

COLUMBIA COUNTY FARMERS
NATIONAL BANK,
Plaintiff

vs.

DAVID R. BAILEY, JR. and
TRACY A. BAILEY,
Defendants

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY, PA
: 26TH JUDICIAL DISTRICT
:
: CIVIL ACTION
: IN MORTGAGE FORECLOSURE
:
: NO. 2007-CV-195

**ASSIGNMENT OF BID FOR PURCHASE AT
SHERIFF'S SALE OF PROPERTY OF DEFENDANTS
IN THE ABOVE CAPTIONED MATTER**

WITNESSETH AS FOLLOWS:

WHEREAS, Columbia County Farmers National Bank, ("Assignor"), initiated the above captioned mortgage foreclosure proceedings against David R. Bailey, Jr., and Tracy A. Bailey, with respect to property, (the "Realty"), located in Beaver Township, Columbia County, Pennsylvania, being premises described in Columbia County Instrument Number 200503683; and

WHEREAS, at sheriff's sale conducted by the Columbia County Sheriff on August 29, 2007, Assignor was the sole and successful bidder for the purchase of the Realty; and

WHEREAS, Assignor has paid in full those taxes and costs of sale in accordance with the bill of costs prepared by the Columbia County Sheriff; and

WHEREAS, David H. Stewart, ("Assignee"), of 1466 Seaspray Lane, Dunedin, FL 34698, is desirous of acquiring the rights of Assignor as successful bidder with respect to the Realty, and Assignor has agreed to transfer to Assignee all of Assignor's rights to acquisition of the Realty as successful bidder thereof.

NOW THEREFORE, for \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, Assignor hereby assigns and transfers to Assignee and Assignee's successors and assigns all of Assignor's right, title and interest as successful bidder at the aforesaid sheriff's sale for the purchase of the Realty, upon the terms and conditions hereinafter set forth. Assignor represents and warrants to Assignee that Assignor has not heretofore assigned or transferred any of its rights as successful bidder and that this assignment shall operate to vest in Assignee the right, title and interest of Assignor as purchaser of the Realty at said sheriff's sale.

Assignee hereby accepts the foregoing assignment, subject to the terms hereof and acknowledges that Assignee shall be responsible to remit, in accordance with the

instructions of the Columbia County Sheriff, all realty transfer taxes payable by reason of this Assignment of the successful bid for the Realty to Assignee, based upon the fair market value of the Realty, determined on the basis of application of the state equalization ratio to the current assessed value. Assignee shall also be responsible for payment of current unpaid 2007 real estate taxes assessed upon the Realty.

Upon receipt of a copy of the recorded deed from the Columbia County Sheriff to Assignee, Assignor shall cause to be satisfied of record the current mortgages in favor of Assignor, as mortgagee, encumbering the Realty.

Assignor makes no warranty or representation with respect to the quality of title to the Realty.

Assignor and Assignee agree that, upon receipt of a duly executed and acknowledged copy of this Assignment, the Columbia County Sheriff shall be entitled to rely upon the same and accordingly to execute a sheriff's deed for the Realty directly to Assignee.

IN WITNESS WHEREOF, and intending to be legally bound, Assignor and Assignee have caused this Assignment of Bid to be executed and delivered on this ____ day of September, 2007.

WITNESS:

Angelica Crossley
Danielle Parker

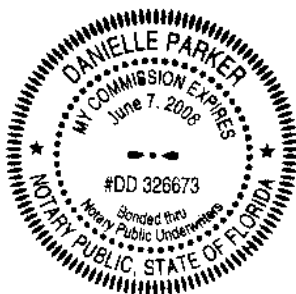
**COLUMBIA COUNTY FARMERS
NATIONAL BANK, ASSIGNOR**

By: Edna Allen

CHIEF OPERATING OFFICER

ASSIGNEE:

David H. Stewart
DAVID H. STEWART



David Stewart who is personally known to me came before me and signed on October 15, 2007.

Danielle Parker

Pinellas County, Florida

SHERIFF'S SALE COST SHEET

CCF-NB
 NO. 112-07 ED NO. 195-07 VS. David & Terry Bailey
 JD DATE/TIME OF SALE Aug. 27 1990

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>35.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>18.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>427.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>724.28</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1149.28</u>	

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>139.10</u>
SCHOOL DIST. 20		\$ <u>509.15</u>
DELINQUENT 20		\$ <u>5.00</u>
TOTAL ***** \$ <u>653.25</u>		

MUNICIPAL FEES DUE:		
SEWER 20		\$ _____
WATER 20		\$ _____
TOTAL ***** \$ <u>-0-</u>		

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

TOTAL COSTS (OPENING BID) \$ 2411.03

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

CCFNB VS David & Tracy Riney
NO. 112-07 ED NO. 195-07 JD

DATE/TIME OF SALE: Aug. 27 1000

BID PRICE (INCLUDES COST) \$ 2411.03

POUNDAGE - 2% OF BID \$ 48.22

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2459.25

PURCHASER(S): CCFNB

ADDRESS: 112-07

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 2459.25

LESS DEPOSIT: \$ 1400.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1059.25

