

# SHERIFF'S SALE COST SHEET

Feef Nab. m.H. Assoc. vs. Chqcl Xney  
 NO. 10-08 ED NO. 664-07 JD DATE/TIME OF SALE Mar 26 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</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>4.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>370.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>694.86</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>919.86</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>548.74</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>553.74</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>289.29</u>
WATER 20	\$
TOTAL ***** \$ <u>289.29</u>	

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC.	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2284.89

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

Feel Nat. Mort Assoc. vs Chad Yelvey

NO. 10-08 ED NO. 664-07 JD

DATE/TIME OF SALE: 1/1/08 26 0900

BID PRICE (INCLUDES COST) \$ 2284,89

POUNDAGE - 2% OF BID \$ 45,70

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2330,59

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

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

NAMES(S) ON DEED: Fannie mae

PURCHASER(S) SIGNATURE(S): X Charles A Menach

TOTAL DUE: \$ 2330,59

LESS DEPOSIT: \$ 1350,00

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

TOTAL DUE IN 8 DAYS \$ 980,59

**FNB Bank**  
1255 N Susquehanna Trail  
Hummels Wharf, PA 17831

**IMPORTANT NOTICE**

You have the right to request that we not send you any future unsolicited facsimile advertisements. If you wish to request that we not send you any future unsolicited facsimile advertisements, you may do so in one of the following three ways:

1. Visit [www.optoutFFC.com](http://www.optoutFFC.com) and complete an online request.
2. Send a fax to 717.569.6316 (this is not a toll-free number). Include in facsimile the words **Please do not Fax** and the facsimile number(s) where you do not wish to receive further unsolicited facsimile advertisements from us.
3. Contact us by telephone at 717.735.8666 (this is not a toll-free number).

In each case, you will need to provide the facsimile number(s) where you do not wish to receive further unsolicited facsimile advertisements from us. Failure by us to comply with such a request in proper form within 30 days is unlawful.

Date: 3/26/08

Number of Pages including cover sheet: 1

To: Tim

From: Charlie

Fax: (570) 389-5625

Fax: ( )

Telephone: ( )

Telephone: ( ) 743-8511

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

*Yokuy deed info*

*Please transfer to: Federal National Mortgage Assoc.  
Fannie Mae NPDC  
Conveyance and Claims  
PO Box 650043  
Dallas, Texas 75265-0043*

**CONFIDENTIALITY NOTICE:** This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure. If the reader of this message is not the intended recipient or an employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us by mail. Thank you

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

**FNB Bank, National Association**

0313

**CASHIER'S CHECK 4450159483**

DATE 3/26/08

68-35  
519

TO THE ORDER OF *Tim Chamberlain, Sheriff*

*Nine hundred eighty and 59/100*

NAME OF REMITTER  
ADDRESS  
PAYABLE THROUGH BANK  
CHARLESTON, WV  
*Yohay*

DRAWER: FNB BANK, NATIONAL ASSOCIATION

BY  
AUTHORIZED SIGNATURE

⑆051900353⑆00445 01594832⑈

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 March 5, 12, 19, 2008 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 19th day of March, 2008.

(Notary Public)  
COMMONWEALTH OF PENNSYLVANIA  
My commission expires July 3, 2011  
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

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION A/K/A FANNIE MAE, BY FNB  
BANK, N.A., ITS SERVICING AGENT

VS

Docket # 10ED2008

MORTGAGE FORECLOSURE

CHAD W. YOHEY

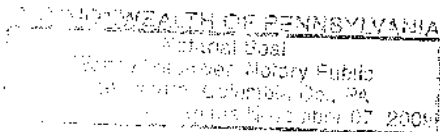
AFFIDAVIT OF SERVICE

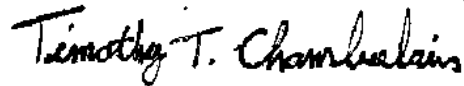
NOW, THIS WEDNESDAY, JANUARY 23, 2008, AT 5:00 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON CHAD YOHEY AT 1704 WALNUT STREET, BERWICK BY HANDING TO CHAD YOHEY, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, JANUARY 24, 2008

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF

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.

FEDERAL NATIONAL MORTGAGE ASSOC.

VS.

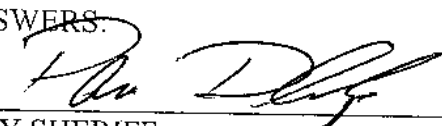
CHAD YOHEY

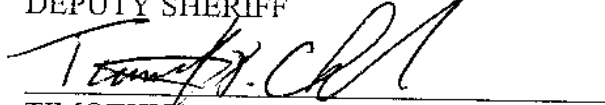
WRIT OF EXECUTION #10 OF 2008 ED

POSTING OF PROPERTY

February 20, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF CHAD YOHEY AT 1704 WALNUT STREET BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

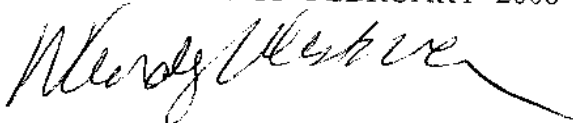
SO ANSWERS.

