

SHERIFF'S SALE COST SHEET

Citizens & Northern Bank vs. Leigh Thompson
 NO. 42-07 ED NO. JD DATE/TIME OF SALE May 23 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 180.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 37.50
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ 12.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 6.00
NOTARY	\$ 12.00
TOTAL *****	\$ 418.00

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 102.00
SOLICITOR'S SERVICES	75.00
TOTAL *****	\$ 1238.08

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ 41.50
TOTAL *****	\$ 51.50

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ 276.77
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ 353.77
TOTAL *****	\$ 630.54

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL *****	\$ 0-

SURCHARGE FEE (DSTE)	\$ 130.00
MISC.	\$
TOTAL *****	\$ 0-

TOTAL COSTS (OPENING BID) \$ 5197.12

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

Citizens & Northern Bank vs Lois Thompson

NO. 42-07 ED NO. 185-06 JD

DATE/TIME OF SALE: May 23 0930

BID PRICE (INCLUDES COST) \$ 5797.72

POUNDAGE - 2% OF BID \$ 115.95

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5913.67

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

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

TOTAL DUE: \$ 5913.67

LESS DEPOSIT: \$ 100.00

DOWN PAYMENT: \$ —

TOTAL DUE IN 8 DAYS \$ 5913.67

McNERNEY, PAGE, VANDERLIN & HALL
ATTORNEYS AND COUNSELLORS AT LAW

George V. Cohen
Michael H. Collins
Peter G. Facey
T. Max Hall
Benjamin E. Landon
Joy Reynolds McCoy
Thomas C. Marshall
Ann S. Pepperman
Cynthia Ranck Person
Robin A. Read
N. Randall Sees
Ryan M. Tira
E. Eugene Yaw

433 Market Street
P.O. Box 7
Williamsport, PA 17703
Telephone: 570-326-6555
FAX: 570-326-3170
Office e-mail: mpvh@mpvhlaw.com
◀◀◀▶▶▶▶▶
Hall's Station Office
21 Kristi Road, Suite 1
Pennsdale, PA 17756
Telephone: 570-546-5111
FAX: 570-546-7561
www.mpvhlaw.com

Of Counsel
Garth D. Everett*
Brett O. Feese
* PA House of Representatives

Joseph M. McNerney 1939-1967
Allen P. Page, Jr. 1949-1975
O. William Vanderlin 1950-1999
Charles J. McKelvey 1969-2000

REPLY TO:
WILLIAMSPORT

August 16, 2007

Via facsimile 389-5625

Timothy Chamberlain, Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

RE: Citizens & Northern Bank vs. Leigh C. Thompson;
Columbia County Civil Action No. 2006-CV-183

Dear Sheriff Chamberlain:

The Grantee name for the deed in the above matter is Citizens & Northern Bank. Their address is 130 Court Street, Williamsport, Lycoming County, Pennsylvania.

Please contact me if you have any questions or need further information in order to prepare the deed.

Very truly yours,

McNERNEY, PAGE, VANDERLIN & HALL

Mary M. Hurd

Mary M. Hurd, Paralegal

CITIZENS & NORTHERN BANK
WELLSBORO, PA 16901

50-0930
0313

No. 66400

Pay to the
Order of Columbia County Sheriff

Date: May 25, 2007

Four Thousand Five Hundred Sixty-Three and 67/100*****

Amount \$*****4,563.67

CASHIERS CHECK

DOLLARS

Memo

Authorized Signature



⑈056400⑈ ⑆031308302⑆ ⑆505695⑈

Mary Heard

McNERNEY, PAGE, VANDERLIN & HALL
ATTORNEYS AND COUNSELLORS AT LAW

George V. Cohen
Michael H. Collins
Peter G. Facey
T. Max Hall
Benjamin E. Landon
Joy Reynolds McCoy
Thomas C. Marshall
Ann S. Pepperman
Cynthia Ranck Person
Robin A. Read
N. Randall Sees
Ryan M. Tira
E. Eugene Yaw