DESCRIPTION OF PROPERTY:

ALL THAT CERTAIN piece, parcel or lot of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of PA travel route #44, with said point being on a line between lands of the grantor and Charles Rosenfelt; then by lands of Charles Rosenfelt South 10 degrees 27 minutes 26 seconds East 713.79 feet; then by lands of Frederick Hummel South 27 degrees 38 minutes 08 seconds West 181.00 feet; continuing along said lands the following courses and distances North 28 degrees 35 minutes 52 seconds West 478.50 feet to a point; then continuing along lands of Frederick Hummel South 73 degrees 24 minutes 08 seconds West 157.00 feet to a stone pile corner in place; then continuing along lands of Frederick Hummel North 7 degrees 50 minutes 52 seconds West 560.79 feet to the center of PA travel route #44; then by the center of PA travel route #44 North 52 degrees 18 minutes 46 seconds East 108.21 feet; North 54 degrees 44 minutes 36 seconds East 171.75 feet; then by lands of William Rupert South 28 degrees 24 minutes 14 seconds East 245.44 feet; then by said lands the following courses and distances; North 61 degrees 35 minutes 46 seconds East 154.00 feet; North 34 degrees 26 minutes 11 seconds West 254.51 feet to the center of PA travel route #44; then by the center of PA travel route #44 on a curve to the right having a radius of 572.38 feet, an arc distance of 245.48 feet; then by the same North 88 degrees 44 minutes 44 seconds East 84.66 feet to the place of **BEGINNING**. **CONTAINING** 11.150 acres.

EXCEPTING AND RESERVING 20,843.80 square feet to Charles E. Rosenfelt and Elizabeth Rosenfelt, his wife, by deed dated July 11, 1979 and recorded in Columbia County Deed Book 293, page 853.

ALSO EXCEPTING AND RESERVING 2.012 acres to Wright Allen Zehner, Jr. and Tammy Lynn Zehner, his wife, by deed dated December 21, 1989 and recorded in Columbia County Deed Book 443, page 340.

ALSO EXCEPTING AND RESERVING 0.449 acres conveyed to Roy J.E. Seabridge and Phyllis C. Seabridge, his wife, by deed dated April 15, 2005, and recorded in Columbia County as Instrument No. 2005003684.

BEING the remainder of the same premises which David R. Bailey, Jr. and Tracy A. Bailey, husband and wife, by their deed dated April 15, 2005, and recorded in Columbia County as Instrument Number 200503683, granted and conveyed unto David R. Bailey, Jr. and Tracy A. Bailey, husband and wife.

Being improved with a frame dwelling house, barn and outbuildings.

PROPERTY ADDRESS: 632 State Road, Bloomsburg, PA 17815

M 15/5956

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

CASHIER'S CHECK

023249



60-1476/313
3000101502

REMITTER

David Bailey Transfer Tax

DATE October 19, 2007

PAY TO THE ORDER OF

Columbia County Sheriff

\$ 998.62

COLUMBIA COUNTY
FARMERS NATIONAL **998.62**cts

DOLLARS

VOID OVER \$998.62

Andrew J. Bartlett AUTH. S/S

⑈023249⑈ ⑆031314765⑆ 3000101502⑈



Columbia County
Farmers National Bank

282 EAST STREET • BLOOMSBURG, PA 17815

60-1476/313

001633

\$1,059.25

One thousand fifty-nine and 25/100

Dollars

PAY TO THE ORDER OF

EXPENSE CHECK

Sheriff's Office

Nancy R. Diehl

AUTHORIZED SIGNATURE

⑈001633⑈ ⑆031314765⑆ 3000101610⑈

1059.25

001633

COLUMBIA COUNTY FARMERS
NATIONAL BANK,

Plaintiff

vs.

DAVID R. BAILEY, JR. and
TRACY A. BAILEY,

Defendants

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

: CIVIL ACTION
: IN MORTGAGE FORECLOSURE
:

: NO. 2007-CV-195
: ED. 112 of 2007

STATEMENT OF BALANCE DUE TO DATE OF SALE

To: Sheriff of Columbia County:

Plaintiff hereby amends the amount due to reflect additional interest, late fees, attorney fees and other charges:

Balance as per Writ	-	\$ 85,304.75
Additional Interest to Date of Sale	-	\$ 3,290.42
Additional Late Charges to Date of Sale	-	\$ 502.11
Additional Attorney Fees to Date of Sale	-	\$ 973.25
Total		\$ 90,070.53

Plus all record costs through and including costs incurred to the date of sale.