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 21<sup>ST</sup> DAY OF FEBRUARY 2008



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

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 01/28/2008

Fee: \$5.00

Cert. NO: 4136

YOHEY CHAD W  
1704 WALNUT STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20020 -9503  
Location: 1704 WALNUT ST L 81  
Parcel Id:04A-11 -063-00,000

Assessment: 26,548  
Balances as of 01/28/2008

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

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



**BERWICK AREA SCHOOL DISTRICT**

2007 SCHOOL REAL ESTATE DATE 07/01/2007 BILL# 004411 Original

BERWICK BOROUGH  
MAKE CHECKS PAYABLE TO:  
CONNIE C. GINGHER  
1615 LINCOLN AVENUE  
BERWICK, PA 18603

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	26548	48.100	1251.42	1276.96	1404.66
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>IF PAID ON OR BEFORE Aug 31</b>	<b>IF PAID ON OR BEFORE Oct 31</b>	<b>IF PAID AFTER Nov 1</b>
			1251.42	1276.96	1404.66

NO REFUNDS UNDER \$5.00

YOHEY CHAD W  
1704 WALNUT STREET  
BERWICK PA 18603

PROPERTY DESCRIPTION  
PARCEL 04A11 06300000 W/192  
1704 WALNUT ST  
20020-9503  
0.34 ACRES

SCHOOL PENALTY 10%  
COURTHOUSE TAX TO  
COURTHOUSE DEC 15

6/3/07

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

**Tax Notice** 2007 County & Municipality  
BERWICK BORO  
MAKE CHECKS PAYABLE TO:  
Connie C Gingher  
1615 Lincoln Avenue  
Berwick PA 18603

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

TAXES ARE DUE & PAYABLE - PROMPT PAYMENTS REQUESTED

YOHEY CHAD W  
1704 WALNUT STREET  
BERWICK PA 18603

FOR: COLUMBIA COUNTY DATE 03/01/2007 BILL NO. 6695

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING LIGHT FIRE BORO RE	26,548	6.146 1.345 1 10.6	159.90 35.00 26.02 32.53 275.78	163.16 35.71 26.55 33.19 281.41	179.48 39.28 27.88 34.85 295.48
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			529.23 April 30 If paid on or before	540.02 June 30 If paid on or before	576.97 June 30 If paid after

CONNIE C GINGHER

*Julia*  
Financial

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.

DISCOUNT	2%	2%
PENALTY	10%	5%
PARCEL: 04A-11-063-00,000		
1704 WALNUT ST		
3444 Acres		
Land		
Buildings		
Total Assessment		
	20,548	26,548

WE 2770  
FILE COPY

4130

2007 paid in full by Fulton Financial Mtg

Conner

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/23/2008

SERVICE# 7 - OF - 10 SERVICES  
DOCKET # 10ED2008

PLAINTIFF

FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A  
FANNIE MAE, BY FNB BANK, N.A., ITS SERVICING  
AGENT

DEFENDANT  
ATTORNEY FIRM

CHAD W. YOHEY  
THOMAS C. CLARK

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Deb

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

DATE 1-25-08 TIME 1:50 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

TC DATE \_\_\_\_\_



January 25, 2008

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House- P.O. Box 380  
Bloomsburg, PA 17815

**FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE  
MAE, BY FNB, N.A., ITS SERVICING AGENT**

**VS.**

**CHAD YOHEY**

**DOCKET # 10ED2008**

**JD # 664JD2007**

Dear Timothy:

The balance due on sewer account #102230 for the property located at 1704 Walnut Street Berwick, Pa through March 2008 is \$289.29.

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

Sincerely,

Kelly Greer  
Authority Clerk

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/23/2008

SERVICE# 1 - OF - 10 SERVICES  
DOCKET # 10ED2008

PLAINTIFF

FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A  
FANNIE MAE, BY FNB BANK, N.A., ITS SERVICING  
AGENT

DEFENDANT  
ATTORNEY FIRM

CHAD W. YOHEY  
THOMAS C. CLARK

PERSON/CORP TO SERVED
CHAD YOHEY
1704 WALNUT STREET
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON CHAD YOHEY

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

DATE 01-23-08 TIME 1700 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

01-23-08

1615

DANIEL

L/C

DEPUTY

[Signature]

