY FOR UNITED  
STATES OF AMERICA

FNB BANK, N.A.,  
PLAINTIFF,

vs.

EMERSON T. WOODWARD, III,  
JACQUELINE A. WOODWARD, AND  
THE UNITED STATES OF AMERICA,

DEFENDANT(S).

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT OF  
: COLUMBIA BRANCH, PA

: CIVIL ACTION - MORTGAGE  
: FORECLOSURE

: NO. 417 OF 2003

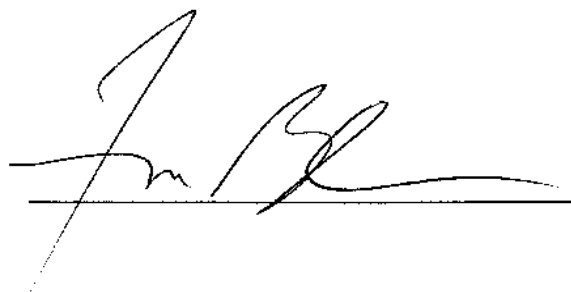
: NO. 89 OF 2003

FILED  
2003 SEP 15 P 2:46  
J.D.  
E.D.  
CLERK OF COURTS OFFICE  
JUDICIAL DISTRICT OF COLUMBIA

**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 and upon the persons recited in the attached Certified Mail Senders and Return Receipts on the date recited in each Senders and Return Receipts. 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: Aug 18, 2003.



FNB BANK, N.A.,

PLAINTIFF,

vs.

EMERSON T. WOODWARD, III,  
JACQUELINE A. WOODWARD, AND  
THE UNITED STATES OF AMERICA,

DEFENDANT(S).

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT OF  
: COLUMBIA BRANCH, PA

:  
: CIVIL ACTION - MORTGAGE  
: FORECLOSURE

:  
: NO. 417 OF 2003 J.D.  
: NO. 89 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 and upon the persons recited in the attached Certified Mail Senders and Return Receipts on the date recited in each Senders and Return Receipts. 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:** \_\_\_\_\_, 2003.

## EXHIBIT A

FNB BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS	
	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT OF	
PLAINTIFF,	:	COLUMBIA BRANCH, PA	
	:		
vs.	:	CIVIL ACTION - MORTGAGE	
	:	FORECLOSURE	
	:		
EMERSON T. WOODWARD, III,	:		
JACQUELINE A. WOODWARD, AND	:		
THE UNITED STATES OF AMERICA,	:		
DEFENDANT(S).	:	NO. 417 OF 2003	J.D.
		NO. 89 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 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 October 15, 2003, at 9:30 A.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 **2543-2545 Old Berwick Road, Bloomsburg, PA 17815**, and the following improvements: double-frame dwelling house 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 **EMERSON T. WOODWARD, III, AND JACQUELINE A. WOODWARD**, owners, and **THE UNITED STATES OF AMERICA** and will be sold by the Sheriff of Columbia County.

## EXHIBIT A

**"EXHIBIT A"**

**ALL THAT CERTAIN** piece and parcel of land situate in Scott Township and in the Village of Espy, Columbia County, Pennsylvania, being the easterly part of Lot No. 9 on the North side of Main Street, and bounded and described as follows:

**BEGINNING** at the southwestern corner of Lot No. 8 and running thence westwardly along the northerly line of Main Street, 44 feet to the corner of the western part of said lot, now or formerly of William F. Sonder, **THENCE** by a right angle with Main Street in a northerly direction 173- $\frac{1}{4}$  feet to the southerly line of a public alley; **THENCE** along the southerly line of said public alley in an easterly direction 44 feet to the westerly line of land now or formerly of Phoebe Trump, **THENCE** by the westerly line of Lot No. 8 now or formerly of Phoebe Trump in a southerly direction 173- $\frac{1}{4}$  feet to the northerly line of Main Street, the place of **BEGINNING**.

**WHEREON** is erected a double-frame dwelling house and outbuildings.

**BEING** the same premises which Jason M. Hibshman, by deed dated February 15, 1999, and recorded in Columbia County Record Book 715, page 510, granted and conveyed unto Emerson T. Woodward and Jacqueline A. Woodward, husband and wife.