HARDING & HILL, LLP

By: 

Elwood R. Harding, Jr., Esquire
Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry 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 that day and on the attached notice

August 8, 15, 22, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher 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.

.....
B.B.

Sworn and subscribed to before me this 23rd day of August, 2007..

.....
D

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires
Notarial Seal
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

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

.....

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

COLUMBIA COUNTY FARMERS NATIONAL
BANK.

VS.

DAVID & TRACY BAILEY

WRIT OF EXECUTION #~~219~~ OF 2007 ED

112

POSTING OF PROPERTY

July 27, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DAVID & TRACEY BAILEY. AT 632 STATE ROAD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

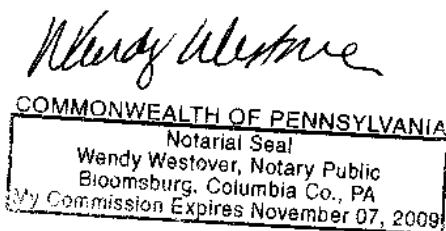
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30TH DAY OF JULY 2007



TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

COLUMBIA COUNTY FARMERS NATIONAL BANK Docket # 112ED2007

VS

MORTGAGE FORECLOSURE

DAVID R. BAILEY, JR.
TRACY A. BAILEY

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, JUNE 29, 2007, AT 2:55 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON TRACY BAILEY AT 861 BEAVER VALLEY ROAD, BLOOMSBURG BY HANDING TO DAVID BAILEY, HUSBAND, 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 SATURDAY, JUNE 30, 2007


NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
C. CARROLL
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

COLUMBIA COUNTY FARMERS NATIONAL BANK Docket # 112ED2007

VS

MORTGAGE FORECLOSURE


DAVID R. BAILEY, JR.
TRACY A. BAILEY

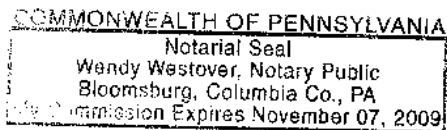
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, JUNE 29, 2007, AT 2:55 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DAVID BAILEY AT 861 BEAVER VALLEY ROAD, BLOOMSBURG BY HANDING TO DAVID BAILEY, 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 SATURDAY, JUNE 30, 2007


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
C. CARROLL
DEPUTY SHERIFF

Tax Notice 2007 County & Municipality
BEAVER TWP

MAKE CHECKS PAYABLE TO:

Elizabeth Chyko
456 BEAVER VALLEY RD
Bloomsburg PA 17815

HOURS: WED: 6:30PM - 8:00PM MARCH & APRIL
ADDITIONAL HRS: 4/18 & 4/25 10AM - NOON
4/30: 6:30PM TO 8PM ; CLOSED SUNDAYS

PHONE: 570-784-3982

FOR: COLUMBIA COUNTY

DATE
03/01/2007

BILL NO.
31

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	14,065	6.146	84.71	86.44	95.08
SINKING		1.345	18.54	18.92	20.81
TWP RE		1.5	20.68	21.10	23.21
The discount & penalty have been calculated for your convenience			123.93	126.46	139.10
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

BAILEY DAVID R & TRACY A JR
632 STATE ROAD
BLOOMSBURG PA 17815

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 01 -04 -033-02,000
632 STATE RD
9.62 Acres Land 14,065
Buildings 0
Total Assessment 14,065

This tax returned to
courthouse on:
January 1, 2008

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

RETURN THIS PORTION WITH Final Payment

BLOOMSBURG SCHOOL DISTRICT

2007 SCHOOL REAL ESTATE DATE 07/01/2007

BILL# 000031

PAYMENT COPY

PARCEL 01 04 03302000

BAILEY DAVID R & TRACY A JR
632 STATE ROAD
BLOOMSBURG PA 17815

Final Payment

PAYMENT AMOUNT 10% PENALTY

169.71

186.68

IF PAID ON
OR BEFORE
Oct 15

IF PAID
AFTER
Oct 15

Discard this coupon if paying the full payment

MAKE CHECKS PAYABLE TO:

Elizabeth Chyko
456 Beaver Valley Road
Bloomsburg, PA 17815

RETURN THIS PORTION WITH Second Payment

BLOOMSBURG SCHOOL DISTRICT

2007 SCHOOL REAL ESTATE DATE 07/01/2007 BILL# 000031

PAYMENT COPY

PARCEL 01 04 03302000

BAILEY DAVID R & TRACY A JR
632 STATE ROAD
BLOOMSBURG PA 17815

Second Payment

PAYMENT AMOUNT 10% PENALTY

169.72

186.69

IF PAID ON
OR BEFORE
Sep 15

IF PAID
AFTER
Sep 15

Discard this coupon if paying the full payment

MAKE CHECKS PAYABLE TO:

