

# SHERIFF'S SALE COST SHEET

FNB Bank vs. Levin Huffman  
 NO. 90-03 ED NO. 415-03 JD DATE/TIME OF SALE 10-15-03 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>399.50</u>	

WEB POSTING	1396 \$150.00
PRESS ENTERPRISE INC.	97 \$ <u>684.96</u>
SOLICITOR'S SERVICES	98 \$75.00
TOTAL ***** \$ <u>909.96</u>	

PROTHONOTARY (NOTARY)	99 \$10.00
RECORDER OF DEEDS	1000 \$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$ <u>726.62</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>731.62</u>	

## MUNICIPAL FEES DUE:

SEWER 20	\$ <u>536.20</u>
WATER 20	\$
TOTAL ***** \$ <u>536.20</u>	

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. <u>Lycornly Co.</u>	\$ <u>91.50</u>
TOTAL ***** \$ <u>211.50</u>	

TOTAL COSTS (OPENING BID) \$ 2770.28

Phone: 570-389-5622  
Fax: 570-389-5625

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**

# Fax

**To:** Lisa Henson

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Date:** June 9, 2004

**Phone:**

**Pages:** 4

**Re:**

**CC:**

☐ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

**•Comments:**

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

FNB Bank VS Kevin Huffman

NO. 90-03 ED NO. 415-03 JD

DATE/TIME OF SALE: 10-15-03 1000

BID PRICE (INCLUDES COST) \$ 2770.28

POUNDAGE - 2% OF BID \$ 55.41

TRANSFER TAX - 2% OF FAIR MKT \$ 0-

LIEN CERTIFICATE \$ 0-

MISC. COSTS \$ 0-

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2825.69

PURCHASER(S): Federal Nat. Mt. Assn.

→ P. Baker

ADDRESS: 3960 W'sconsin Ave, NW

NAMES(S) ON DEED: Washington D.C. 20016-2892

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

TOTAL DUE: \$ 2825.69

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 1475.69

## KNOW ALL MEN BY THESE PRESENTS,

That I, Harry A. Roadarmel, Jr., Sheriff of the County of Columbia in the State of Pennsylvania, for and in consideration of the sum of \$2,825.69 (Twenty Eight Hundred Twenty Five and 69/100) dollars to me in hand paid, do hereby grant and convey to Federal National Mortgage Association, 3900 Wisconsin Avenue NW, Washington, DC 20016-2892.

**ALL THAT CERTAIN** piece, parcel or tract of land situate on the southerly side of East Third Street, between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of East Third Street, said point being on the westerly line of land now or late of Daniel J. Williams, et al., same being also on the division line between Lots Numbers 113 and 114 as marked and numbered on the General Plan of the Borough of Berwick; THENCE along said lot now or late of Daniel J. Williams, et al., in a southerly direction parallel with Walnut Street, a distance of 90-3/4 feet, more or less, to line of lot now or late of A. R. Kingsbury; THENCE in a westerly direction along line of lot now or late of A. R. Kingsbury, a distance of 29 feet 3 inches to line of lot now or late of George W. Hill; THENCE in a northerly direction along lot now or late of said Hill, parallel with the first course herein a distance of 90-3/4 feet, more or less, to East Third Street; THENCE in an easterly direction, along East Third Street, a distance of 29 feet 3 inches to the place of BEGINNING.

**BEING** the northerly part of Lot No. 113 as marked and numbered on the General Plan of the Borough of Berwick. Having thereon erected a dwelling known as 326 East Third Street, Berwick, PA 18603. Also being the same premises conveyed to Kevin J. Huffman by a deed dated July 9, 2001, and recorded in the office for the recording of deeds in and for Columbia County, Penna., as instrument no. 200106941.

I DO HEREBY CERTIFY that the precise address of the within GRANTEE is: 3900 Wisconsin Avenue NW, Washington, DC 20016-2892.

