

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

FNB Bank vs Jeffrey & Rebecca Lyndon

NO. 100-09 ED NO. 582-09 JD

DATE/TIME OF SALE: Aug, 17 1:30

BID PRICE (INCLUDES COST) \$ 35000.00

POUNDAGE - 2% OF BID \$ 700.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6362.23

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John S. Slick

TOTAL DUE: \$ 6362.23

LESS DEPOSIT: \$ 1500

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 4862.23

SHERIFF'S SALE COST SHEET

FNB Bank vs. Jeffrey & Rebecca Nighard
 NO. 100-09 ED NO. 582-09 JD DATE/TIME OF SALE Aug, 19, 09 3:00

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>384.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1577.10</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1802.10</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>43.50</u>
TOTAL ***** \$ <u>53.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>316.41</u>
SCHOOL DIST. 20	\$ <u>157.22</u>
DELINQUENT 20	\$ <u>106.21</u>
TOTAL ***** \$ <u>579.84</u>	

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

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>- 0 -</u>	

TOTAL COSTS (OPENING BID) \$ 579.84

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620
856 . 669 . 5400
FAX: 856 . 669 . 5399

PENNSYLVANIA OFFICE
215-568-9300
215-568-1141 FAX

MARK J. UDREN*
STUART WINNEG**
LORRAINE DOYLE**
ALAN M. MINATO***
CHANDRA M. ARKEMA***
***ADMITTED NJ, PA, FL**
****ADMITTED PA**
*****ADMITTED NJ, PA**
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

September 15, 2009

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

RE: FNB Bank, N.A.
vs.
Jeffrey B. Neyhard
Rebecca I. Neyhard
Property: 6845 Old Berwick Road
Bloomsburg, PA 17815
Columbia County C.C.P. No.: 582-CV-2009
Sheriff's Sale Date: 08/19/09

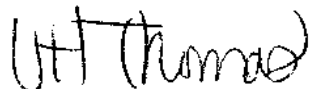
Dear Sir or Madam:

As attorney on the Writ, we are requesting the **DEED** be recorded in the name of **Federal National Mortgage Association, 1900 Market Street, Ste 800, Philadelphia, PA 19103.**

Enclosed please find our check in the amount of \$4,863.23 payable to the Sheriff of Columbia County. This check represents payment of the sheriff settlement costs, less previous deposit of \$1,500.00. Also enclosed please find two original Realty Transfer Tax Statement of Value forms.

Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

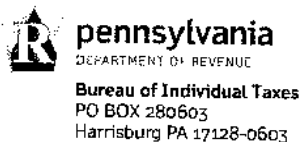
Sincerely,



Nicole Harbinson-Thomas
Legal Assistant



Enclosure



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name: UDREN LAW OFFICES, PC Telephone Number: (856) 669-5700

Street Address: 111 WOODCREST RD., STE 200 City: CHERRY HILL State: NJ ZIP Code: 08003

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s): Sheriff of Columbia County
Street Address: P.O. Box 380
City: Bloomsburg State: PA ZIP Code: 17815

Grantee(s)/Lessee(s): Federal National Mortgage Association
Street Address: 1900 Market Street, Ste 800
City: Philadelphia State: PA ZIP Code: 19103

C. REAL ESTATE LOCATION

Street Address: 6845 Old Berwick Road City, Township, Borough: Bloomsburg
County: Columbia School District: Bloomsburg Tax Parcel Number: 12-03D-048

D. VALUATION DATA

1. Actual Cash Consideration \$ 35,000.00	2. Other Consideration + 0.00	3. Total Consideration \$ 35,000.00
4. County Assessed Value \$ 30,990.00	5. Common Level Ratio Factor X 3.69	6. Fair Market Value \$ 114,353.10

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00 %	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession. (Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) Transfer from the Sheriff to the mortgagee

as a result of an action in mortgage foreclosure.

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

W H Thomas

(69)

9-15-09

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

137543

UDREN LAW OFFICES, PC

PA ESCROW ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



America's Most Convenient Bank

3-180/360

NUMBER
137543

AMOUNT
*****4,867.83

DATE

September 15, 2009

Four Thousand Eight Hundred Sixty-Two and 23/100

PAY
TO THE
ORDER
OF

Columbia County Sheriff

VOID AFTER 90 DAYS

Mark A. Udren

⑈ 137543⑈ ⑆0360018081⑆ 36 589745 3⑈

TAX YEAR: 2009

EFFECTIVE DATE:

Fund

[illegible]

Total for Sept.