DATE

01-23-08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/23/2008

SERVICE# 2 - OF - 10 SERVICES  
DOCKET # 10ED2008

PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A  
FANNIE MAE, BY FNB BANK, N.A., ITS SERVICING  
AGENT

DEFENDANT CHAD W. YOHEY  
ATTORNEY FIRM THOMAS C. CLARK

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE.	
BERWICK	

SERVED UPON KELLY GREER

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

DATE 01-23-08 TIME 1450 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

F. OTHER (SPECIFY) \_\_\_\_\_

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
DEPUTY <u>Rea Dill</u>	_____	DATE <u>01-23-08</u>	_____

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/23/2008

SERVICE# 3 - OF - 10 SERVICES  
DOCKET # 10ED2008

PLAINTIFF

FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A  
FANNIE MAE, BY FNB BANK, N.A., ITS SERVICING  
AGENT

DEFENDANT  
ATTORNEY FIRM

CHAD W. YOHEY  
THOMAS C. CLARK

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON

*POSTED*

RELATIONSHIP

IDENTIFICATION

DATE *01.23.08*

TIME *1600*

MILEAGE

OTHER

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

TYPE OF SERVICE:

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

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

*Rue DLH*

DATE

*01.23.08*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/23/2008

SERVICE# 4 - OF - 10 SERVICES  
DOCKET # 10ED2008

PLAINTIFF

FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A  
FANNIE MAE, BY FNB BANK, N.A., ITS SERVICING  
AGENT

DEFENDANT  
ATTORNEY FIRM

CHAD W. YOHEY  
THOMAS C. CLARK

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN C/S

RELATIONSHIP COSTAER SERVICES IDENTIFICATION \_\_\_\_\_

DATE 1-24-8 TIME 0635 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 1-24-8

# REAL ESTATE OUTLINE

ED # 10-08

DATE RECEIVED 1-23-08  
DOCKET AND INDEX 1-24-08

## 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 checked="" 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 <u>EM3</u>	<input checked="" type="checkbox"/>	CK# <u>4450159471</u>

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

SALE DATE Mar 26, 08 TIME 0900  
POSTING DATE Feb 20, 08  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Mar 5  
2<sup>ND</sup> WEEK 12  
3<sup>RD</sup> WEEK 19, 08



# SHERIFF'S SALE

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WEDNESDAY MARCH 26, 2008 AT 9:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 10 OF 2008 ED AND CIVIL WRIT NO. 664 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 the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the East side of Walnut Street, at the southwest corner of Lot No. 83; thence along said lot in an easterly direction, one hundred fifty (150) feet to a fifteen (15) foot alley; thence along said alley in a southerly direction ninety-nine (99) feet to a line of Lot No. 80; thence along said lot in a westerly direction, one hundred fifty (150) feet to Walnut Street; thence along said street in a northerly direction, ninety-nine (99) feet to the place of beginning. Being Lots No. 81 and 82 as marked and numbered on Duval Dickson's Third Plot of Lots. (TM-04A-11-063-00.000)

BEING the same premises which Michael D. B. Force and Kelly A. Force, husband and wife, by their Deed dated August 9, 2002, and recorded August 9, 2002, in the Office of the Recorder of Deeds in and for Columbia County at Bloomsburg, Pennsylvania, in Columbia County Instrument No. 200209503, granted and conveyed to Chad W. Yohey.

## 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  
Thomas Clark  
PO Box 57  
Middleburg, PA 17842

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

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WEDNESDAY MARCH 26, 2008 AT 9:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 10 OF 2008 ED AND CIVIL WRIT NO. 664 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 the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the East side of Walnut Street, at the southwest corner of Lot No. 83; thence along said lot in an easterly direction, one hundred fifty (150) feet to a fifteen (15) foot alley; thence along said alley in a southerly direction ninety-nine (99) feet to a line of Lot No. 80; thence along said lot in a westerly direction, one hundred fifty (150) feet to Walnut Street; thence along said street in a northerly direction, ninety-nine (99) feet to the place of beginning. Being Lots No. 81 and 82 as marked and numbered on Duval Dickson's Third Plot of Lots. (TM-04A-11-063-00.000)

BEING the same premises which Michael D. B. Force and Kelly A. Force, husband and wife, by their Deed dated August 9, 2002, and recorded August 9, 2002, in the Office of the Recorder of Deeds in and for Columbia County at Bloomsburg, Pennsylvania, in Columbia County Instrument No. 200209503, granted and conveyed to Chad W. Yohey.

## 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.

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# SHERIFF'S SALE

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Plaintiff's Attorney  
Thomas Clark  
PO Box 57  
Middleburg, PA 17842

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION a/k/a FANNIE MAE,  
by FNB BANK, N.A., its servicing  
agent,

Plaintiff

vs.