---

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

The same having been sold by me to the said grantee on the 15th day of October Anno Domini Two Thousand Three, after due advertisement according to law, under and by virtue of a writ of Execution 90-2003 issued on the 2nd day of July Anno Domini Two Thousand Three out of the Court of Common Pleas of the County of Columbia and State of Pennsylvania as of Term, 2003 Number 415, at the suit of FNB Bank, N.A.

against Kevin J. Huffman

In Witness Whereof, I have hereunto affixed my signature this 15th day of December Anno Domini Two Thousand Three.

\_\_\_\_\_  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

Commonwealth of Pennsylvania, ss,

Before the undersigned, Tami B. Kline Prothonotary of the Court of Common Pleas of Columbia County, Pennsylvania, personally appeared Harry A. Roadarmel, Jr., Sheriff of Columbia County aforesaid, and in due form of law declared that the facts set forth in the foregoing Deed are true, and that he acknowledged the same in order that said Deed might be recorded.

Witness my hand and the seal of the said Court, this 15th day of December Anno Domini Two Thousand Three.

\_\_\_\_\_  
Tami B. Kline Prothonotary

Commonwealth of Pennsylvania} ss  
County of Columbia

Recorded on this 15th day of December A.D. 2003, in the Recorder's office of said County, in Deed Book Vol.\_\_\_\_\_, Page\_\_\_\_\_  
Given under my hand and the seal of the said office, the date above written.

\_\_\_\_\_  
Beverly J. Michael Recorder

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS

**FULTON FINANCIAL CORPORATION**

FULTON BANK  
LANCASTER, PA

903464

PO BOX 4687  
LANCASTER, PA 17604

031301422

DATE  
December 5, 2003


Expense Check

One Thousand Four Hundred Seventy Five Dollars And 69 Cents

AMOUNT  
\$1,475.69

PAY TO THE ORDER OF

COLUMBIA COUNTY SHERIFF'S OFFICE  
ATTN: TIM CIAMBERLIN  
PO BOX 380  
BLOOMSBURG, PA 17815



⑈903464⑈ ⑆031301422⑆ 3620 87856⑈

Phone: 570 389 5622  
Fax:

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**

# Fax

**To:** Frank C. Baker, Esq.

**From:** Chief Deputy Tim Chamberlain

**Fax:**

**Date:** November 18, 2003

**Phone:**

**Pages:** 3

**Re:** Kevin Huffman Foreclosure

**CC:**

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

**•Comments:** This sale was held October 15, 2003, however I have not received the balance owed of \$1,475.69.

**COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE**

Date July 10, 2003

OWNER OR REPUTED OWNER

Kevin J Huffman

DESCRIPTION OF PROPERTY

326 E Third Street  
.06 acre

PARCEL NUMBER

04A,07-046-00,000

IN Berwick Borough Township  
Borough  
City

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

Excluding: Interim Tax Billings

Requested by: Harry Roadarmel, Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00  
Per Parcel

*RN*



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.

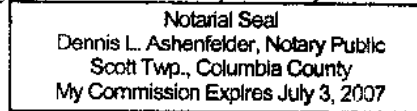
*Paul R. Eyerly IV*

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.

.....

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.

KEVIN HUFFMAN

WRIT OF EXECUTION #90 OF 2003 ED

POSTING OF PROPERTY

SEPTEMBER 11, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF KEVIN HUFFMAN AT 326 E. 3<sup>RD</sup> ST. BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF DEPUTY SHERIFF T. 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  
MY COMMISSION EXPIRES NOVEMBER 07, 2005



FNB BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26TH JUDICIAL DISTRICT
PLAINTIFF,	:	COLUMBIA COUNTY BRANCH, PA
	:	
	:	CIVIL ACTION — LAW
VS.	:	
KEVIN J. HUFFMAN,	:	NO. 415-2003 J. D.
	:	NO. _____ E.D.
DEFENDANT(S).	:	MORTGAGE FORECLOSURE

**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 person recited in the attached Certified Mail Sender and Return Receipt on the date recited in each Sender and Return Receipt. 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 26TH JUDICIAL DISTRICT
PLAINTIFF,	:	COLUMBIA COUNTY BRANCH, PA
	:	
	:	CIVIL ACTION — LAW
VS.	:	
KEVIN J. HUFFMAN,	:	NO. 415-2003 J. D.
	:	NO. 90-2003 E.D.
DEFENDANT(S).	:	MORTGAGE FORECLOSURE

**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. 90-03, 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 10:00 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 326 East Third St., Berwick, Pa. 18603 and the following improvements: residential dwelling.