\$ 1668.89

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620

856. 669. 5400

FAX: 856. 669. 5399

MARK J. UDREN*
STUART WINNEG**
LORRAINE DOYLE**
ALAN M. MINATO***
CHANDRA M. ARKEMA***
*ADMITTED NJ, P.A., FL
**ADMITTED PA
***ADMITTED NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PENNSYLVANIA OFFICE
215-568-9300

PLEASE RESPOND TO NEW JERSEY OFFICE

July 29, 2009

Sent via telefax #570-389-5625

Columbia County Sheriff's Office
P.O. Box 380
Bloomsburg, PA 17815
ATTN: Wendy

Re: FNB Bank, N.A.

vs.

Jeffrey B. Neyhard

Rebecca I. Neyhard

Columbia County C.C.P. No. 582-CV-2009

Premises: 6845 Old Berwick Road

Bloomsburg, PA 17815

SS Date: July 29, 2009

Dear Wendy:

Please postpone the Sheriff's Sale scheduled for July 29, 2009 to
August 19, 2009. 9:30 am

Sale is postponed for the following reason:

Home Affordable Modification Program

Thank you for your attention to this matter.

Sincerely yours,



Chris Stears

Foreclosure Manager

/rk

Article Number (Transfer from service label) 7007 2560 0002 1259 7520

Article Addressed to:
Citicorp Trust Bank
500 Linden Hill Drive
Wilmington, DE 19808

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

Article Addressed to:

SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
BERT N.C. NIX FEDERAL BUILDING
MARKET STREET-5TH FLOOR
PHILADELPHIA, PA 19107

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *6/1/05*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number (Transfer from service label) 7007 2560 0002 1259 9562
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-18

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *DAVID R. [Signature]* C. Date of Delivery *5/26/05*
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

COMPLETE THIS SECTION ON DELIVERY

2. Article Number (Transfer from service label) 7007 2560 0002 1259 9579
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-18

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *MAY 26 2005*
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) 7007 2560 0002 1259 7513
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-18

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *5/26/05*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION
Complete items 1, 2, & 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.

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

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 July 8, 15, 22, 2009 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 22nd day of July, 2009.

.....
(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires
Notarial Seal
Dennis L. Ashenfelder, 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.

.....

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
LOUIS A. SIMONI, ESQUIRE - ID #200869
ADAM L. KAYES, ESQUIRE - ID #86408
MARGUERITE L. THOMAS, ESQUIRE - ID #204460
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

FNB Bank, N.A.
P.O. Box 4887
Lancaster, PA 17604-4887
Plaintiff

v.

Jeffrey B. Neyhard
Rebecca I. Neyhard
127 West Street
Bloomsburg, PA 17815
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 582-CV-2009

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1

Plaintiff, by its/his/her Attorney hereby verifies that:

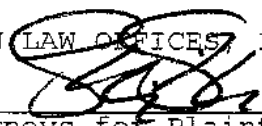
1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

This Affidavit is made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: June 30, 2009

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE
LOUIS A. SIMONI, ESQUIRE
ADAM L. KAYES, ESQUIRE
MARGUERITE L. THOMAS, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302

STUART WINNEG, ESQUIRE - ID #45362

LORRAINE DOYLE, ESQUIRE - ID #34576

ALAN M. MINATO, ESQUIRE - ID #75860

CHANDRA M. ARKEMA, ESQUIRE - ID #203437

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

pleadings@udren.com

FNB Bank, N.A.

Plaintiff

v.

Jeffrey B. Neyhard

Rebecca I. Neyhard

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

MORTGAGE FORECLOSURE

NO. 582-CV-2009

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

FNB Bank, N.A., Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 6845 Old Berwick Road, Bloomsburg, PA 17815.

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

Name Address

Jeffrey B. Neyhard

6845 Old Berwick Road
Bloomsburg, PA 17815

127 West Street
Bloomsburg, PA 17815

Rebecca I. Neyhard

6845 Old Berwick Road
Bloomsburg, PA 17815

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

Name Address

SAME AS #1 ABOVE

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

Name Address

None

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

Name Address

FNB Bank, N.A.