433 Market Street
P.O. Box 7
Williamsport, PA 17703
Telephone: 570-326-6555
FAX: 570-326-3170
Office e-mail: mpvh@mpvhlaw.com
◀◀◀▶▶▶▶▶
Hall's Station Office
21 Kristi Road, Suite 1
Pennsdale, PA 17756
Telephone: 570-546-5111
FAX: 570-546-7561
www.mpvhlaw.com

Of Counsel
Garth D. Everett*
Brett O. Feese
* PA House of Representatives

Joseph M. McNerney 1939-1967
Allen P. Page, Jr. 1949-1975
O. William Vanderlin 1950-1999
Charles J. McKelvey 1969-2000

REPLY TO:
WILLIAMSPORT

Mary 30, 2007

Timothy Chamberlain, Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

RE: Citizens & Northern Bank vs. Leigh C. Thompson;
Columbia County Civil Action No. 2006-CV-183

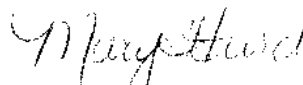
Dear Sheriff Chamberlain:

Enclosed please find a check from Citizens & Northern Bank payable to
Columbia County Sheriff in the amount of \$4,563.67 representing the balance due
from the sale in the above matter.

Please contact me if you have any questions.

Very truly yours,

McNERNEY, PAGE, VANDERLIN & HALL



Mary M. Hurd, Paralegal

Enclosure

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 May 2, 9, 16, 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.

.....
Sworn and subscribed to before me this 16th day of MAY, 2007.

.....
(Notary Public)
Commonwealth Of Pennsylvania
My commission expires
Notarial Seal
Dennis L. Achenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
Member, Pennsylvania Association Of Notaries

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

.....

SHERIFF'S SALE COST SHEET

Citizens VS. Thompson
 NO. 42-07 ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN \$15.00
 SERVICE PER DEF. \$ 186.00
 LEVY (PER PARCEL) \$15.00
 MAILING COSTS \$ 54.50
 ADVERTISING SALE BILLS & COPIES \$17.50
 ADVERTISING SALE (NEWSPAPER) \$15.00
 MILEAGE \$ 12.50
 POSTING HANDBILL \$15.00
 CRYING/ADJOURN SALE \$10.00
 SHERIFF'S DEED \$35.00
 TRANSFER TAX FORM \$25.00
 DISTRIBUTION FORM \$25.00
 COPIES \$ 6.00
 NOTARY \$ 10.00

TOTAL ***** \$ 356.00

WEB POSTING \$150.00
 PRESS ENTERPRISE INC. \$ 1082.07
 SOLICITOR'S SERVICES \$75.00

TOTAL ***** \$ 1257.07

PROTHONOTARY (NOTARY) \$10.00
 RECORDER OF DEEDS \$ _____

TOTAL ***** \$ 0.00

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20 \$ _____
 SCHOOL DIST. 20 \$ _____
 DELINQUENT 20 \$ 5.00

TOTAL ***** \$ 5.00

MUNICIPAL FEES DUE:

SEWER 20 \$ _____
 WATER 20 \$ _____

TOTAL ***** \$ 0.00

SURCHARGE FEE (DSTE) \$ 130.00

MISC. _____ \$ _____
 _____ \$ _____

TOTAL ***** \$ 0.00

TOTAL COSTS (OPENING BID)

\$ 1706.07

1550.00

\$ 356.07

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.

CITIZENS & NORTHERN BANK

VS.

LEIGH THOMPSON

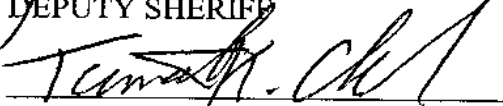
WRIT OF EXECUTION #42 OF 2007 ED

POSTING OF PROPERTY

April 18, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF LEIGH THOMPSON. AT 1268 MILLERTOWN ROAD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20TH DAY OF APRIL 2007



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

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) 784-6380

CITIZENS & NORTHERN BANK

Docket # 42ED2007

VS

MORTGAGE FORECLOSURE

LEIGH C. THOMPSON

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, MARCH 27, 2007, AT 4:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LEIGH THOMPSON AT 1268 MILLERTOWN ROAD, MILLVILLE BY HANDING TO LEIGH THOMPSON, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