FNB-Woodward.Civ

**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:

Emerson T. Woodward, III  
488 Millertown Road  
Bloomsburg, PA 17815

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) Emerson T. Woodward B. Date of Delivery  
C. Signature Emerson T. Woodward ☐ Agent ☐ Addressee  
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

Article Number (Copy from service label)

7002 2030 0000 1209 2316

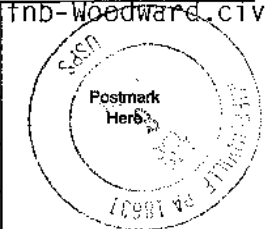
PS Form 3811, July 1999 Domestic Return Receipt 102595-00-M-0962

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>



Sent To Emerson T. Woodward, III  
Street, Apt. No., or PO Box No. 488 Millertown Road  
City, State, ZIP+4 Bloomsburg, PA 17815

PS Form 3800, June 2002 See Reverse for Instructions

**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:

Jacqueline A. Woodward  
488 Millertown Road  
Bloomsburg, PA 17815

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery

FNB-Woodward.civ

C. Signature

FNB-Woodward.civ

☐ Agent☐ AddresseeD. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☒ No

3. Service Type

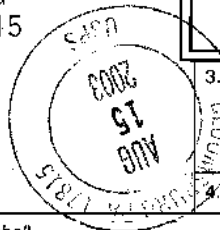
☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

Article Number (Copy from service label)

7002 2030 0000 1209 2309



PS Form 3811, July 1999

Domestic Return Receipt

102595-00-M-0952

U.S. Postal Service™

**CERTIFIED MAIL™ RECEIPT**

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)**OFFICIAL USE**

Postage \$ .37

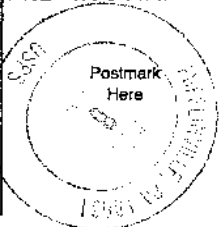
Certified Fee 2.30

Return Receipt Fee (Endorsement Required) 1.75

Restricted Delivery Fee (Endorsement Required)

Total Postage &amp; Fees \$ 4.42

FNB-Woodward.civ



Sent To

Jacqueline A. Woodward

Street, Apt. No.,  
or PO Box No.

488 Millertown Road

City, State, ZIP+4

Bloomsburg, PA 17815

PS Form 3800, June 2002

See Reverse for Instructions

FNB-Woodward.Civ

**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:

The United States of America  
Federal Building  
3rd & Walnut Sts., Suite 1162  
Harrisburg, PA 17108

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery

AUG 11 2003

C. Signature

\*J. Monahan

☐ Agent☐ Addressee

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 (Copy from service label)

7002 2030 0000 1209 2293

PS Form 3811, July 1999

Domestic Return Receipt

102595-00-M-0952

U.S. Postal Service™

**CERTIFIED MAIL™ RECEIPT**

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)**OFFICIAL USE**

Postage \$ .37

Certified Fee 2.30

Return Receipt Fee  
(Endorsement Required) 1.75Restricted Delivery Fee  
(Endorsement Required)

Total Postage &amp; Fees \$ 4.42

FNB-Woodward.Civ

Postmark  
HereSent To The United States of America  
Federal BuildingStreet, Apt. No.,  
or PO Box No. 3rd & Walnut Sts., Suite 1162City, State, ZIP+4  
Harrisburg, PA 17108

PS Form 3800, June 2002

See Reverse for Instructions

U.S. POSTAL SERVICE	<b>CERTIFICATE OF MAILING</b>
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:	
Lisa Robinholt	
2543 Old Berwick Road	
Bloomsburg, PA 17815	

PS Form 3817, January 2001



U.S. POSTAL SERVICE	<b>CERTIFICATE OF MAILING</b>
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:	
Jody Price	
2545 Old Berwick Road	
Bloomsburg, PA 17815	

PS Form 3817, January 2001

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



U.S. POSTAL SERVICE	<b>CERTIFICATE OF MAILING</b>
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:	
Deb Frost	
2545 Old Berwick Road	
Bloomsburg, PA 17815	

PS Form 3817, January 2001

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



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:	
Housing Products, Inc.	
Route 522	
Selinsgrove, PA 17870	