P.O. Box 4887
Lancaster, PA 17604-4887

Citicorp Trust Bank, FSB
A Federal Savings Bank

4500 Linden Hill Drive
Wilmington, DE 19808

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
------	---------

Columbia County Tax Claim Bureau	P.O. Box 380 Bloomsburg, PA 17815
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Domestic Relations Section	P.O. Box 380 Bloomsburg, PA 17815
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Commonwealth of PA, Department of Revenue	Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230
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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
------	---------

Tenants/Occupants	6845 Old Berwick Road Bloomsburg, PA 17815
-------------------	---

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. sec. 4904 relating to unsworn falsification to authorities.

DATED: June 30, 2009

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.
MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

FNB Bank, N.A.
Plaintiff

v.
Jeffrey B. Neyhard
Rebecca I. Neyhard
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 582-CV-2009

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

OWNER(S): Jeffrey B. Neyhard and Rebecca I. Neyhard

PROPERTY: 6845 Old Berwick Road, Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on July 29, 2009, at 9:30am, at the Columbia County Courthouse, Bloomsburg, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

EXHIBIT A

Name and Address of Sender		Name of Addressee, Street, and Post Office Address		Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.			
Line	Article Number			Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender if COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee
Postmark and Date of Receipt													
1		UDREN LAW OFFICES, P.C. 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003 ATTN: Nicole Ratigan											
2		COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE PO Box 281230, Department of Revenue Harrisburg, PA 17128-1230											
3		TENANTS/OCCUPANTS 6845 Old Berwick Road Bloombsburg, PA 17815											
4		FNB BANK, N.A. P.O. Box 4887 Lancaster, PA 17604-4887											
5		CITICORP TRUST BANK, FSB, A FEDERAL SAVINGS BANK 4500 Linden Hill Drive Wilmington, DE 19808											
6		COLUMBIA COUNTY TAX CLAIM BUREAU P.O. Box 380 Bloombsburg, PA 17815											
7		DOMESTIC RELATIONS SECTION P.O. Box 380 Bloombsburg, PA 17815											
8													
9													
10													
11													
12													
13													
14													
15													
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.							

PS Form 3877, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

Jeffrey B. Neyhard and Rebecca I. Neyhard; #09030066-1 (Columbia)

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5627

24 HOUR PHONE
(570) 704-6300

FNB BANK, N.A.

Docket # 100ED2009

VS

MORTGAGE FORECLOSURE

JEFFREY B. NEYHARD
REBECCA I. NEYHARD

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, MAY 28, 2009, AT 3:55 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JEFFREY NEYHARD AT SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO JEFFREY NEYHARD, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, MAY 28, 2009

Melissa M Eckroth
NOTARY PUBLIC

SO ANSWERS,

Timothy T. Chamberlain
SHERIFF TIMOTHY T. CHAMBERLAIN

X P. D'Angelo
P. D'ANGELO
DEPUTY SHERIFF

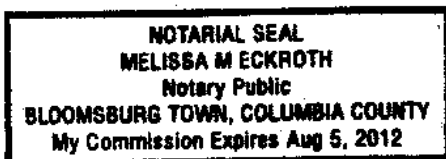


EXHIBIT B

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) 764-6300

FNB BANK, N.A.

Docket # 100ED2009

VS

MORTGAGE FORECLOSURE

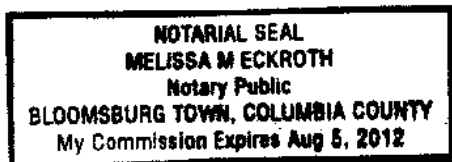
JEFFREY B. NEYHARD
REBECCA I. NEYHARD

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, JUNE 01, 2009, AT 2:29 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON REBECCA NEYHARD AT SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO REBECCA NEYHARD, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, JUNE 01, 2009

Melissa M Eckroth
NOTARY PUBLIC



SO ANSWERS,

Timothy T. Chamberlain
SHERIFF TIMOTHY T. CHAMBERLAIN

X Jennifer Allison
J. ALLISON
DEPUTY SHERIFF

ADIT B

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.

COUNTRYWIDE HOME LOANS

VS.