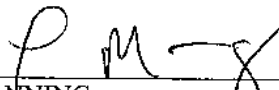
SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, MARCH 28, 2007


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 
F. MANNING
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/2/2007

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 42ED2007

PLAINTIFF CITIZENS & NORTHERN BANK

DEFENDANT LEIGH C. THOMPSON
ATTORNEY FIRM MCNERNEY, PAGE, VANDERLIN & HALL

PERSON/CORP TO SERVED

LEIGH THOMPSON

1268 MILLERTOWN ROAD

MILLVILLE

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON LEIGH Thompson

RELATIONSHIP OFF IDENTIFICATION _____

DATE 3-22-07 TIME 1645 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

P M - J

DATE

3-22-07

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: GMC c/o John McLaughlin, Esq. PO Box 179 Danville, PA 17821	Article Number (Transfer from service label)	Domestic Return
		Form 3811, February 2004	

600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106	<table border="1"><tr><td colspan="2">3. Service Type</td></tr><tr><td><input checked="" type="checkbox"/> Certified Mail</td><td><input type="checkbox"/> Express Mail</td></tr><tr><td><input type="checkbox"/> Registered</td><td><input type="checkbox"/> Return Receipt for Merchandise</td></tr><tr><td><input type="checkbox"/> Insured Mail</td><td><input type="checkbox"/> C.O.D.</td></tr></table>	3. Service Type		<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail	<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.
3. Service Type									
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail								
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise								
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.								
2. A 7	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes								
PS FORM 3842, JAN 1991	79 102595-02-M-1								

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Citizens & Northern Bank
130 Court Street
Williamsport, PA 17701

COMPLETE THIS SECTION ON DELIVERY

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7005 0390 0001 2235 9417

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7005 0390 0001 2235 9455

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

4/2

Tax Notice 2007 County & Municipality
GREENWOOD TWP
MAKE CHECKS PAYABLE TO:
 DENNETTE FARR
 858 CHESTNUT ROAD
 MILLVILLE PA 17846
HOURS: THURSDAY: 6PM TO 9PM
 APRIL, JUNE, AUGUST, OCTOBER
 OR BY APPOINTMENT
PHONE: 570-458-5775

FOR: COLUMBIA COUNTY				DATE 03/01/2007	BILL NO. 18967
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	30,761	6.146	185.28	189.06	207.97
SINKING		1.345	40.54	41.37	45.51
TWP RE		1.5	45.22	46.14	48.45
The discount & penalty have been calculated for your convenience			271.04 April 30 If paid on or before	276.57 June 30 If paid on or before	301.93 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

THOMPSON LEIGH C
 1268 MILLERTOWN ROAD
 MILLVILLE PA 17846

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 17 -05 -015-02,000		
1268 MILLERTOWN RD		
2.58 Acres	Land	7,025
	Buildings	23,736
Total Assessment		30,761

This tax returned to
 courthouse on:
 January 1, 2008

If you desire a receipt, send it to a self-addressed stamped envelope with your payment.
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

Tax Notice 2007 County & Municipality
GREENWOOD TWP
MAKE CHECKS PAYABLE TO:
 DENNETTE FARR
 858 CHESTNUT ROAD
 MILLVILLE PA 17846
HOURS: THURSDAY: 6PM TO 9PM
 APRIL, JUNE, AUGUST, OCTOBER
 OR BY APPOINTMENT
PHONE: 570-458-5775

FOR: COLUMBIA COUNTY				DATE 03/01/2007	BILL NO. 18967
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
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PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

THOMPSON LEIGH C
 1268 MILLERTOWN ROAD
 MILLVILLE PA 17846

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 17 -05 -015-02,000		
1268 MILLERTOWN RD		
2.58 Acres	Land	7,025
	Buildings	23,736
Total Assessment		30,761

This tax returned to
 courthouse on:
 January 1, 2008

FILE COPY

If you desire a receipt, send it to a self-addressed stamped envelope with your payment.
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