Elizabeth Chyko
456 Beaver Valley Road
Bloomsburg, PA 17815

RETURN THIS PORTION WITH FULL PAYMENT OR First payment

BLOOMSBURG SCHOOL DISTRICT

2007 SCHOOL REAL ESTATE DATE 07/01/2007 BILL# 000031

PAYMENT COPY

PARCEL 01 04 03302000

BAILEY DAVID R & TRACY A JR
632 STATE ROAD
BLOOMSBURG PA 17815

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	14065	36.200	498.97	509.15	560.07
FULL PAYMENT			498.97	509.15	560.07
First payment			IF PAID ON OR BEFORE AUG 31	IF PAID ON OR BEFORE OCT 31	IF PAID AFTER OCT 31

PAYMENT AMOUNT

169.72

IF PAID ON
OR BEFORE
Aug 15

Cyko

MAKE CHECKS PAYABLE TO:

Elizabeth Chyko
456 Beaver Valley Road
Bloomsburg, PA 17815

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/20/2007

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 112FD2007

PLAINTIFF COLUMBIA COUNTY FARMERS NATIONAL BANK

DEFENDANT DAVID R. BAILEY, JR.
TRACY A. BAILEY

ATTORNEY FIRM HARDING & HILL

PERSON/CORP TO SERVED	PAPERS TO SERVED
DAVID BAILEY	MORTGAGE FORECLOSURE
861 BEAVER VALLEY ROAD	
BLOOMSBURG	

SERVED UPON DAVID BAILEY

RELATIONSHIP DEFENDANT IDENTIFICATION _____

DATE 6/29/07 TIME 1455 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

6/29/07 1455 CARROLL SERVED

DEPUTY

C. G. Barrell

DATE

6/29/07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/20/2007

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 112ED2007

PLAINTIFF COLUMBIA COUNTY FARMERS NATIONAL BANK

DEFENDANT DAVID R. BAILEY, JR.
TRACY A. BAILEY

ATTORNEY FIRM HARDING & HILL

PERSON/CORP TO SERVED	PAPERS TO SERVED
TRACY BAILEY	MORTGAGE FORECLOSURE
861 BEAVER VALLEY ROAD	
BLOOMSBURG	

SERVED UPON DAVID BAILEY

RELATIONSHIP HUSBAND IDENTIFICATION _____

DATE 6/29/07 TIME 1455 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
<u>6/29/07</u>	<u>1455</u>	<u>CARROLL</u>	<u>SERVED</u>

DEPUTY B.A. Carroll DATE 6/29/07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/20/2007

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 112ED2007

PLAINTIFF COLUMBIA COUNTY FARMERS NATIONAL BANK

DEFENDANT DAVID R. BAILEY, JR.
TRACY A. BAILEY

ATTORNEY FIRM HARDING & HILL

PERSON/CORP TO SERVED	PAPERS TO SERVED
ELIZABETH CHYKO-TAX COLLECTOR	MORTGAGE FORECLOSURE
456 BEAVER VALLEY ROAD	
BLOOMSBURG	

SERVED UPON CHRISTINE CHYKO

RELATIONSHIP DAUGHTER IDENTIFICATION _____

DATE 6/29/07 TIME 1445 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
------	------	---------	---------

_____	_____	_____	_____
_____	_____	_____	_____

<u>6/29/07</u>	<u>1445</u>	<u>CARROLL</u>	<u>SERVED</u>
----------------	-------------	----------------	---------------

DEPUTY B.A. Carroll DATE 6/29/07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/20/2007

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 112ED2007

PLAINTIFF COLUMBIA COUNTY FARMERS NATIONAL BANK

DEFENDANT DAVID R. BAILEY, JR.
TRACY A. BAILEY

ATTORNEY FIRM HARDING & HILL

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
632 STATE ROAD	
BLOOMSBURG	

SERVED UPON UNOCCUPIED STRUCTURE

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6/29/07 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) NO TENANTS (STRUCTURE
IS FLOOD DAMAGED - NOT INHABITABLE)

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

6/29/07	1550	CARROLL	NOT SERVED
DEPUTY	B. A. Carroll	DATE	6/29/07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/20/2007

SERVICE# 7 - OF - 12 SERVICES
DOCKET # 112ED2007

PLAINTIFF COLUMBIA COUNTY FARMERS NATIONAL BANK

DEFENDANT DAVID R. BAILEY, JR.
TRACY A. BAILEY

ATTORNEY FIRM HARDING & HILL

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

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Joe Horner

RELATIONSHIP Deputy Director IDENTIFICATION _____

DATE 6-26-7 TIME 0930 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB X 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 6-26-7

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 06/26/2007

Fee: \$5.00

Cert. NO: 3588

BAILEY DAVID R & TRACY A JR
632 STATE ROAD
BLOOMSBURG PA 17815

District: BEAVER TWP
Deed: 20050 -3683
Location: 632 STATE RD
Parcel Id:01 -04 -033-02,000

Assessment: 14,065
Balances as of 06/26/2007

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Timothy T. Chamberlain, Sheriff Per: dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/20/2007

SERVICE# 10 - OF - 12 SERVICES
DOCKET # 112ED2007

PLAINTIFF COLUMBIA COUNTY FARMERS NATIONAL BANK

DEFENDANT DAVID R. BAILEY, JR.