PS Form 3817, January 2001

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



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:	
Commonwealth of Pennsylvania	
Department of Labor & Industry	
16th Floor, L & I Building	
Harrisburg, PA 17121	

PS Form 3817, January 2001

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



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:	
Internal Revenue Service	
Federated Investors Towers	
1001 Liberty Ave., Suite 1300, Lien Un	
Pittsburgh, PA 15222	

PS Form 3817, January 2001

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



U.S. POSTAL SERVICE	<b>CERTIFICATE</b>	<b>MAILING</b>
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:		
Internal Revenue Service		
C/O Special Procedures Unit		
P. O. Box 12051		
Philadelphia, PA 19105		

PS Form 3817, January 2001

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



U.S. POSTAL SERVICE	<b>CERTIFICATE OF MAILING</b>
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

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



U.S. POSTAL SERVICE	<b>CERTIFICATE OF MAILING</b>
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:	
Samuel Bryerton	
FNB Bank, N.A.	
354 Mill Street	
Danville, PA 17821	

PS Form 3817, January 2001

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



U.S. POSTAL SERVICE	<b>CERTIFICATE OF MAILING</b>
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:	
Jason M. Hibshman	
6805 Old Berwick Road	
Bloomsburg, PA 17815	

PS Form 3817, January 2001

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



U.S. POSTAL SERVICE	<b>CERTIFICATE OF MAILING</b>
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 Office	
700 Sawmill Road	
Bloomsburg, PA 17815	

PS Form 3817, January 2001

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



0000 3811 JULY 1999

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:	Jason M. Hibshman
	1230 Palo Alto St.
	Pittsburgh, PA 15212-4574

PS Form 3817, January 2001

U.S. POSTAGE  
PAID  
MIFFLINVILLE, PA  
18631  
AUG 18, 03  
AMOUNT  
**\$0.90**  
0008-4387-01



Bloomsburg, PA 17815

PS Form 3800, June 2002

See Reverse for Instructions

0000 3811 JULY 1999

PS Form 3811, July 1999

Domestic Return Receipt

102595-00



FNB vs. Woodward

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 17185

One piece of ordinary mail addressed to:

Housing Products, Inc.

P. O. Box 328

Selinsgrove, PA 17870

PS Form 3817, January 2001

FNB vs. Woodward

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



0000

U.S. POSTAGE  
PAID  
MIFFLINVILLE, PA  
18631  
AUG 19, 03  
AMOUNT

**\$0.90**

00084387-02



0000

U.S. POSTAGE  
PAID  
MIFFLINVILLE, PA  
18631  
AUG 19, 03  
AMOUNT

**\$0.90**

00084387-02

FNB BANK, N.A.,

PLAINTIFF,

vs.

EMERSON T. WOODWARD, III,  
JACQUELINE A. WOODWARD, AND  
THE UNITED STATES OF AMERICA,  
DEFENDANT(S).

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT OF  
: COLUMBIA BRANCH, PA

:  
: CIVIL ACTION - MORTGAGE  
: FORECLOSURE

:  
:  
: NO. 417 OF 2003 J.D.

**SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129.1**

Exhibit B to Plaintiff's Affidavit Pursuant to Rule 3129.1 is hereby supplemented as follows:

Paragraph 3. Paragraph 3 of "Exhibit B" of Plaintiff's Affidavit Pursuant to Rule 3129.1 is hereby supplemented as follows:

Sub-paragraph C. Lisa Robinholt – 2543 Old Berwick Road, Bloomsburg, PA 17815.

Sub-paragraph D. Jody Price – 2545 Old Berwick Road, Bloomsburg, PA 17815.

Sub-paragraph E. Deb Frost – 2545 Old Berwick Road, Bloomsburg, PA 17815.

I verify that the statements made in this Supplemental 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: 8/8, 2003.

*[Signature]*  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA  
2003 SEP 15 P 2:47  
FILED  
PROTHONOTARY

FNB BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT OF
PLAINTIFF,	:	COLUMBIA BRANCH, PA
	:	
vs.	:	CIVIL ACTION - MORTGAGE
	:	FORECLOSURE
	:	
EMERSON T. WOODWARD, III,	:	
JACQUELINE A. WOODWARD, AND	:	
THE UNITED STATES OF AMERICA,	:	NO. 417 OF 2003 J.D.
DEFENDANT(S).	:	NO. 89 OF 2003 E.D.