GREENWOOD TWP
 COLUMBIA CO PA

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/2/2007

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 42ED2007

PLAINTIFF CITIZENS & NORTHERN BANK

DEFENDANT LEIGH C. THOMPSON
ATTORNEY FIRM MCNERNEY, PAGE, VANDERLIN & HALL

PERSON/CORP TO SERVED
MADISON SEWER-DELLA FREY
MOOREHEAD AVE.
MILLVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DELLA FREY

RELATIONSHIP SER. TREASURER IDENTIFICATION _____

DATE 3-20-07 TIME 1025 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

P. M. - f

DATE 3-20-07

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/2/2007

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 42ED2007

PLAINTIFF CITIZENS & NORTHERN BANK

DEFENDANT LEIGH C. THOMPSON
ATTORNEY FIRM MCNERNEY, PAGE, VANDERLIN & HALL

PERSON/CORP TO SERVED
DENNETTE FARR-TAX COLLECTOR
858 CHESTNUT ROAD
MILLVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

*Report
Completed 12.*

SERVED UPON DENNETTE FARR

RELATIONSHIP TAX COLLECTOR IDENTIFICATION _____

DATE 3-20-07 TIME 11:55 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY *P M J* DATE 3-20-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/2/2007

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 42ED2007

PLAINTIFF CITIZENS & NORTHERN BANK

DEFENDANT LEIGH C. THOMPSON
ATTORNEY FIRM MCNERNEY, PAGE, VANDERLIN & HALL

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leslie Loran

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 3-15-7 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

J. A. [Signature]

DATE 3-15-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/2/2007

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 42ED2007

PLAINTIFF CITIZENS & NORTHERN BANK

DEFENDANT LEIGH C. THOMPSON
ATTORNEY FIRM MCNERNEY, PAGE, VANDERLIN & HALL

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 3-15-7 TIME 1210 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter
DATE 3-15-7

.. COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:15-MAR-07

FEE:\$5.00

CERT. NO:3179

THOMPSON LEIGH C
1268 MILLERTOWN ROAD
MILLVILLE PA 17846

DISTRICT: GREENWOOD TWP
DEED 20020-8967
LOCATION: 1268 MILLERTOWN RD MILLVILLE
PARCEL: 17 -05 -015-02,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2005	PRIM	1,679.08	32.66		55.00	1,766.74
2006	PRIM	1,842.00	39.83		30.00	1,911.83
TOTAL DUE :						\$3,678.57

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: June ,2007

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2006

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

REAL ESTATE OUTLINE

ED # 4/2-06

DATE RECEIVED 3-2-07
DOCKET AND INDEX 3-15-07

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# _____

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

SALE DATE	<u>May 23, 07</u>	TIME <u>0930</u>
POSTING DATE	<u>Apr 17, 07</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>May 2</u>	
	2 ND WEEK <u>5</u>	
	3 RD WEEK <u>6, 07</u>	

SHERIFF'S SALE

WEDNESDAY MAY 23, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 42 OF 2007 ED AND CIVIL WRIT NO. 183 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece and parcel of land situate in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner set at the intersection of the northeast corner of this tract of land in line of other land now or formerly of Thompsons and land now or formerly of Harold C. Volckmann and wife.

Thence running along the northwest line of other lands now or formerly of Thompsons, South thirty-eight (38) degrees fifty-three (53) minutes forty-seven (47) seconds West, seven hundred forty-six and thirty-four hundredths (746.34) feet to a railroad spike in the centerline of the right-of-way of L. R. 19029.

Thence running along the centerline of said right-of-way, the three (03) following courses and distances, namely:

1-North two (02) degrees fifty-six (56) minutes fifty-two (52) seconds East, sixty-four and sixty-five hundredths (64.65) feet to a railroad spike corner;

2-North four (04) degrees thirty-six (36) minutes fifty (50) seconds West, one hundred fifteen and twenty-five hundredths (115.25) feet to a railroad spike corner; and,

3-North nine (09) degrees forty-seven (47) minutes eighteen (18) seconds West, two hundred fifty-seven and twenty-five hundredths (257.25) feet to a railroad spike corner set at the southwest corner of land now or formerly of the aforesaid Volckmann.

Thence running along the southerly line of land now or formerly of said Volckmann, North seventy-four (74) degrees four (04) minutes twenty-two (22) seconds East, five hundred thirty-nine and one hundredth (539.01) feet to an iron pin corner, the place of beginning.