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 KEVIN J. HUFFMAN, Owner(s) of the said real estate, and will be sold by the Sheriff of Columbia County.

**EXHIBIT A**

**"EXHIBIT A"**

**ALL THAT CERTAIN** piece, parcel or tract of land situate on the southerly side of East Third Street, between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a point on the southerly side of East Third Street, said point being on the westerly line of land now or late of Daniel J. Williams, et al., same being also on the division line between Lots Numbers 113 and 114 as marked and numbered on the General Plan of the Borough of Berwick; **THENCE** along said lot now or late of Daniel J. Williams, et al., in a southerly direction parallel with Walnut Street, a distance of 90-3/4 feet, more or less, to line of lot now or late of A. R. Kingsbury; **THENCE** in a westerly direction along line of lot now or late of A. R. Kingsbury, a distance of 29 feet 3 inches to line of lot now or late of George W. Hill; **THENCE** in a northerly direction along lot now or late of said Hill, parallel with the first course herein a distance of 90-3/4 feet, more or less, to East Third Street; **THENCE** in an easterly direction, along East Third Street, a distance of 29 feet 3 inches to the place of **BEGINNING**.

**BEING** the northerly part of Lot No. 113 as marked and numbered on the General Plan of the Borough of Berwick. Having thereon erected a dwelling known as 326 East Third Street, Berwick, PA 18603. Also being the same premises conveyed to Kevin J. Huffman by a deed dated July 9, 2001, and recorded in the office for the recording of deeds in and for Columbia County, Penna., as instrument no. 200106941.

## 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:

Kevin J. Huffman  
1217 Memorial Avenue  
Williamsport, PA 17701

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Kevin J. Huffman ☐ Agent ☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

8/15/03

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 2410 0006 2633 2848

Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-0985

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

fmb-huffman.civ

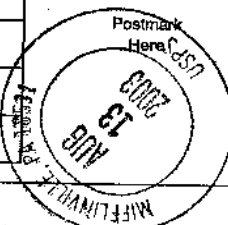
Postage \$ .37

Certified Fee 2.30

Return Receipt Fee (Endorsement Required) 1.75

Restricted Delivery Fee (Endorsement Required)

Total Postage &amp; Fees \$ 4.42



Sent To

Kevin J. Huffman

Street, Apt. No.,

or PO Box No. 1217 Memorial Avenue

City, State, ZIP+4

Williamsport, PA 17701

PS Form 3800, June 2002

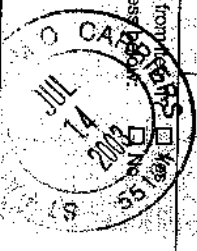
See Reverse for Instructions

7002 2410 0006 2633 2848

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☐ Addressee  
B. Received by (Printed Name) [Name] ☐ Agent ☐ Addressee  
C. Date of Delivery [Date]  
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 ☐ No



7002 3150 0006 4911 7987  
Domestic Return Receipt  
102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☐ Addressee  
B. Received by (Printed Name) [Name] ☐ Agent ☐ Addressee  
C. Date of Delivery [Date]  
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 ☐ No

7002 3150 0006 4911 7970  
Domestic Return Receipt  
102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☐ Addressee  
B. Received by (Printed Name) [Name] ☐ Agent ☐ Addressee  
C. Date of Delivery [Date]  
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 ☐ No

3150 0006 4911 8021  
Domestic Return Receipt  
102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☐ Addressee  
B. Received by (Printed Name) [Name] ☐ Agent ☐ Addressee  
C. Date of Delivery [Date]  
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 ☐ No