TRACY A. BAILEY

ATTORNEY FIRM HARDING & HILL

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 6-26-7 TIME 0805 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

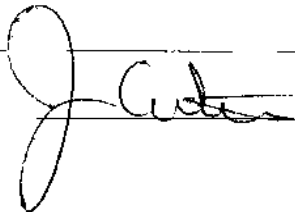
F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
------	------	---------	---------

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

DEPUTY



DATE 6-26-7

REAL ESTATE OUTLINE

ED # 112-07

DATE RECEIVED 6-20-07
DOCKET AND INDEX 6-25-07

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,250.00 OR <u>12/00/00</u>	<u>✓</u>	CK# <u>14940</u>

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

SALE DATE	<u>Aug. 29, 07</u>	TIME <u>1000</u>
POSTING DATE	<u>July 25, 07</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Aug. 8</u>	
	2 ND WEEK <u>15</u>	
	3 RD WEEK <u>22, 07</u>	

SHERIFF'S SALE

WEDNESDAY AUGUST 29, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 112 OF 2007 ED AND CIVIL WRIT NO. 195 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or lot of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of PA travel route #44, with said point being on a line between lands of the grantor and Charles Rosenfelt; then by lands of Charles Rosenfelt South 10 degrees 27 minutes 26 seconds East 713.79 feet; then by lands of Frederick Hummel South 27 degrees 38 minutes 08 seconds West 181.00 feet; continuing along said lands the following courses and distances North 28 degrees 35 minutes 52 seconds West 478.50 feet to a point; then continuing along lands of Frederick Hummel South 73 degrees 24 minutes 08 seconds West 157.00 feet to a stone pile corner in place; then continuing along lands of Frederick Hummel North 7 degrees 50 minutes 52 seconds West 560.79 feet to the center of PA travel route #44; then by the center of PA travel route #44 North 52 degrees 18 minutes 46 seconds East 108.21 feet; North 54 degrees 44 minutes 36 seconds East 171.75 feet; then by lands of William Rupert South 28 degrees 24 minutes 14 seconds East 245.44 feet; then by said lands the following courses and distances; North 61 degrees 35 minutes 46 seconds East 154.00 feet; North 34 degrees 26 minutes 11 seconds West 254.51 feet to the center of PA travel route #44; then by the center of PA travel route #44 on a curve to the right having a radius of 572.38 feet, an arc distance of 245.48 feet; then by the same North 88 degrees 44 minutes 44 seconds East 84.66 feet to the place of BEGINNING. CONTAINING 11.150 acres.

EXCEPTING AND RESERVING 20,843.80 square feet to Charles E. Rosenfelt and Elizabeth Rosenfelt, his wife, by deed dated July 11, 1979 and recorded in Columbia County Deed Book 293, page 853.

ALSO EXCEPTING AND RESERVING 2.012 acres to Wright Allen Zehner, Jr. and Tammy Lynn Zehner, his wife, by deed dated December 21, 1989 and recorded in Columbia County Deed Book 443, page 340.

BEING the same premises which David R. Bailey, Jr. and Tracy A. Bailey, husband and wife, by their deed dated April 15, 2005, and recorded in Columbia County as Instrument Number 200503683, granted and conveyed unto David R. Bailey, Jr. and Tracy A. Bailey, husband and wife.

Being improved with a frame dwelling house, barn and outbuildings.

PROPERTY ADDRESS: 632 State Road, Bloomsburg, PA 17815

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
Elwood R. Harding, Jr.
38 West Third Street
Bloomsburg, PA 17815

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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Bloomsburg, PA 17815

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

COLUMBIA COUNTY FARMERS
NATIONAL BANK,

Plaintiff

vs.

DAVID R. BAILEY, JR. and
TRACY A. BAILEY,

Defendants

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

: CIVIL ACTION
: IN MORTGAGE FORECLOSURE

: NO. 2007-CV-195

: ED. 2007-ED-112

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

COMMONWEALTH OF PENNSYLVANIA

: SS

COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

a. Principal indebtedness:	\$81,191.82
b. Unpaid interest through January 23, 2007, at \$15.2045 per day:	3,372.27
c. Late charges:	223.16
d. Attorney's fees to date	517.50

TOTAL \$85,304.75

Plus additional attorney fees, late charges, costs and interest to date of sale.

Thomas B. Kline
Prothonotary, Court of Common Pleas
of Columbia County, Pennsylvania

DATED: June 26, 2007

By: Barbara N. Smith
Deputy clerk

*Costs
Complaint \$90.50 paid
Judgment \$14.00 paid
Writ \$23.00 paid
Setoff \$7.00*

**Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2008**

DESCRIPTION OF PROPERTY:

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NATIONAL BANK,
Plaintiff

vs.