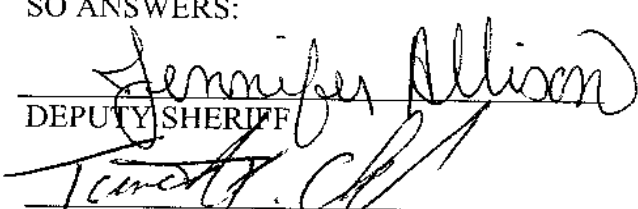
JEFFREY & REBECCA NEYHARD


WRIT OF EXECUTION #100 OF 2009 ED

POSTING OF PROPERTY

June 25, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JEFFREY & REBECCA NEYHARD AT 6845 OBR BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF JENNIFER ALLISON.

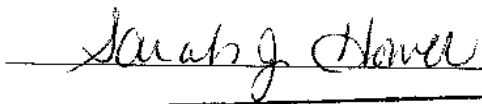
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 26TH DAY OF JUNE 2009



NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires September 30, 2012

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FNB BANK, N.A.

Docket # 100ED2009

VS

MORTGAGE FORECLOSURE

JEFFREY B. NEYHARD
REBECCA I. NEYHARD

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, MAY 28, 2009, AT 3:55 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JEFFREY NEYHARD AT SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO JEFFREY NEYHARD, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

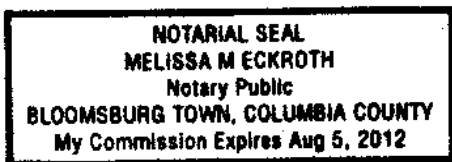
Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, MAY 28, 2009

Melissa M Eckroth
NOTARY PUBLIC

X *P. D'Angelo*
P. D'ANGELO
DEPUTY SHERIFF



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17615
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FNB BANK, N.A.

Docket # 100ED2009

VS

MORTGAGE FORECLOSURE

JEFFREY B. NEYHARD
REBECCA I. NEYHARD

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, JUNE 01, 2009, AT 2:29 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON REBECCA NEYHARD AT SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO REBECCA NEYHARD, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

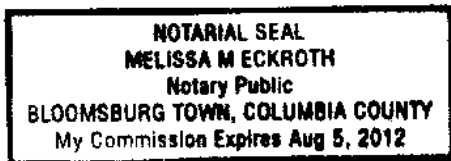
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, JUNE 01, 2009

Melissa M Eckroth
NOTARY PUBLIC

Timothy T. Chamberlain
SHERIFF TIMOTHY T. CHAMBERLAIN

X Jennifer Allison
J. ALLISON
DEPUTY SHERIFF



COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/9/2009

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 100ED2009

PLAINTIFF FNB BANK, N.A.

DEFENDANT JEFFREY B. NEYHARD
REBECCA I. NEYHARD

404 MAIN
ORANGEVILLE

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
REBECCA NEYHARD
6845 OBR
BLOOMSBURG

PAPERS TO SERVED 683-5203
MORTGAGE FORECLOSURE 336-0365

SERVED UPON Rebecca Neyhard

RELATIONSHIP def IDENTIFICATION _____

DATE 6-1-09 TIME 1429 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>05-28-09</u>	<u>1114</u>	<u>Tonkinson</u>	<u>L/C</u>

DEPUTY Allison DATE 6-1-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/9/2009

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 100ED2009

PLAINTIFF FNB BANK, N.A.

DEFENDANT JEFFREY B. NEYHARD
REBECCA I. NEYHARD

ATTORNEY FIRM UDREN LAW OFFICE

6845. W. OAK ST

PERSON/CORP TO SERVED

JEFFREY NEYHARD

6845 OBR OR 127 WEST ST.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON JEFFREY NEYHARD

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05-28-09 TIME 1555 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

05-28-09

DEPUTY

REMARKS

L/C

05.28.09

Linda Felder
Neyhard
09 CJT
299.42

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/9/2009

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 100ED2009

PLAINTIFF FNB BANK, N.A.

DEFENDANT JEFFREY B. NEYHARD
REBECCA I. NEYHARD

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED

LINDA FEDDER-TAX COLLECTOR

6390 THIRD STREET

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON LINDA FEDDER

RELATIONSHIP HUSBAND IDENTIFICATION _____

DATE 05.27.09 TIME 0905 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS


DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE

05.27.09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/9/2009

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 100ED2009

PLAINTIFF FNB BANK, N.A.