7002 3150 0006 4911 7994  
Domestic Return Receipt  
102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☐ Addressee  
B. Received by (Printed Name) [Name] ☐ Agent ☐ Addressee  
C. Date of Delivery [Date]  
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 ☐ No

7002 3150 0006 4911 8014  
Domestic Return Receipt  
102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☐ Addressee  
B. Received by (Printed Name) [Name] ☐ Agent ☐ Addressee  
C. Date of Delivery [Date]  
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 ☐ No

7002 3150 0006 4911 8007  
Domestic Return Receipt  
102595-02-M-1540

FARE

ON

SYLVANIA

ATTN: SHERIFF SALE



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

PS Form 3817, January 2001

U.S. POSTAGE  
PAID  
MIFFLINVILLE, PA  
18631-03  
AUG 13 03  
AMOUNT  
\$0.90  
00084387-01



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:	
Conseco Finance Consumer Discount (	
332 Minnesota St., Suite 610	
St. Paul, MN 55101	

PS Form 3817, January 2001

U.S. POSTAGE  
PAID  
MIFFLINVILLE, PA  
18631-03  
AUG 13 03  
AMOUNT  
\$0.90  
00084387-01



U.S. POSTAL SERVICE	<b>CERTIFICATE 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

U.S. POSTAGE  
PAID  
MIFFLINVILLE, PA  
18631-03  
AUG 13, 03  
AMOUNT  
**\$0.90**  
00084387-01



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:	
Conseco Finance Consumer Discount	
332 Minnesota St., Suite 610	
St. Paul, MN 55101	

PS Form 3817, January 2001

U.S. POSTAGE  
PAID  
MIFFLINVILLE, PA  
18631-03  
AUG 13, 03  
AMOUNT  
**\$0.90**  
00084387-01



FNB vs. Huffman

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 Off

15 Perry Avenue

Bloomsburg, PA 17815

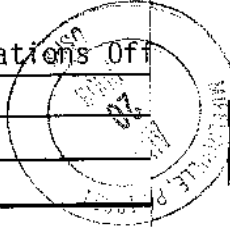
U.S. POSTAGE  
PAID  
MIFFLINTVILLE, PA  
18631

AUG 19 103  
AMOUNT

\$0.90  
00084387-02

UNITED STATES  
POSTAL SERVICE

0000



Case No 2003-90000 T  
FNB BANK NA (VS) KEVIN J HUFFMAN

Date  
Filed

SHERIFF'S RETURN

7/02/03 WRIT OF EXEC/MORTGAGE FORECLOSURE FILED IN COLUMBIA COUNTY.

7/16/03 RECEIVED FROM COLUMBIA COUNTY A WRIT OF EXEC/MTG. FORECLOSURE,  
NOTICE OF SALE FOR SERVICE. (\$75.00 DEPOSIT)

7/18/03 AT 1:48 P.M., I SERVED A WRIT OF EXEC/MORTGAGE FORECLOSURE & NOTICE  
OF SALE UPON THE WITHIN NAMED DEFENDANT, KEVIN J. HUFFMAN BY  
HANDING A TRUE AND ATTESTED COPIES OF SAME TO ALICE HUFFMAN, HIS  
WIFE AND ADULT PERSON IN CHARGE AT 1217 MEMORIAL AVENUE, WILLIAM-  
SPORT, PA 17701 AND BY MAKING KNOWN TO HER THE CONTENTS THEREOF.  
BY: MICHAEL L. SINGER, DEPUTY  
COST: \$ 21.50/REFUND: \$ 53.50

SO ANSWERS,

*Charles T. Brewer*

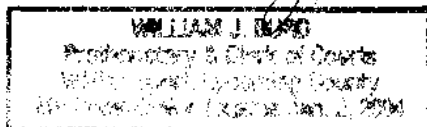
CHARLES T. BREWER,  
SHERIFF, LYCOMING COUNTY, PA

*Michael L. Singer*  
BY: MICHAEL L. SINGER,  
DEPUTY

SWORN AND SUBSCRIBED BEFORE ME ON

THIS 21<sup>st</sup> DAY OF JULY, 2003.