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TRACY A. BAILEY,
Defendants

: IN THE COURT OF COMMON PLEAS
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: CIVIL ACTION
: IN MORTGAGE FORECLOSURE

: NO. 2007-CV-195

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Pa.R.C.P. 3180-3183 and Rule 3257

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of Columbia County, Pennsylvania

DATED: June 20, 2007

By:

Barbara A. Schubert
Deputy

Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2008

Costs
Complaint \$90.50 paid
Judgment \$14.00 paid
Writ \$23.00 paid
Satisfy \$7.00

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: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY, PA
: 26TH JUDICIAL DISTRICT
:
: CIVIL ACTION
: IN MORTGAGE FORECLOSURE
:
: NO. 2007-CV-195
: ED. _____

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

By virtue of a Writ of Execution No. _____ of 200____, issued out of the Court of Common Pleas of Columbia County, Civil Division, to me directed, there will be exposed to public sale, by venue or outcry to the highest and best bidders, for cash, at the Sheriff's Office, Columbia County Courthouse, Bloomsburg, Pennsylvania, on _____, 2007, at _____ o'clock, ____M. in the forenoon of said day, all the right, title, and interest of the Defendants in and to:

(see attached description)

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will file a Schedule of Distribution in his office on _____, 2007, 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 in execution at the suit of Columbia County Farmers National Bank vs. David R. Bailey, Jr. and Tracy A. Bailey, and will be sold by:

Dated: _____

Sheriff of Columbia County

HARDING & HILL LLP
Elwood R. Harding, Jr., Esquire
Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Sup.Ct.Id.: 20027

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BEGINNING at a point in the center of PA travel route #44, with said point being on a line between lands of the grantor and Charles Rosenfelt; then by lands of Charles Rosenfelt South 10 degrees 27 minutes 26 seconds East 713.79 feet; then by lands of Frederick Hummel South 27 degrees 38 minutes 08 seconds West 181.00 feet; continuing along said lands the following courses and distances North 28 degrees 35 minutes 52 seconds West 478.50 feet to a point; then continuing along lands of Frederick Hummel South 73 degrees 24 minutes 08 seconds West 157.00 feet to a stone pile corner in place; then continuing along lands of Frederick Hummel North 7 degrees 50 minutes 52 seconds West 560.79 feet to the center of PA travel route #44; then by the center of PA travel route #44 North 52 degrees 18 minutes 46 seconds East 108.21 feet; North 54 degrees 44 minutes 36 seconds East 171.75 feet; then by lands of William Rupert South 28 degrees 24 minutes 14 seconds East 245.44 feet; then by said lands the following courses and distances; North 61 degrees 35 minutes 46 seconds East 154.00 feet; North 34 degrees 26 minutes 11 seconds West 254.51 feet to the center of PA travel route #44; then by the center of PA travel route #44 on a curve to the right having a radius of 572.38 feet, an arc distance of 245.48 feet; then by the same North 88 degrees 44 minutes 44 seconds East 84.66 feet to the place of **BEGINNING**. **CONTAINING** 11.150 acres.

EXCEPTING AND RESERVING 20,843.80 square feet to Charles E. Rosenfelt and Elizabeth Rosenfelt, his wife, by deed dated July 11, 1979 and recorded in Columbia County Deed Book 293, page 853.

ALSO EXCEPTING AND RESERVING 2.012 acres to Wright Allen Zehner, Jr. and Tammy Lynn Zehner, his wife, by deed dated December 21, 1989 and recorded in Columbia County Deed Book 443, page 340.

BEING the same premises which David R. Bailey, Jr. and Tracy A. Bailey, husband and wife, by their deed dated April 15, 2005, and recorded in Columbia County as Instrument Number 200503683, granted and conveyed unto David R. Bailey, Jr. and Tracy A. Bailey, husband and wife.

Being improved with a frame dwelling house, barn and outbuildings.

PROPERTY ADDRESS: 632 State Road, Bloomsburg, PA 17815

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Being improved with a frame dwelling house, barn and outbuildings.

PROPERTY ADDRESS: 632 State Road, Bloomsburg, PA 17815

COLUMBIA COUNTY FARMERS
NATIONAL BANK,

Plaintiff

vs.

DAVID R. BAILEY, JR. and
TRACY A. BAILEY,

Defendants

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

: CIVIL ACTION
: IN MORTGAGE FORECLOSURE

: NO. 2007-CV-195

: ED. _____

AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA

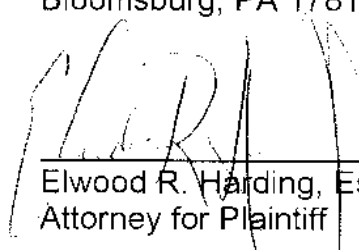
: SS.