### **STIPULATION**


It is hereby stipulated and agreed by and between FNB Bank, N.A., Plaintiff, and the Defendant, United States of America, as follows:

1. That the premises referred to in the Complaint is owned by the Defendants, Emerson T. Woodward, III, and Jacqueline A. Woodward.
2. The Plaintiff filed an action in Mortgage Foreclosure to the above number and term, and named as Defendants, Emerson T. Woodward, III, and Jacqueline A. Woodward and The United States of America.
3. The parties hereby agree that the United States of America shall, and hereby is, named as a party in the above action, in accordance with 28 U.S.C. 2410 et seq.
4. The United States of America hereby accepts service of the Complaint and waives its right to file an answer or other responsive pleading thereto, and waives any objection it may have to the judgment entered against the defendant.
5. The United States of America has one (1) tax lien against Emerson T. Woodward, III which may be subject to the action of Mortgage Foreclosure, No. 1266 – 2002, totaling Thirty-Five Thousand Nine Hundred and 88/100 (\$35,900.88) Dollars, entered in the Prothonotary's Office of Columbia County, Pennsylvania.

6. That the Federal Tax Lien referred to in paragraph "5" in the amount of Thirty-Five Thousand Nine Hundred and 88/100 (\$35,900.88) Dollars is junior in time to the Plaintiff's Mortgage set forth in paragraph "3" of Plaintiff's Complaint.
7. That the Defendant, United States of America, agrees to the entry in this action of a judgment in favor of the Plaintiff and against the United States of America for foreclosure and sale of the mortgaged property.
8. That the Defendant, United States of America, is not indebted to the Plaintiff.
9. That the aforesaid premises shall be sold at a Judicial Sale, notice of which was served on the Defendant, United States of America.
10. That the Judicial Sale of said property shall discharge the Federal Tax Lien referred to in paragraph "5".
11. That the proceeds of sale shall be divided and distributed as the parties may be entitled and any funds due the United States shall be sent to the Internal Revenue Service, P. O. Box 1267, Harrisburg, PA 17108-1267. The check shall be made payable to "United States Treasury" and shall include the name and social security number of the taxpayer.
12. That the Defendant, United States of America, preserves its right to redemption as provided in Title 28, United States Code, Section 2410(c).
13. The parties to this Stipulation shall bear their respective costs in this proceeding.

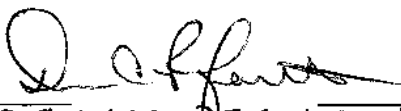
ATTORNEY FOR PLAINTIFF:

DATED: Aug 19, 2003.

BY:   
FRANK C. BAKER, ESQUIRE

THOMAS A. MARINO,  
UNITED STATES ATTORNEY

DATED: 9/9, 2003.

BY:   
DENNIS PEANNENSCHMIDT  
ASSISTANT U. S. ATTORNEY  
ATTORNEY FOR UNITED  
STATES OF AMERICA

# Office of the Sheriff

Mary Jane Snyder  
Real Estate Deputy

William T. Tully  
Solicitor



J. Daniel Basile  
Chief Deputy

Michael W. Rinehart  
Assistant Chief Deputy

Dauphin County  
Harrisburg, Pennsylvania 17101  
ph: (717) 255-2660 fax: (717) 255-2889

Jack Lotwick  
Sheriff

Commonwealth of Pennsylvania : FNB BANK NA  
vs  
County of Dauphin : THE UNITED STATES OF AMERICA

Sheriff's Return

No. 1850-T - - -2003

OTHER COUNTY NO. 89 ED 2003

AND NOW: July 21, 2003 at 12:00PM served the within

WRIT OF EXECUTION-REAL ESTATE upon  
NOTICE OF SALE  
THE UNITED STATES OF AMERICA by personally handing  
FEDERAL BUILDING  
to PATRICIA WISCOUNT (RECPT) 1 true attested copy(ies)  
of the original WRIT OF EXECUTION-REAL ESTATE and making known  
to him/her the contents thereof at 228 WALNUT STREET  
HARRISBURG, PA 17108-0000

Sworn and subscribed to  
before me this 21ST day of JULY, 2003

*Stephen C. (Harina)*  
PROTHONOTARY

So Answers,

*J R Lotwick*

Sheriff of Dauphin County, Pa.