*William J. Burd*



HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-3622

24 HOUR PHONE  
(570) 784-6300

FNB BANK, N.A.

90ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

KEVIN J. HUFFMAN

NOW, WEDNESDAY, JULY 09, 2003, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LYCOMING COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, KEVIN J. HUFFMAN, AT 1217 MEMORIAL AVE., WILLIAMSPORT, PA

---

HARRY A. ROADARMEL, SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

10975

LYCOMING COUNTY  
SHERIFF'S OFFICE  
CHARLES T. BREWER, SHERIFF

DATE JULY 21, 2003

60-295/313  
4507

PAY  
TO THE  
ORDER OF

COLUMBIA COUNTY SHERIFF'S DEPARTMENT

\$ 53.50

FIFTY THREE AND 50/100

DOLLARS



**M&T Bank**

Manufacturers and Traders Trust Company  
Denville City Office

FOR REFUND ON HUFFMAN, #03-900007

⑈010975⑈ ⑆031302955⑆

3741631302⑈

*Charles T. Brewer*

MP

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

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

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 90ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT KEVIN J. HUFFMAN

PERSON/CORP TO SERVED
BERWICK SEWER AUTHORITY
7474D COLUMBIA BLVD
BERWICK

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Kristy Romig

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

DATE 07/10/03 TIME 1457 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

McMann

DATE

07/10/03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

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

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 90ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT KEVIN J. HUFFMAN

PERSON/CORP TO SERVED
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Connie Gingher

RELATIONSHIP Tax Col. IDENTIFICATION \_\_\_\_\_

DATE 07/10/03 TIME 1126 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

Millard

DATE

07/10/03



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/2/2003

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 90ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT KEVIN J. HUFFMAN

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Kevin Huffman Cust 5/5

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

DATE 7-9-3 TIME 0845 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 7-9-3

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/2/2003

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 90ED2003

PLAINTIFF FNB BANK, N.A.

DEFENDANT KEVIN J. HUFFMAN

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Renee

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

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

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eys \_\_\_\_\_ 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

TC

DATE \_\_\_\_\_

**TAX NOTICE** 2003 SCHOOL REAL ESTATE  
 BERWICK BOROUGH  
**MAKE CHECKS PAYABLE TO:**  
 CONNIE C. GINGHER  
 1615 LINCOLN AVENUE  
 BERWICK, PA 18603

**HOURS** MON, TUES, THURS, FRI 9:30am  
 -4pm DURING DISCT. CLOSED WED  
 FRI AND HOLIDAY AFTER DISCT.  
**PHONE 570-752-7442**

**HOFFMAN KEVIN J**  
**326 E THIRD ST**  
**BERWICK PA 18603**

**Tax Notice** 2003 County & Municipality  
 BERWICK BORO  
**MAKE CHECKS PAYABLE TO:**  
 Connie C Gingher  
 1615 Lincoln Avenue  
 Berwick PA 18603

**JRS-MON, TUE, THUR & FRI : 9:30AM - 4PM**  
**CLOSED WEDNESDAY & HOLIDAYS.**  
**CLOSED FRIDAY AFTER DISCOUNT**  
**PHONE: 570-752-7442**

**HUFFMAN KEVIN J**  
**326 E THIRD ST**  
**BERWICK PA 18603**

**IF YOU DESIRE A RECEIPT, SEND A SELF-ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT**  
**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

FOR BERWICK AREA SCHOOL DISTRICT				DATE 07/01/03		BILL# 001886	
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC	PENALTY	
REAL ESTATE	21037	31.400	647.35	660.56		726.62	
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.				<b>PAY THIS AMOUNT</b>	<b>ADG 31</b>	<b>OCT 31</b>	<b>IF PAID ON OR BEFORE</b>
				<b>IF PAID ON OR BEFORE</b>	<b>OCT 31</b>	<b>IF PAID ON OR BEFORE</b>	<b>IF PAID AFTER</b>