CONTAINING 2.576 acres of land according to a survey and draft made by Orangeville Surveying Consultants and completed on September 18, 1974.

This conveyance includes all rights and privileges relating to the use of water and water rights under the terms and conditions as contained in deed of Richard E. Karchner, et al., to Alan L. Swanson and wife, dated July 22, 1971 and recorded at Columbia County Deed Book 252 at page 334.

This deed is given under and subject to all highway rights of ways.

ALSO UNDER AND SUBJECT TO such conditions, restrictions, covenants, rights-of-way, etc., as heretofore contained in the prior chain of title.

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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.

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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
Ann Pepperman
PO Box 7
Williamsport, PA 17701

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

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PO Box 7
Williamsport, PA 17701

Sheriff of Columbia County
Timothy T. Chamberlain
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Plaintiff's Attorney
Ann Pepperman
PO Box 7
Williamsport, PA 17701

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

**WRIT OF EXECUTION -- (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 AND RULE 3257**

CITIZENS & NORTHERN BANK,
Plaintiff

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Exec. No. 2007-EO-42

vs.

Orig. No. 2006 CV 183 MF

LEIGH C. THOMPSON,
Defendant

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property. (Specifically describe property below)

1268 Millertown Road, Millville, Columbia County, Pennsylvania

Amount Due	\$77,352.32
Interest to 01-30-07	1,759.01
Late Charges	150.00
Attorneys Fees	<u>2,000.00</u>

TOTAL\$81,261.33

plus interest at the adjustable interest rate provided in the Note, which, at the current interest rate of 6.875% per annum, accrues at a daily rate of \$14.57, as adjusted periodically in accordance with the terms of the Note, from January 30, 2007 until paid in full, late charges as they continue to accrue at the rate of \$52.58 per month from January 30, 2007 until payment is made to the Plaintiff, and costs of suit.

Tamara B. Kline, Prothonotary

Barbara N. Schmitt, Clerk

Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania

Proth. & Clk. Of Sev. Courts

My Com. Ex. 1st Mon. Jan 2008

Dated: 03-02-2007

(SEAL)

BY: _____ Deputy

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

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CITIZENS & NORTHERN BANK,
Plaintiff

vs.

LEIGH C. THOMPSON,
Defendant

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA

: NO. 2006 CV 183 MF

: CIVIL ACTION – LAW
: MORTGAGE FORECLOSURE

NOTICE

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

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

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER CONTACT:

Pennsylvania Bar Association
Lawyer Referral Service
100 South Street
P. O. Box 186
Harrisburg, PA 17108-0186
Telephone (800) 692-7375

IF YOU CANNOT AFFORD A LAWYER, YOU MAY BE ELIGIBLE FOR LEGAL AID THROUGH:

Legal Services Office
168 East Fifth Street
Bloomsburg, PA 17815
Telephone (570) 784-8760

Submitted by;

McNERNEY, PAGE, VANDERLIN & HALL

BY:



Ann S. Pepperman, Esquire
Attorney for Plaintiff
I.D. No. 25482

MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

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

CITIZENS & NORTHERN BANK,
Plaintiff

vs.

LEIGH C. THOMPSON,
Defendant

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
:
: NO. 2006 CV 183 MF
:
: CIVIL ACTION – LAW
: MORTGAGE FORECLOSURE

THIS CLAIM TO BE FILED WITH THE SHERIFF OF COLUMBIA COUNTY
35 West Main Street, Bloomsburg, PA 17815

CLAIM FOR EXEMPTION

To The SHERIFF of COLUMBIA COUNTY

I, the within named defendant, claim exemption of property from levy or attachment:

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

(a) I desire that my \$300 statutory exemption be

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

____ (ii) paid in cash following the sale of the property levied upon; or

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

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

(a) my \$300 statutory exemption: ____ in cash; ____ in kind (specify property):

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

(c) other (specify amount and basis of exemption):

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

(Address)

(Telephone)

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

Date: _____

(Defendant)

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3-North nine (09) degrees forty-seven (47) minutes eighteen (18) seconds West, two hundred fifty-seven and twenty-five hundredths (257.25) feet to a railroad spike corner set at the southwest corner of land now or formerly of the aforesaid Volckmann.