By

*Robert M. Mlynick*

Deputy Sheriff

Sheriff's Costs: \$25.50 PD 07/17/2003

RCPT NO 180772

MLYNEK

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-3622

24 HOUR PHONE  
(570) 784-6300

FNB BANK, N.A.

89ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

EMERSON T. WOODWARD  
JACQUELINE A. WOODWARD  
THE UNITED STATES OF AMERICA

NOW, WEDNESDAY, JULY 09, 2003, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF DAUPHIN COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, THE UNITED STATES OF AMERICA, AT THIRD & WALNUT STREETS, STE. 1162, HARRISBURG, PA

---

HARRY A. ROADARMEL, SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/2/2003

SERVICE# 1 - OF - 18 SERVICES  
DOCKET # 89ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT EMERSON T. WOODWARD  
JACQUELINE A. WOODWARD  
THE UNITED STATES OF AMERICA

PERSON/CORP TO SERVED	PAPERS TO SERVED
EMERSON T. WOODWARD	WRIT OF EXECUTION - MORTGAGE
488 MILLERTOWN RD	FORECLOSURE
BLOOMSBURG	

SERVED UPON Jacqueline

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

DATE 7-8 TIME 1150 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

DATE

7-8-03



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/2/2003

SERVICE# 2 - OF - 18 SERVICES  
DOCKET # 89ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT EMERSON T. WOODWARD  
JACQUELINE A. WOODWARD  
THE UNITED STATES OF AMERICA

2543  
LISA Rebutkott  
2545 Sadie Price  
Deb Frost

PERSON/CORP TO SERVED
JACQUELINE A. WOODWARD
488 MILLERTOWN RD
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Jacqueline

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

DATE 7-8 TIME 1150 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

DATE

7-8-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
 DATE RECEIVED 7/2/2003

SERVICE# 9 - OF - 18 SERVICES  
 DOCKET # 89ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT EMERSON T. WOODWARD  
 JACQUELINE A. WOODWARD  
 THE UNITED STATES OF AMERICA

PERSON/CORP TO SERVED
SCOTT TWP SEWER
350 TENNY ST.
BLOOMSBURG

PAPERS TO SERVED  
 WRIT OF EXECUTION - MORTGAGE  
 FORECLOSURE

SERVED UPON Sharon Keller

RELATIONSHIP Admin Asst. IDENTIFICATION \_\_\_\_\_

DATE 7-8 TIME 855 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		<u>[Signature]</u>	DATE <u>7-8-03</u>

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/2/2003

SERVICE# 10 - OF - 18 SERVICES  
DOCKET # 89ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT EMERSON T. WOODWARD  
JACQUELINE A. WOODWARD  
THE UNITED STATES OF AMERICA

PERSON/CORP TO SERVED	PAPERS TO SERVED
H. JAMES HOCK-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
2626 OLD BERWICK RD	FORECLOSURE
BLOOMSBURG	

SERVED UPON B. J. A. D. D. Bev. Dietrick

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ 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 <u>[Signature]</u>	DATE <u>7.8.03</u>	_____	_____

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/2/2003

SERVICE# 11 - OF - 18 SERVICES  
DOCKET # 89ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT EMERSON T. WOODWARD  
JACQUELINE A. WOODWARD  
THE UNITED STATES OF AMERICA

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

SERVED UPON Ashe Wilson - Cust Srs

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

DATE 7-8 TIME 1525 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 7-8-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/2/2003

SERVICE# 14 - OF - 18 SERVICES  
DOCKET # 89ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT EMERSON T. WOODWARD  
JACQUELINE A. WOODWARD  
THE UNITED STATES OF AMERICA

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

SERVED UPON Force

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

DATE 7/10/03 TIME 1034 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military X

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO X  
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