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION		ACCT. 4440	
PARCEL 04A07 04600000			
326 E THIRD ST	2500.00	THIS TAX RETURNED TO COURT HOUSE:	
20010-6941	18537.00	JANUARY 1, 2004	
0.06 ACRES			

Original

FOR: COLUMBIA COUNTY				DATE 03/01/2003		BILL NO. 4098	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INC	PENALTY	
GENERAL SINKING LIGHT FIRE BORO RE	21,037	5.646	116.39	118.77		130.65	
		.845	17.42	17.78		19.56	
		.75	15.46	15.78		16.57	
		1.25	25.77	26.30		27.62	
		6.1	125.76	128.33		134.75	
The discount & penalty have been calculated for your convenience				<b>PAY THIS AMOUNT</b>	<b>APR 30</b>	<b>JUNE 30</b>	<b>IF PAID ON OR BEFORE</b>
				<b>IF PAID ON OR BEFORE</b>	<b>JUNE 30</b>	<b>IF PAID ON OR BEFORE</b>	<b>IF PAID AFTER</b>

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

CNTY	TWP	DISCOUNT	PENALTY	PARCEL	LAND	BUILDINGS	TOTAL ASSESSMENT
2 %	2 %	10 %	5 %	04A-07-046-00.000	2,500	18,537	21,037
				326 E THIRD ST			
				0606 Acres			

This tax returned to courthouse on: January 1, 2004

FILE COPY

Paulson

6/30/03

Harry  
 this paid by  
 Co.  
 Paulson  
 (name)

# **BERWICK AREA JOINT SEWER AUTHORITY**

7474 D COLUMBIA BOULEVARD

**BERWICK, PENNSYLVANIA 18603**

(570) 752-8477 FAX: (570) 752-8479

DATE: July 11, 2003

NUMBER OF PAGES  
(Including cover page) 13

To: Harry Roadarmel, Jr.

Company: Sheriff of Columbia County

Facsimile: (570) 389-5625

Phone Number: (570) 389-5621

From: Kelly Greer, Authority Clerk

Company: BAJSA

Subject: Sheriff Sale letters

If you do not receive all of the pages, or if any part of the transmittal is illegible, please call us at (570) 752-8477.

\_\_\_\_\_  
Facsimile Operator

**BERWICK AREA JOINT SEWER AUTHORITY**

**7474D COLUMBIA BOULEVARD  
BERWICK, PENNSYLVANIA 18603  
(570) 752-8477 FAX# (570) 752-8479**

July 11, 2003

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

**RE: FNB BANK, N.A.  
VS**

**KEVIN HUFFMAN**

**DOCKET # 90ED2003**

**JD# 415JD2003**

Dear Harry:

The outstanding balance on sewer account #106960 for the property located at 326 E. 3<sup>rd</sup> Street, Berwick through October 2003 is \$536.20. The account balance through this timeframe is \$420.20, plus \$116.00 to satisfy lien No. 224 M.L.D.2001.

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

Sincerely,



Kelly Green  
Authority Clerk

BERWICK AREA JOINT  
SEWER AUTHORITY,

VS.

FIRST PRESTON FORECLOSURE  
SPECIALISTS  
326 EAST THIRD ST.,  
BERWICK, PA 18603

IN THE COURT OF COMMON PLEAS  
OF THE 26TH JUDICIAL DISTRICT  
COLUMBIA COUNTY BRANCH

NO. 224 ML M.L.D. 2001

The Berwick Area Joint Sewer Authority hereby files a claim and lien or judgment against FIRST PRESTON FORECLOSURE SPECIALISTS and all THAT CERTAIN LOT or piece of ground situate at 326 EAST THIRD ST., BERWICK, PA 18603 in the Borough of Berwick, County of Columbia and State of Pennsylvania, for sewer rental, duly rated and assessed upon said property, and registered for nonpayment according to law, together with interest and penalties and other charges lawfully due thereon as follows, to wit:

Sewer rental .....	\$	278.70
Filing costs .....		<u>19.00</u>
Total .....	\$	297.70

Altogether being the sum of TWO HUNDRED NINETY-SEVEN & 70/100 (\$297.70) DOLLARS with interest from the date of filing, which is claimed as a lien against said premises; said sewer rental was authorized and directed to be levied by Resolution of the Berwick Area Joint Sewer Authority.