Thence running along the southerly line of land now or formerly of said Volckmann, North seventy-four (74) degrees four (04) minutes twenty-two (22) seconds East, five hundred thirty-nine and one hundredth (539.01) feet to an iron pin corner, the place of beginning.

CONTAINING 2.576 acres of land according to a survey and draft made by Orangeville Surveying Consultants and completed on September 18, 1974.

This conveyance includes all rights and privileges relating to the use of water and water rights under the terms and conditions as contained in deed of Richard E. Karchner, et al., to Alan L. Swanson and wife, dated July 22, 1971 and recorded at Columbia County Deed Book 252 at page 334.

This deed is given under and subject to all highway rights of ways.

ALSO UNDER AND SUBJECT TO such conditions, restrictions, covenants, rights-of-way, etc., as heretofore contained in the prior chain of title.

BEING the same premises granted and conveyed unto Leigh C. Thompson, a married person, by deed of Leigh C. Thompson and Kendra J. Thompson, his wife, dated June 14, 2002 and recorded July 30, 2002 as Columbia County Instrument Number 200208967.

FOR IDENTIFICATION PURPOSES ONLY, being known as Real Estate Tax Parcel Number 17-05-015-2 in the Office of the Columbia County Tax Assessor.

SEIZED, taken in execution and to be sold as the property of Leigh C. Thompson under a judgment entered against him in the Court of Common Pleas of Columbia County, Pennsylvania, docketed to No. 2006 CV 183 MF.

CITIZENS & NORTHERN BANK,	:	IN THE COURT OF COMMON PLEAS OF
Plaintiff	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	
vs.	:	NO. 2006 CV 183 MF
	:	
LEIGH C. THOMPSON,	:	CIVIL ACTION – LAW
Defendant	:	MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA	:
	: ss
COUNTY OF LYCOMING	:

ANN S. PEPPERMAN, attorney for Plaintiff and authorized to make this affidavit on its behalf, being duly sworn according to law, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at 1268 Millertown Road, Millville, Columbia County, Pennsylvania, described in Exhibit "A" attached hereto and made a part of this affidavit.

1. Name and address of owners or reputed owners:

<u>Name</u>	<u>Address</u>
Leigh C. Thompson	1268 Millertown Road Millville, PA 17845

2. Name and address of Defendants in the judgment:

<u>Name</u>	<u>Address</u>
Leigh C. Thompson	1268 Millertown Road Millville, PA 17845

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

<u>Name</u>	<u>Address</u>
Citizens & Northern Bank	130 Court Street Williamsport, PA 17701
Geisinger Medical Center and Geisinger Clinic	c/o John L. McLaughlin, Esquire, Attorney for Geisinger Medical Center and Geisinger Clinic 12 West Market Street PO Box 179 Danville, PA 17821-0179

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

<u>Name</u>	<u>Address</u>
Citizens & Northern Bank	3461 Route 405 Highway Muncy, PA 17756

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

<u>Name</u>	<u>Address</u>
Victoria Fry, Tax Collector	80 Trivelpiece Road Orangeville, PA 17859
Columbia County Tax Claim Bureau	Columbia County Courthouse PO Box 380 Bloomsburg, PA 17815

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

<u>Name</u>	<u>Address</u>
None	

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

Name

Address

None

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 falsification to authorities.

3/2/07
Date

Ann S. Pepperman
Ann S. Pepperman, Esquire

ALL that certain piece and parcel of land situate in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner set at the intersection of the northeast corner of this tract of land in line of other land now or formerly of Thompsons and land now or formerly of Harold C. Volckmann and wife.

Thence running along the northwest line of other lands now or formerly of Thompsons, South thirty-eight (38) degrees fifty-three (53) minutes forty-seven (47) seconds West, seven hundred forty-six and thirty-four hundredths (746.34) feet to a railroad spike in the centerline of the right-of-way of L.R. 19029.