FL

DATE \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/2/2003

SERVICE# 17 - OF - 18 SERVICES  
DOCKET # 89ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT EMERSON T. WOODWARD  
JACQUELINE A. WOODWARD  
THE UNITED STATES OF AMERICA

*LISA Robin Holt*

PERSON/CORP TO SERVED

TENANT(S)

2543-2545 OLD BERWICK ROAD

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON *LISA*

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

DATE *7-9* TIME *0843* 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
<i>7-8</i>	<i>1530</i>	<i>SN</i>	<i>NA-LC</i>

DEPUTY

DATE

*7-9-03*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/2/2003

SERVICE# 17 - OF - 18 SERVICES  
DOCKET # 89ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT EMERSON T. WOODWARD  
JACQUELINE A. WOODWARD  
THE UNITED STATES OF AMERICA

*Jody Price*

PERSON/CORP TO SERVED
TENANT(S)
2543(2545) OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON *Jody*

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

DATE 7-8 TIME 1350 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	<u><i>[Signature]</i></u>	_____	DATE	<u>7-8-03</u>

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/2/2003

SERVICE# 17 - OF - 18 SERVICES  
DOCKET # 89ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT EMERSON T. WOODWARD  
JACQUELINE A. WOODWARD  
THE UNITED STATES OF AMERICA

*Deb Frost*

<b>PERSON/CORP TO SERVED</b>
TENANT(S)
2543-2545 OLD BERWICK ROAD
BLOOMSBURG

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON *Deb Frost*

RELATIONSHIP *Route* IDENTIFICATION

DATE *7-8* TIME *1550* 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			<i>[Signature]</i>	DATE <i>7-8-03</i>



# REAL ESTATE OUTLINE

ED # 89-03

DATE RECEIVED 7-2-03  
DOCKET AND INDEX 7-8-03  
SET FILE FOLDER UP 7-8-03

## 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# 089

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

SALE DATE Oct. 15, 2003 TIME 0930  
POSTING DATE 7-11-03  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK 7-24-03  
2<sup>ND</sup> WEEK 8-1-03  
3<sup>RD</sup> WEEK 8-8-03

FNB BANK, N.A.,

PLAINTIFF,

vs.

EMERSON T. WOODWARD, III,  
JACQUELINE A. WOODWARD, AND  
THE UNITED STATES OF AMERICA,  
DEFENDANT(S).

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT OF  
: COLUMBIA BRANCH, PA

: CIVIL ACTION - MORTGAGE  
: FORECLOSURE

: NO. 417 OF 2003

J.D.

2003 ED 89

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 28, 2003  
(Costs to be added)

\$47,641.12

\$  
\$

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

SEAL OF THE COURT

Barbara N. Smith  
(Deputy) Cy.

DATE: 07-02, 2003.

Civil complaint \$90.50 paid  
Judgment \$14.00 paid  
Writ \$23.00 paid  
Satisfy \$7.00

**“EXHIBIT A”**

**ALL THAT CERTAIN** piece and parcel of land situate in Scott Township and in the Village of Espy, Columbia County, Pennsylvania, being the easterly part of Lot No. 9 on the North side of Main Street, and bounded and described as follows:

**BEGINNING** at the southwestern corner of Lot No. 8 and running thence westwardly along the northerly line of Main Street, 44 feet to the corner of the western part of said lot, now or formerly of William F. Sonder, **THENCE** by a right angle with Main Street in a northerly direction 173-¼ feet to the southerly line of a public alley; **THENCE** along the southerly line of said public alley in an easterly direction 44 feet to the westerly line of land now or formerly of Phoebe Trump, **THENCE** by the westerly line of Lot No. 8 now or formerly of Phoebe Trump in a southerly direction 173-¼ feet to the northerly line of Main Street, the place of **BEGINNING**.

**WHEREON** is erected a double-frame dwelling house and outbuildings.

**BEING** the same premises which Jason M. Hibshman, by deed dated February 15, 1999, and recorded in Columbia County Record Book 715, page 510, granted and conveyed unto Emerson T. Woodward and Jacqueline A. Woodward, husband and wife.