RECEIVED  
2001 SEP 11 10:00 AM

2001 SEP 11 10:00 AM

DICKSON, GORDNER AND McDONALD

BY:

*A.J. McDonald*

Anthony J. McDonald, Esquire  
208 East Second Street  
Berwick, PA 18603  
(570) 759-9814

Date: September 4, 2001

# REAL ESTATE OUTLINE

ED # 90-03

DATE RECEIVED 7-2-03  
DOCKET AND INDEX 7-9-03  
SET FILE FOLDER UP 7-9-03

## 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# 85

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

SALE DATE Oct. 15, 2003 TIME 1000  
POSTING DATE 9-11-03  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK 9-24-03  
2<sup>ND</sup> WEEK 10-1-03  
3<sup>RD</sup> WEEK 10-8-03

SAC F 5<sup>th</sup> SK DWK

FNB BANK, N.A.,

PLAINTIFF,

VS.

KEVIN J. HUFFMAN,

DEFENDANT(S).

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

CIVIL ACTION — LAW

NO. 415-2003 J. D.

NO. 2003 ED 90 E.D.

MORTGAGE FORECLOSURE

**WRIT OF EXECUTION**

**COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA**

**TO THE SHERIFF OF \_\_\_\_\_ 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 4, 2003  
(Costs to be added)

\$37,661.34

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

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

Tamir B. Kline

(Name of Prothonotary (Clerk))

**SEAL OF THE COURT**

Balaguer Salvetta  
(Deputy)

DATE: 07-02, 2003.

Complaint \$90.50 paid  
Writ \$23.00 paid  
Judgment \$17.00 paid  
Satisfy \$7.00

fnbbank-huffman.civ



**“EXHIBIT A”**

**ALL THAT CERTAIN** piece, parcel or tract of land situate on the southerly side of East Third Street, between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a point on the southerly side of East Third Street, said point being on the westerly line of land now or late of Daniel J. Williams, et al., same being also on the division line between Lots Numbers 113 and 114 as marked and numbered on the General Plan of the Borough of Berwick; **THENCE** along said lot now or late of Daniel J. Williams, et al., in a southerly direction parallel with Walnut Street, a distance of 90-3/4 feet, more or less, to line of lot now or late of A. R. Kingsbury; **THENCE** in a westerly direction along line of lot now or late of A. R. Kingsbury, a distance of 29 feet 3 inches to line of lot now or late of George W. Hill; **THENCE** in a northerly direction along lot now or late of said Hill, parallel with the first course herein a distance of 90-3/4 feet, more or less, to East Third Street; **THENCE** in an easterly direction, along East Third Street, a distance of 29 feet 3 inches to the place of **BEGINNING**.

**BEING** the northerly part of Lot No. 113 as marked and numbered on the General Plan of the Borough of Berwick. Having thereon erected a dwelling known as 326 East Third Street, Berwick, PA 18603. Also being the same premises conveyed to Kevin J. Huffman by a deed dated July 9, 2001, and recorded in the office for the recording of deeds in and for Columbia County, Penna., as instrument no. 200106941.

FNB BANK, N.A.,

PLAINTIFF,

VS.

KEVIN J. HUFFMAN,

DEFENDANT(S).

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

CIVIL ACTION — LAW

NO. 415-2003 J. D.

NO. 2003 ED 90 E.D.

MORTGAGE FORECLOSURE

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COUNTY OF COLUMBIA

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

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

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fnbbank-huffman.civ

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FNB BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26TH JUDICIAL DISTRICT
PLAINTIFF,	:	COLUMBIA COUNTY BRANCH, PA
	:	
	:	CIVIL ACTION — LAW
VS.	:	
KEVIN J. HUFFMAN,	:	NO. 415-2003 J. D.
	:	NO. _____ E.D.
DEFENDANT(S).	:	MORTGAGE FORECLOSURE

**TO THE SHERIFF:**

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

Premises located at 326 East Third Street, Berwick, PA 18603.