CHAD W. YOHEY,

Defendant

\* IN THE COURT OF COMMON PLEAS  
\* OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
\* OF PENNSYLVANIA  
\* COLUMBIA COUNTY BRANCH  
\*

\* CIVIL ACTION  
\* NO. CV - 664 - 2007  
\* NO. EX - 10 - 2008  
\* MORTGAGE FORECLOSURE

**WRIT OF EXECUTION**  
**NOTICE**

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

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

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

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

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

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

North Penn Legal Services  
168 East 5<sup>th</sup> Street  
Bloomsburg, Pennsylvania 17815  
(570) 784-8760

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION a/k/a FANNIE MAE,  
by FNB BANK, N.A., its servicing  
agent,

Plaintiff

vs.

CHAD W. YOHEY,

Defendant

\* IN THE COURT OF COMMON PLEAS  
\* OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
\* OF PENNSYLVANIA  
\* COLUMBIA COUNTY BRANCH  
\*

\* CIVIL ACTION  
\* NO. CV - 664 - 2007  
\* NO. EX - ~~10~~ - 2008  
\* MORTGAGE FORECLOSURE

### WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against CHAD W. YOHEY, of 1704 Walnut Street, Berwick, Columbia County, Pennsylvania, Defendant;

(1) you are directed to levy upon the property of the Defendant and to sell his interest therein;

(2) you are also directed to attach the property of the Defendant not levied upon in the possession of n/a, as garnishee.

(i) ALL that certain piece, parcel or lot of land situate in the **Borough of Berwick**, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the East side of Walnut Street, at the southwest corner of Lot No. 83; thence along said lot in an easterly direction, one hundred fifty (150) feet to a fifteen (15) foot alley; thence along said alley in a southerly direction ninety-nine (99) feet to a line of Lot No. 80; thence along said lot in a westerly direction, one hundred fifty (150) feet to Walnut Street; thence along said street in a northerly direction, ninety-nine (99) feet to the place of beginning. Being Lots No. 81 and 82 as marked and numbered on Duval Dickson's Third Plot of Lots. (TM-04A-11-063-00.000)

BEING the same premises which Michael D. B. Force and Kelly A. Force, husband and wife, by their Deed dated August 9, 2002, and recorded August 9, 2002, in the Office of the Recorder of Deeds in and for Columbia County at Bloomsburg, Pennsylvania, in Columbia County Instrument No. 200209503, granted and conveyed to Chad W. Yohey.

and to notify the garnishee that

- (a) an attachment has been issued;
- (b) the garnishee is enjoined from paying any debt to or for the account of the Defendant and from delivering any property of the Defendant or otherwise disposing thereof;

(3) if property of the Defendant not levied upon and subject to attachment is found in the possession of anyone other than a named garnishee, you are directed to notify him that he has been added as a garnishee and is enjoined as above stated.

Amount due	. \$103,979.35
Interest from 3/1/07 to 12/3/07	. 8,400.66
Escrows	. 3,426.85
Late charges due	. <u>514.22</u>

SUB-TOTAL . \$116,321.08

Reasonable attorney's fees. . 16,000.00

TOTAL. . \$132,321.08 plus costs of suit and interest  
from December 3, 2007, at the per diem rate of \$20.37.

Date: January 22, 2008

(SEAL)

Thomas B. Kline  
Prothonotary, Court of Common  
Pleas of Columbia County, Pennsylvania  
By: Elizabeth A. Blevins  
Deputy

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

Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

7007 0710 0002 4094 7914

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:

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG, PA 17128-1230

2. Article Number

(Transfer from service label)

7007 0710 0002 4094 7921

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:

U.S. SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
ROBERT N.C. NIX FEDERAL BUILDING  
900 MARKET STREET-5<sup>TH</sup> FLOOR  
PHILADELPHIA, PA 19107

2. Article Number

(Transfer from service label)

7007 0710 0002 4094 7907

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ Agent  
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery  
JAN 29 2008

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ Agent  
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery  
JAN 28 2008

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ Agent  
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery  
1/29/08

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

### 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



FEDERAL NATIONAL MORTGAGE  
ASSOCIATION a/k/a FANNIE MAE,  
by FNB BANK, N.A., its servicing  
agent,

Plaintiff

vs.

CHAD W. YOHEY,

Defendant

\* IN THE COURT OF COMMON PLEAS  
\* OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
\* OF PENNSYLVANIA  
\* COLUMBIA COUNTY BRANCH  
\*

\* CIVIL ACTION  
\* NO. CV - 664 - 2007  
\* NO. EX - 10 - 2008  
\* MORTGAGE FORECLOSURE

**CLAIM FOR EXEMPTION**

TO THE SHERIFF:

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

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

(a) I desire that my \$300.00 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 \$300.00 statutory exemption: \_\_\_ in cash; \_\_\_ in kind (specify  
property):  
\_\_\_\_\_;

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

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

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

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Telephone Number)

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

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

\_\_\_\_\_  
(Defendant)

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

COLUMBIA COUNTY COURTHOUSE  
P. O. BOX 380  
35 WEST MAIN STREET  
BLOOMSBURG, PA 17815

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION a/k/a FANNIE MAE,  
by FNB BANK, N.A., its servicing  
agent,

Plaintiff

vs.