COUNTY OF COLUMBIA

Elwood R. Harding, Esquire, being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff, being authorized to do so, and that he knows of his own personal knowledge, and therefore avers that, at the time that judgment was entered, that the places of residence of the Defendants were as follows:

David R. Bailey, Jr.
861 Beaver Valley Road
Bloomsburg, PA 17815

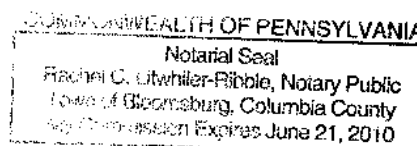
Tracy A. Bailey
861 Beaver Valley Road
Bloomsburg, PA 17815


Elwood R. Harding, Esquire
Attorney for Plaintiff

Sworn to and Subscribed
before me this 19th
day of June, 2007.


NOTARY PUBLIC

My Commission Expires: 6-21-10



COLUMBIA COUNTY FARMERS
NATIONAL BANK,
Plaintiff

vs.

DAVID R. BAILEY, JR. and
TRACY A. BAILEY,
Defendants

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY, PA
: 26TH JUDICIAL DISTRICT
:
: CIVIL ACTION
: IN MORTGAGE FORECLOSURE
:
: NO. 2007-CV-195
: ED. _____

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COMMONWEALTH OF PENNSYLVANIA

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: SS.
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COUNTY OF COLUMBIA

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Tracy A. Bailey
861 Beaver Valley Road
Bloomsburg, PA 17815

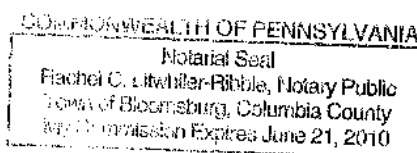


Elwood R. Harding, Esquire
Attorney for Plaintiff

Sworn to and Subscribed
before me this 19th
day of June, 2007.


NOTARY PUBLIC

My Commission Expires: 6-21-10



COLUMBIA COUNTY FARMERS
NATIONAL BANK,

Plaintiff

vs.

DAVID R. BAILEY, JR. and
TRACY A. BAILEY,

Defendants

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

: CIVIL ACTION
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: NO. 2007-CV-195

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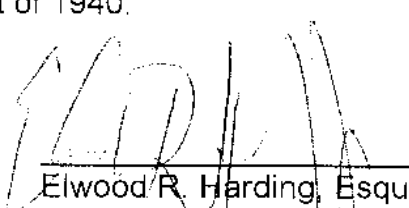
AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA

: SS.

COUNTY OF COLUMBIA

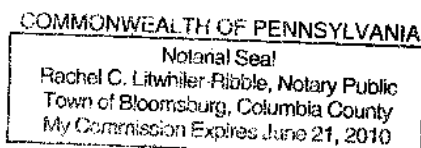
I, Elwood R. Harding, Jr., Esquire, being duly sworn according to law, depose and say that I did, investigate the status of David R. Bailey, Jr. and Tracy A. Bailey, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that I made such investigation personally. And your affiant avers David R. Bailey, Jr. and Tracy A. Bailey are not now, nor were David R. Bailey, Jr. and Tracy A. Bailey within a period of three (3) months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940.


Elwood R. Harding, Esquire
Attorney for Plaintiff

SWORN to and SUBSCRIBED
before me this 19th
day of June, 2007.


NOTARY PUBLIC

My Commission Expires: 6-21-10



COLUMBIA COUNTY FARMERS
NATIONAL BANK,

Plaintiff

vs.

DAVID R. BAILEY, JR. and
TRACY A. BAILEY,

Defendants

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

: CIVIL ACTION
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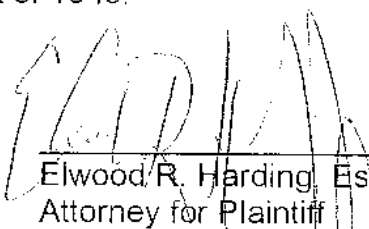
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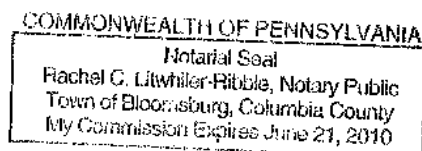
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Elwood R. Harding, Esquire
Attorney for Plaintiff

SWORN to and SUBSCRIBED
before me this 19th
day of June, 2007.


NOTARY PUBLIC

My Commission Expires: 6-21-10



COLUMBIA COUNTY FARMERS
NATIONAL BANK,

Plaintiff

vs.

DAVID R. BAILEY, JR. and
TRACY A. BAILEY,

Defendants

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

:
: CIVIL ACTION
: IN MORTGAGE FORECLOSURE

: NO. 2007-CV-195

: ED. _____

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under the within Writ may leave same without a watchman, in custody of whoever is found in possession, after notifying each person of such levy or attachment, without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of such property before the Sheriff's Sale thereof.