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

ATTORNEY FOR PLAINTIFF:



**FRANK C. BAKER, ESQUIRE**

6009 Columbia Blvd.

Bloomsburg, PA 17815

PHONE: (570) 387-0557



FNB BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26TH JUDICIAL DISTRICT
PLAINTIFF,	:	COLUMBIA COUNTY BRANCH, PA
	:	
	:	CIVIL ACTION — LAW
VS.	:	
KEVIN J. HUFFMAN,	:	NO. 415-2003 J. D.
	:	NO. _____ E.D.
DEFENDANT(S).	:	MORTGAGE FORECLOSURE

**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): Kevin J. Huffman of 1217 Memorial Ave., Williamsport, PA 17701.
2. The name and address of Defendant(s) in the Judgment: Kevin J. Huffman of 1217 Memorial Ave., Williamsport, PA 17701.
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.

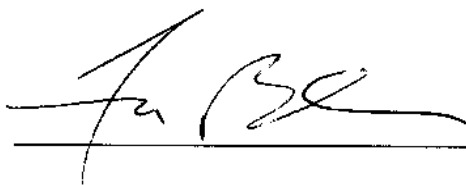
**SUPPLEMENTAL AFFIDAVIT**

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”**

**ALL THAT CERTAIN** piece, parcel or tract of land situate on the southerly side of East Third Street, between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a point on the southerly side of East Third Street, said point being on the westerly line of land now or late of Daniel J. Williams, et al., same being also on the division line between Lots Numbers 113 and 114 as marked and numbered on the General Plan of the Borough of Berwick; **THENCE** along said lot now or late of Daniel J. Williams, et al., in a southerly direction parallel with Walnut Street, a distance of 90-3/4 feet, more or less, to line of lot now or late of A. R. Kingsbury; **THENCE** in a westerly direction along line of lot now or late of A. R. Kingsbury, a distance of 29 feet 3 inches to line of lot now or late of George W. Hill; **THENCE** in a northerly direction along lot now or late of said Hill, parallel with the first course herein a distance of 90-3/4 feet, more or less, to East Third Street; **THENCE** in an easterly direction, along East Third Street, a distance of 29 feet 3 inches to the place of **BEGINNING**.

**BEING** the northerly part of Lot No. 113 as marked and numbered on the General Plan of the Borough of Berwick. Having thereon erected a dwelling known as 326 East Third Street, Berwick, PA 18603. Also being the same premises conveyed to Kevin J. Huffman by a deed dated July 9, 2001, and recorded in the office for the recording of deeds in and for Columbia County, Penna., as instrument no. 200106941.

**“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.

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., of 354 Mill St., Danville, PA 17821.

b. Consec Finance Consumer Discount Company of 332 Minnesota St., Suite 610,  
St. Paul, MN 55101

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.

KEVIN J. HUFFMAN,

DEFENDANT(S).

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

CIVIL ACTION — LAW

NO. 415-2003 J. D.

NO. \_\_\_\_\_ E.D.

MORTGAGE FORECLOSURE

**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 326 East Third St., Berwick, Pa. 18603 and the following improvements: residential dwelling.

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 **KEVIN J. HUFFMAN**, Owner(s) of the said real estate, and will be sold by the Sheriff of Columbia County.



FRANK C. BAKER  
ATTORNEY-AT-LAW  
TRUST ACCOUNT  
8009 COLUMBIA BLVD.  
BLOOMSBURG, PA 17815

EXPLANATION
FEB 15 1983
Acct. of [illegible]
[illegible]
[illegible]

60-574313

085

PAY <i>One Thousand Three Hundred Eighty Two</i>	DATE <i>6/25/03</i>
TO THE ORDER OF <i>Shirley of Columbia County</i>	
CHECK AMOUNT <i>1,350.00</i>	
DOLLARS	

FNB BANK, N.A.

⑈0000085⑈ ⑆031305745⑆ 2984011⑈01