CHAD W. YOHEY,

Defendant

\* IN THE COURT OF COMMON PLEAS  
\* OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
\* OF PENNSYLVANIA  
\* COLUMBIA COUNTY BRANCH  
\*

\* CIVIL ACTION  
\* NO. CV - 664 - 2007  
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Bloomsburg, Pennsylvania 17815  
(570) 784-8760

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by FNB BANK, N.A., its servicing  
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Plaintiff

vs.

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Defendant

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\* COLUMBIA COUNTY BRANCH

\* CIVIL ACTION  
\* NO. CV - 664 - 2007  
\* NO. EX - 10 - 2008  
\* MORTGAGE FORECLOSURE

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COMMONWEALTH OF PENNSYLVANIA, COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY:

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(i) ALL that certain piece, parcel or lot of land situate in the **Borough of Berwick**, Columbia County, Pennsylvania, bounded and described as follows, to wit:

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Late charges due	. <u>514.22</u>

SUB-TOTAL . \$116,321.08

Reasonable attorney's fees. . 16,000.00

TOTAL. . \$132,321.08 plus costs of suit and interest  
from December 3, 2007, at the per diem rate of \$20.37.

Date: January 23 2008

(SEAL)

Tammi B. Kline

Prothonotary, Court of Common  
Pleas of Columbia County, Pennsylvania

By: Elizabeth A. Barron  
Deputy

**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

Plaintiff

VS.

CHAD W. YOHEY,

Defendant

IN THE COURT OF COMMON PLEAS  
OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
OF PENNSYLVANIA  
COLUMBIA COUNTY BRANCH

CIVIL ACTION

NO. CV - 664 - 2007

NO. EX-~~11~~ - 2008

MORTGAGE FORECLOSURE

### CLAIM FOR EXEMPTION

TO THE SHERIFF:

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

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

- (a) I desire that my \$300.00 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):

Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: the control group (n = 10) and the experimental group (n = 10). The control group received a standard training protocol, while the experimental group received a modified training protocol. The subjects were then subjected to a series of tests to evaluate their performance. The results of the tests are presented in the following table.

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

- (a) my \$300.00 statutory exemption: \_\_\_\_ in cash; \_\_\_\_ in kind (specify property):

11. YOUNG'S MODULUS,  $E$  (UNIT:  $\text{N/mm}^2$ )

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

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

I request a prompt Court hearing to determine the exemption. Notice of the hearing should be given to me at \_\_\_\_\_,

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Telephone Number)

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

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

\_\_\_\_\_  
(Defendant)

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

COLUMBIA COUNTY COURTHOUSE  
P. O. BOX 380  
35 WEST MAIN STREET  
BLOOMSBURG, PA 17815



Plaintiff

vs.

CHAD W. YOHEY,

Defendant

IN THE COURT OF COMMON PLEAS  
OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
OF PENNSYLVANIA  
COLUMBIA COUNTY BRANCH

CIVIL ACTION

NO. CV – 664 – 2007

NO. EX-16 - 2008

## MORTGAGE FORECLOSURE

**NOTICE PURSUANT TO**  
**Pa.R.C.P. 3129.2(c)**

TO: CHAD W. YOHEY, Defendant and Real Owner  
1704 Walnut Street  
Berwick, PA 18603

Federal National Mortgage Association  
a/k/a Fannie Mae,  
by FNB Bank, N.A., its servicing agent  
354 Mill Street  
Danville, PA 17821

Columbia County Tax Claim Bureau  
35 West Main Street  
Bloomsburg, PA 17815

Columbia County Domestic Relations  
15 Perry Avenue  
Bloomsburg, PA 17815

Tenants and/or Occupants  
1704 Walnut Street  
Berwick, PA 18603

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 civil action, and directed to the Sheriff of Columbia County, the Sheriff of Columbia County will expose to public sale at the Sheriff's Office, at Columbia County Courthouse, 35 West Main Street,

Bloomsburg, Columbia County Pennsylvania, on \_\_\_\_\_, \_\_\_\_\_, 2008, at \_\_\_\_\_ a.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 35 West Main Street, Bloomsburg, Pennsylvania, on a date specified to the Sheriff not later than thirty (30) days after sale, and the distribution of said proceeds will be made in accordance with said schedule of distribution unless exceptions are filed thereto within ten (10) days thereafter.

THOMAS C. CLARK, P.C.