FNB BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS	
	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT OF	
PLAINTIFF,	:	COLUMBIA BRANCH, PA	
	:		
vs.	:	CIVIL ACTION - MORTGAGE	
	:	FORECLOSURE	
	:		
EMERSON T. WOODWARD, III,	:		
JACQUELINE A. WOODWARD, AND	:		
THE UNITED STATES OF AMERICA,	:		
DEFENDANT(S).	:	NO. 417 OF 2003	J.D.
		NO.	E.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. \_\_\_\_\_, 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 \_\_\_\_\_, 2003, 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 **2543-2545 Old Berwick Road, Bloomsburg, PA 17815**, and the following improvements: double-frame dwelling house and outbuildings.

Notice is given to all claimants and parties in interest that the Sheriff will on \_\_\_\_\_, 2003, 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 **EMERSON T. WOODWARD, III, AND JACQUELINE A. WOODWARD**, owners, and **THE UNITED STATES OF AMERICA** and will be sold by the Sheriff of Columbia County.

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FNB BANK, N.A.,  PLAINTIFF,  vs.  EMERSON T. WOODWARD, III, JACQUELINE A. WOODWARD, AND THE UNITED STATES OF AMERICA, DEFENDANT(S).	: IN THE COURT OF COMMON PLEAS : OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT OF : COLUMBIA BRANCH, PA : : CIVIL ACTION - MORTGAGE : FORECLOSURE : : : : NO. 417 OF 2003 : NO. J.D. : E.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): Emerson T. Woodward, III, and Jacqueline A. Woodward of 488 Millertown Road, Bloomsburg, PA 17815.
2. The name and address of Defendant(s) in the Judgment: Emerson T. Woodward, III, **and** Jacqueline A. Woodward of 488 Millertown Road, Bloomsburg, PA 17815, **and** The United States of America of Federal Building, Third and Walnut Streets, Suite 1162, Harrisburg, PA 17108.
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**

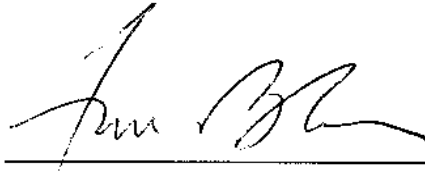
7. The whereabouts of the Defendant(s) is/are as recited at paragraph two (2), above.

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: \_\_\_\_\_

July 2, 2003.



**“EXHIBIT A”**

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**“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. Housing Products, Inc., of Route 522, Selinsgrove, PA 17870.

b. Commonwealth of Pennsylvania, Department of Labor & Industry, 16<sup>th</sup> Floor, L & I Building, Harrisburg, PA 17121.

c. Internal Revenue Service, Federated Investors Towers, 1001 Liberty Ave., Suite 1300, Lien Unit, Pittsburgh, PA 15222 and Internal Revenue Service c/o Special Procedures Unit, P.O. Box 12051, Philadelphia, PA 19105.

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

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. Jason M. Hibshman of 6805 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.,

PLAINTIFF,

vs.

EMERSON T. WOODWARD, III,  
JACQUELINE A. WOODWARD, AND  
THE UNITED STATES OF AMERICA,  
DEFENDANT(S).

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT OF  
: COLUMBIA BRANCH, PA

:  
: CIVIL ACTION - MORTGAGE  
: FORECLOSURE

:  
:  
:  
:  
: NO. 417 OF 2003 J.D.

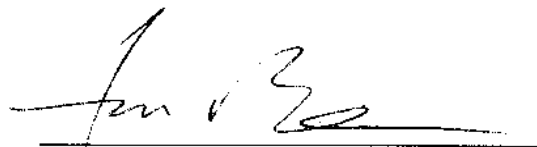
**TO THE SHERIFF:**

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

Premises located at 2543-2545 Old Berwick Road, Bloomsburg, PA 17815.

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

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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES



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

EXPLANATION
FNB vs. Woodward
Acct.
deposited

60-574/313

089

PAY *One Thousand Three Hundred Fifty and* <sup>00</sup>/<sub>100</sub> DOLLARS

TO THE ORDER OF

*Sheriff of Columbia County*

CHECK AMOUNT
\$ 1,350.00

FNB BANK, N.A.

*[Signature]*



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

⑈000089⑈ ⑆031305745⑆ 2984011⑈0⑆