Thence running along the centerline of said right-of-way, the three (03) following courses and distances, namely:

1 – North two (02) degrees fifty-six (56) minutes fifty-two (52) seconds East, sixty-four and sixty-five hundredths (64.65) feet to a railroad spike corner;

2-North four (04) degrees thirty-six (36) minutes fifty (50) seconds West, one hundred fifteen and twenty-five hundredths (115.25) feet to a railroad spike corner; and,

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SEIZED, taken in execution and to be sold as the property of Leigh C. Thompson under a judgment entered against him in the Court of Common Pleas of Columbia County, Pennsylvania, docketed to No. 2006 CV 183 MF.

CITIZENS & NORTHERN BANK,	:	IN THE COURT OF COMMON PLEAS OF
Plaintiff	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	
vs.	:	NO. 2006 CV 183 MF
	:	
LEIGH C. THOMPSON,	:	CIVIL ACTION – LAW
Defendant	:	MORTGAGE FORECLOSURE

**NOTICE PURSUANT TO
PA.R.C.P. 3129.2**

TO: Leigh C. Thompson, Defendant in the above-captioned matter and owner or reputed owner of the real estate hereinafter described and the following lienholders and interested parties:

Citizens & Northern Bank
130 Court Street
Williamsport, PA 17701

Citizens & Northern Bank
3461 Route 405 Highway
Muncy, PA 17756

Geisinger Medical Center and Geisinger Clinic
c/o John L. McLaughlin, Esquire,
Attorney for Geisinger Medical Center
and Geisinger Clinic
12 West Market Street, PO Box 179
Danville, PA 17821-0179

Victoria Fry, Tax Collector
80 Trivelpiece Road
Orangeville, PA 17859

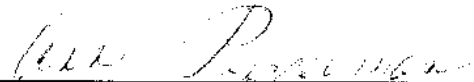
Columbia County Tax Claim Bureau
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County upon a judgment obtained in the above stated mortgage foreclosure action, and directed to the Sheriff of Columbia County, the Sheriff of Columbia County will expose to public sale at the Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania, on _____, 2007, at _____ .m., the real estate and the improvements erected thereon, if any, described in Exhibit "A" attached hereto and made a part of this Notice.

You are further notified that a schedule of proposed distribution of the proceeds of the above sale will be filed by the Sheriff of Columbia County, Pennsylvania, in his office at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania on _____, 2007 and that distribution of said proceeds will be made in accordance with said Schedule of Distribution unless exceptions are filed thereto within ten (10) days thereafter.

Submitted by;

McNERNEY, PAGE, VANDERLIN & HALL

BY: 
Ann S. Pepperman, Esquire
Attorney for Plaintiff
Attorney ID No. 25482

433 Market Street
P.O. Box 7
Williamsport, PA 17703
Telephone: 570-326-6555

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CITIZENS & NORTHERN BANK,
Plaintiff

vs.

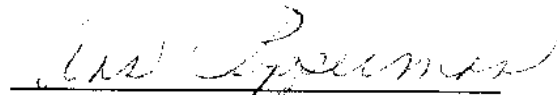
LEIGH C. THOMPSON,
Defendant

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
:
: NO. 2006 CV 183 MF
:
: CIVIL ACTION – LAW
: MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

I, Ann S. Pepperman, Esquire, do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Attorney for Plaintiff



Ann S. Pepperman, Esquire
I.D. No. 25482

433 Market Street
PO Box 7
Williamsport, PA 17701
(570) 326-6555

CITIZENS & NORTHERN BANK
WELLSBORO, PA 16901

60-0830
0313

No. 60487

Date: February 27, 2007

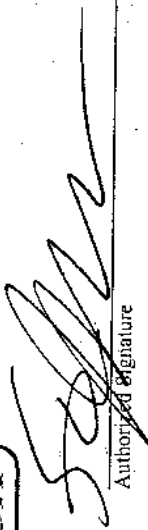
Pay to the
Order of Columbia County Sheriff

Amount \$*****1,350.00

One Thousand Three Hundred Fifty and 00/100*****

DOLLARS

CASHIERS CHECK


Authorized Signature

Thompson Sheriff Sale Deposit
Memo

⑈060487⑈ ⑆031308302⑆ 85056961⑈