Date: January 22, 2008

By: 

Thomas C. Clark  
Attorney for Plaintiff  
Atty. Id. # 07661

DESCRIPTION FOR SHERIFF IN WRIT OF EXECUTION AGAINST CHAD W. YOHEY

EXHIBIT "A"

ALL that certain piece, parcel or lot of land situate in the **Borough of Berwick**, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the East side of Walnut Street, at the southwest corner of Lot No. 83; thence along said lot in an easterly direction, one hundred fifty (150) feet to a fifteen (15) foot alley; thence along said alley in a southerly direction ninety-nine (99) feet to a line of Lot No. 80; thence along said lot in a westerly direction, one hundred fifty (150) feet to Walnut Street; thence along said street in a northerly direction, ninety-nine (99) feet to the place of beginning. Being Lots No. 81 and 82 as marked and numbered on Duval Dickson's Third Plot of Lots. (TM-04A-11-063-00.000)

BEING the same premises which Michael D. B. Force and Kelly A. Force, husband and wife, by their Deed dated August 9, 2002, and recorded August 9, 2002, in the Office of the Recorder of Deeds in and for Columbia County at Bloomsburg, Pennsylvania, in Columbia County Instrument No. 200209503, granted and conveyed to Chad W. Yohey.

Plaintiff

vs.

CHAD W. YOHEY,

Defendant

IN THE COURT OF COMMON PLEAS  
OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
OF PENNSYLVANIA  
COLUMBIA COUNTY BRANCH

CIVIL ACTION

NO. CV – 664 – 2007

NO. EX - 10 - 2008

## MORTGAGE FORECLOSURE

**WAIVER OF WATCHMAN**

I, Thomas C. Clark, Esquire, do hereby state that any Deputy 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 on 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.

Date: January 22, 2008

Thomas C. Clark, Esquire  
Attorney for Plaintiff

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION a/k/a FANNIE MAE,  
by FNB BANK, N.A., its servicing  
agent,

Plaintiff

vs.

CHAD W. YOHEY,

Defendant

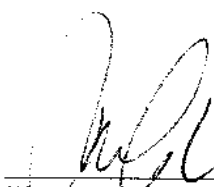
\* IN THE COURT OF COMMON PLEAS  
\* OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
\* OF PENNSYLVANIA  
\* COLUMBIA COUNTY BRANCH  
\*

\* CIVIL ACTION  
\* NO. CV - 664 - 2007  
\* NO. EX - 16 - 2008  
\* MORTGAGE FORECLOSURE

**WAIVER OF WATCHMAN**

I, Thomas C. Clark, Esquire, do hereby state that any Deputy 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 on 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.

Date: January 22, 2008

  
Thomas C. Clark, Esquire  
Attorney for Plaintiff

SNB\YOHEY-WOW  
BAF (TCC-10855)

Plaintiff

VS.

CHAD W. YOHEY,

Defendant

IN THE COURT OF COMMON PLEAS  
OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
OF PENNSYLVANIA  
COLUMBIA COUNTY BRANCH

CIVIL ACTION

NO. CV – 664 – 2007

NO. EX-167 - 2008

MORTGAGE FORECLOSURE

**WAIVER OF WATCHMAN**

I, Thomas C. Clark, Esquire, do hereby state that any Deputy 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 on 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.

Date: January 22, 2008

*[Signature]*

Thomas C. Clark, Esquire  
Attorney for Plaintiff

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION a/k/a FANNIE MAE,  
by FNB BANK, N.A., its servicing  
agent,

Plaintiff

vs.

CHAD W. YOHEY,

Defendant

\* IN THE COURT OF COMMON PLEAS  
\* OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
\* OF PENNSYLVANIA  
\* COLUMBIA COUNTY BRANCH  
\*

\* CIVIL ACTION  
\* NO. CV - 664 - 2007  
\* NO. EX - 10 - 2008  
\* MORTGAGE FORECLOSURE

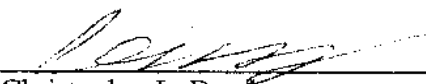
**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA

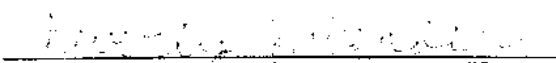
: SS

COUNTY OF LANCASTER

Christopher L. Demko, being duly sworn according to law, deposes and says that he is an authorized agent of Federal National Mortgage Association, a/k/a Fannie Mae, Plaintiff; that he is authorized to make this affidavit on behalf of Plaintiff; that the above-named Defendant resides at 1704 Walnut Street, Berwick, Columbia County, Pennsylvania; and that the Defendant is not in the Military Service of the United States, nor any State or Territory thereof or its allies as defined in the Soldiers' and Sailors' Civil Relief Act of 1940 and the amendments thereto.