LAW OFFICES
HARDING & HILL LLP



Elwood R. Harding, Jr., Esquire
Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(717) 784-6770
Sup.Ct.Id.: 20027

COLUMBIA COUNTY FARMERS
NATIONAL BANK,

Plaintiff

vs.

DAVID R. BAILEY, JR. and
TRACY A. BAILEY,

Defendants

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

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Elwood R. Harding, Jr., Esquire
Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(717) 784-6770
Sup.Ct.Id.: 20027

COLUMBIA COUNTY FARMERS
NATIONAL BANK,

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

:
: CIVIL ACTION
: IN MORTGAGE FORECLOSURE

:
: NO. 2007-CV-195

: ED. _____

AFFIDAVIT PURSUANT TO PA.R.C.P. 3129.1

I, Elwood R. Harding, Jr., Esquire, Attorney for Plaintiff in the above-captioned matter, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 632 State Road, Bloomsburg, Columbia County, Pennsylvania (see attached description):

1. Name and address of Owner(s) or Reputed Owner(s):

David R. Bailey, Jr.
861 Beaver Valley Road
Bloomsburg, Pennsylvania 17815;

Tracy A. Bailey
861 Beaver Valley Road
Bloomsburg, Pennsylvania 17815

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

Same as above

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

Columbia County Farmers National Bank
232 East Street
Bloomsburg, Pennsylvania 17815

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

Columbia County Farmers National Bank
232 East Street
Bloomsburg, Pennsylvania 17815

Small Business Administration
801 Tom Martin Drive Suite 120
Birmingham, Alabama 35211

Loan No. 3632-03886 / DLH 84590940-00

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

None.

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

I.S.P.C.
6420 Benjamin Road
Tampa, Florida 33634-5112

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

Elizabeth Chyko
Beaver Township Tax Collector
456 Beaver Valley Road
Bloomsburg, PA 17815

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information, and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. 4904 relating to unsworn falsification to authorities.

LAW OFFICES
HARDING & HILL LLP



Elwood R. Harding, Jr., Esquire
Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(717) 784-6770

Dated: June 19, 2007

COLUMBIA COUNTY FARMERS
NATIONAL BANK,

Plaintiff

vs.

DAVID R. BAILEY, JR. and
TRACY A. BAILEY,

Defendants

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

: CIVIL ACTION
: IN MORTGAGE FORECLOSURE

: NO. 2007-CV-195

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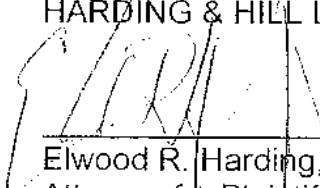
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Elizabeth Chyko
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38 West Third Street
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Dated: June 19, 2007

COLUMBIA COUNTY FARMERS
NATIONAL BANK,

Plaintiff

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

:
: CIVIL ACTION
: IN MORTGAGE FORECLOSURE

:
: NO. 2007-CV-195

: ED. _____

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. _____ OF 200____ ISSUED OUT
OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED,
THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE
HIGHEST AND BEST BIDDERS, FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA
COUNTY COURTHOUSE, BLOOMSBURG, PENNSYLVANIA, ON

_____, 200____

AT _____ O'CLOCK, ____ M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE, AND INTEREST
OF THE DEFENDANTS IN AND TO: (see attached description)

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the
Sheriff will file a Schedule of Distribution in his office on _____, 2007,
where the same will be available for inspection and the distribution will be made in
accordance with the Schedule unless exceptions are filed thereto within ten (10) days
thereafter.

SEIZED AND TAKEN in execution at the suit of Columbia County Farmers
National Bank vs. David R. Bailey, Jr. and Tracy A. Bailey.

TERMS OF SALE: Ten percent (10%) cash or certified check at time of sale.
Balance cash or certified check within eight (8) days after sale.

PREMISES TO BE SOLD BY:

SHERIFF OF COLUMBIA COUNTY

HARDING & HILL LLP
Elwood R. Harding, Jr., Esquire
Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Sup.Ct.Id.: 20027

DESCRIPTION OF PROPERTY:

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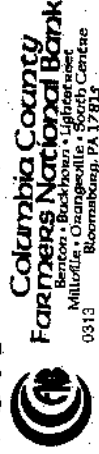
PROPERTY ADDRESS: 632 State Road, Bloomsburg, PA 17815

M 1401554

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

CASHIER'S CHECK

014940



REMITTER

6000148208 Bailey fees

DATE 6/15/07

60-147
300016

PAY TO THE
ORDER OF Columbia County Sheriff

\$ 1,400.00

COLUMBIA COUNTY, PA
FARMERS NATIONAL BANK
1,400.00

DOLLARS

AUTH. SIG.
[Signature]

⑈014940⑈ ⑆031311785⑆ 3000101602⑈