  
Christopher L. Demko

Sworn to and subscribed  
before me this 17 day  
of January, 2008

  
**COMMONWEALTH OF PENNSYLVANIA**  
Notarial Seal  
Beverly J. Bender, Notary Public  
City Of Lancaster, Lancaster County  
My Commission Expires July 13, 2010  
Member, Pennsylvania Association of Notaries

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION a/k/a FANNIE MAE,  
by FNB BANK, N.A., its servicing  
agent,

Plaintiff

vs.

CHAD W. YOHEY,

Defendant

\* IN THE COURT OF COMMON PLEAS  
\* OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
\* OF PENNSYLVANIA  
\* COLUMBIA COUNTY BRANCH  
\*

\* CIVIL ACTION  
\* NO. CV - 664 - 2007  
\* NO. EX - 10 - 2008  
\* MORTGAGE FORECLOSURE

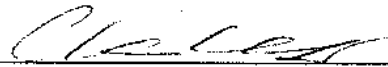
**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA

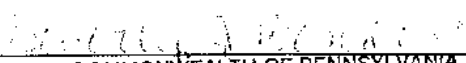
: SS

COUNTY OF LANCASTER

Christopher L. Demko, being duly sworn according to law, deposes and says that he is an authorized agent of Federal National Mortgage Association, a/k/a Fannie Mae, Plaintiff; that he is authorized to make this affidavit on behalf of Plaintiff; that the above-named Defendant resides at 1704 Walnut Street, Berwick, Columbia County, Pennsylvania; and that the Defendant is not in the Military Service of the United States, nor any State or Territory thereof or its allies as defined in the Soldiers' and Sailors' Civil Relief Act of 1940 and the amendments thereto.

  
Christopher L. Demko

Sworn to and subscribed  
before me this 18 day  
of January, 2008

  
COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Beverly J. Bender, Notary Public  
City Of Lancaster, Lancaster County  
My Commission Expires July 13, 2010  
Member, Pennsylvania Association of Notaries



FEDERAL NATIONAL MORTGAGE  
ASSOCIATION a/k/a FANNIE MAE,  
by FNB BANK, N.A., its servicing  
agent,

Plaintiff

vs.

CHAD W. YOHEY,

Defendant

\* IN THE COURT OF COMMON PLEAS  
\* OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
\* OF PENNSYLVANIA  
\* COLUMBIA COUNTY BRANCH  
\*

\* CIVIL ACTION  
\* NO. CV - 664 - 2007  
\* NO. EX - 10 - 2008  
\* MORTGAGE FORECLOSURE

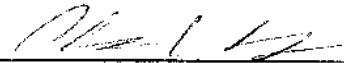
**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA


: SS

COUNTY OF LANCASTER

Christopher L. Demko, being duly sworn according to law, deposes and says that he is an authorized agent of Federal National Mortgage Association, a/k/a Fannie Mae, Plaintiff; that he is authorized to make this affidavit on behalf of Plaintiff; that the above-named Defendant resides at 1704 Walnut Street, Berwick, Columbia County, Pennsylvania; and that the Defendant is not in the Military Service of the United States, nor any State or Territory thereof or its allies as defined in the Soldiers' and Sailors' Civil Relief Act of 1940 and the amendments thereto.

  
Christopher L. Demko

Sworn to and subscribed  
before me this 18 day  
of January, 2008

  
COMMONWEALTH OF PENNSYLVANIA

Notarial Seal  
Beverly J. Bender, Notary Public  
City Of Lancaster, Lancaster County  
My Commission Expires July 13, 2010  
Member, Pennsylvania Association of Notaries

SNBYOHEY-AONMS\BAF(TCC-10855)

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION a/k/a FANNIE MAE,  
by FNB BANK, N.A., its servicing  
agent,

Plaintiff

vs.

CHAD W. YOHEY,

Defendant

\* IN THE COURT OF COMMON PLEAS  
\* OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
\* OF PENNSYLVANIA  
\* COLUMBIA COUNTY BRANCH  
\*

\* CIVIL ACTION  
\* NO. CV - 664 - 2007  
\* NO. EX - 12 - 2008  
\* MORTGAGE FORECLOSURE

**PLAINTIFF'S AFFIDAVIT PURSUANT**  
**TO Pa.R.C.P. 3129.1**

Thomas C. Clark, attorney for Plaintiff in the above action, sets forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the real property located at 1704 Walnut Street, Berwick, Columbia County, Pennsylvania, more particularly described in Exhibit "A" attached hereto and made a part hereof:

1. Name and address of Owner or Reputed Owner:

Name

Address

Chad W. Yohey

1704 Walnut Street  
Berwick, PA 18603

2. Name and address of Defendant in the judgment:

Name

Address

Chad W. Yohey

1704 Walnut Street  
Catawissa, PA 18603

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

Name

Address

Federal National Mortgage Association  
a/k/a Fannie Mae  
by FNB Bank, N.A., its servicing agent

354 Mill Street  
Danville, PA 17821

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

Name

Address

Federal National Mortgage Association  
a/k/a Fannie Mae  
by FNB Bank, N.A., its servicing agent

354 Mill Street  
Danville, PA 17821

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

Name

Address

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:

Name

Address

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

Columbia County Tax Claim Bureau

35 West Main Street  
Bloomsburg, PA 17815

Columbia County Domestic Relations

15 Perry Avenue  
Bloomsburg, PA 17815

Berwick Area Joint Sewer  
Authority

Tenants and/or Occupants

1108 Freas Avenue  
Berwick, PA 18603

1704 Walnut Street  
Berwick, PA 18603

THOMAS C. CLARK, P.C.

Date: January 24, 2008

By: 

Thomas C. Clark  
Attorney for Plaintiff  
Atty. Id. # 07661

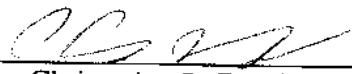
VERIFICATION

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.

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION, a/k/a FANNIE MAE,  
by FNB BANK, its servicing agent, Plaintiff

Date: January 18, 2008

By: \_\_\_\_\_

  
Christopher L. Demko

## EXHIBIT "A"

ALL that certain piece, parcel or lot of land situate in the **Borough of Berwick**, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the East side of Walnut Street, at the southwest corner of Lot No. 83; thence along said lot in an easterly direction, one hundred fifty (150) feet to a fifteen (15) foot alley; thence along said alley in a southerly direction ninety-nine (99) feet to a line of Lot No. 80; thence along said lot in a westerly direction, one hundred fifty (150) feet to Walnut Street; thence along said street in a northerly direction, ninety-nine (99) feet to the place of beginning. Being Lots No. 81 and 82 as marked and numbered on Duval Dickson's Third Plot of Lots. (TM-04A-11-063-00.000)

BEING the same premises which Michael D. B. Force and Kelly A. Force, husband and wife, by their Deed dated August 9, 2002, and recorded August 9, 2002, in the Office of the Recorder of Deeds in and for Columbia County at Bloomsburg, Pennsylvania, in Columbia County Instrument No. 200209503, granted and conveyed to Chad W. Yohey.

SNBYOHEY-PL.AFF  
BAF (TCC-10855)

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION a/k/a FANNIE MAE,  
by FNB BANK, N.A., its servicing  
agent,

Plaintiff

vs.

CHAD W. YOHEY,

Defendant

\* IN THE COURT OF COMMON PLEAS  
\* OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
\* OF PENNSYLVANIA  
\* COLUMBIA COUNTY BRANCH  
\*

\* CIVIL ACTION  
\* NO. CV - 664 - 2007  
\* NO. EX - 10 - 2008  
\* MORTGAGE FORECLOSURE

**PLAINTIFF'S AFFIDAVIT PURSUANT**  
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1704 Walnut Street  
Berwick, PA 18603

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Name

Address

Chad W. Yohey

1704 Walnut Street  
Catawissa, PA 18603

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Name

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Name

Address

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35 West Main Street  
Bloomsburg, PA 17815

Columbia County Domestic Relations

15 Perry Avenue  
Bloomsburg, PA 17815



Berwick Area Joint Sewer  
Authority

Tenants and/or Occupants

1108 Freas Avenue  
Berwick, PA 18603

1704 Walnut Street  
Berwick, PA 18603

THOMAS C. CLARK, P.C.

Date: January 22, 2008

By: 

Thomas C. Clark  
Attorney for Plaintiff  
Atty. Id. # 07661

VERIFICATION

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.

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION, a/k/a FANNIE MAE,  
by FNB BANK, its servicing agent, Plaintiff

Date: January 18, 2008

By: \_\_\_\_\_

Christopher L. Demko

## EXHIBIT "A"

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BEING the same premises which Michael D. B. Force and Kelly A. Force, husband and wife, by their Deed dated August 9, 2002, and recorded August 9, 2002, in the Office of the Recorder of Deeds in and for Columbia County at Bloomsburg, Pennsylvania, in Columbia County Instrument No. 200209503, granted and conveyed to Chad W. Yohey.

SNBYOHEY-PLAFF  
BAF (TCC-10855)

10630/M 1576952

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

**FNB Bank, National Association**

0313

CASHIER'S CHECK 4450159471

DATE January 17, 2008

68.35  
519

PAY One thousand three hundred fifty and 00/100

TO THE ORDER OF Columbia Co. Sheriff

NAME OF REMITTER Yohey

ADDRESS PAYABLE THROUGH BBAT  
CHARLESTON, WV

DRAWER: FNB BANK, NATIONAL ASSOCIATION

BY AUTHORIZED SIGNATURE

⑆051900353⑆00445 01594715⑈