DEFENDANT JEFFREY B. NEYHARD
REBECCA I. NEYHARD

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON DEB Miller (clerk)

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5/21/09 TIME 1440 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

(E) OTHER (SPECIFY) Served at Clinic in
Tax Office

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J Perry

DATE

5/21/09

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:21-MAY-09

FEE:\$5.00

CERT. NO:6160

NEYHARD JEFFREY B & REBECCA I
P O BOX 67
ORANGEVILLE PA 17859 0067

DISTRICT: CENTRE SOUTH TWP
DEED 20060-1568
LOCATION: 6845 OLD BERWICK RD BLOOMSBURG
PARCEL: 12 -03D-048-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2008	PRIM	1,618.93	33.73		0.00	1,652.66
TOTAL DUE :						\$1,652.66

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: August ,2009

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2008

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

REAL ESTATE OUTLINE

ED # 100-09

DATE RECEIVED 5-9-09
DOCKET AND INDEX 5-21-09

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"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,250.00 OR <u>1,500.00</u>	<input checked="" type="checkbox"/>	CK# <u>131851</u>

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

SALE DATE	<u>July 25, 09</u>	TIME <u>0930</u>
POSTING DATE	<u>June 25, 09</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>July 8</u>	
	2 ND WEEK <u>July 15</u>	
	3 RD WEEK <u>July 22</u>	

SHERIFF'S SALE

WEDNESDAY JULY 29, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 100 OF 2009 ED AND CIVIL WRIT NO. 582 OF 2009 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 those certain frames, messuages and pieces, parcels and lot of land situate in the Township of South Centre in the County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at an iron pin corner in the northerly line of State Highway leading from the Town of Bloomsburg to the Borough of Berwick, at the southwest corner of land now or late of J.A. Creasy, and running thence in a northerly direction along the land of the said J.A. Creasy, 486 feet to an iron pin; thence in a westerly direction in a line parallel to the State Highway, 100 feet to an iron pin corner; thence in a southerly direction parallel with the line of the said J.A. Creasy, 486 feet to an iron pin in the northern line of the State Highway aforesaid, and thence easterly along the northern line of said Highway, 100 feet to the iron pin corner and place of beginning. Whereon is erected a one story frame dwelling.

This conveyance is made subject to the right of the Grantors herein, their heirs and assigns, to open through the property herein conveyed an eighteen (18) foot alley from the eastern line of said property to the western line thereof, the southern line of said alley to be 200 feet from the northern line of State Highway as now constructed, and the said Grantors, for themselves, their heirs and assigns, also covenant and agree with the Grantees herein, their heirs and assigns, that when the said alley is opened, they will convey, by fee simple deed to the Grantees, their heirs and assigns, a strip of land across the north line of the property herein conveyed 16 feet wide from the eastern line produced to the western line produced, that is a distance of 100 feet. It is expressly covenanted and agreed that the Grantees, their heirs, executors, administrators or assigns, shall not build or erect upon the within described premises any building nearer than thirty-five (35) feet from the northern line of said State Highway.

TRACT NO.2: BEGINNING at a corner of land now or formerly of Aaron Boone on the north side of the public highway leading from Bloomsburg to Berwick, and running thence along the line of said land northwardly 120 feet to a corner; thence on a line parallel with the north line of said public highway eastwardly 50 feet to a corner; thence on a line parallel with said Boone line southwardly 120 feet to the north line of said public highway; and thence along said line westwardly 50 feet to the place of beginning.

CONTAINING 6,000 square feet of land.

TRACT NO. 3: ALL that lot of land lying on the north side of, but not adjacent to, the first cement improved State Highway, extending from Bloomsburg to Berwick, in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner - said iron pin corner being 120 feet from the north line of said State Highway - also being a distance of 120 feet from the intersection of the southeast corner of lot of ground now or formerly of Edwin L. Dietterick and the north line of the said State Highway - the said 120 feet being estimated or measured in the course or the direction, North 24 degrees West from the said State Highway to the iron pin corner, the point of beginning; thence advancing from the said iron pin corner, North 81 degrees 15 minutes East, a distance of 50 feet to an iron pin corner; thence North 24 degrees West, a distance of 60 feet to an iron pin corner; thence South 81 degrees 15 minutes West, a distance of 50 feet to an iron pin corner; thence South 24 degrees East, 60 feet to an iron pin corner, the place of beginning.

EXCEPTING AND RESERVING:

All that certain lot situate on the north side of Legislative Route No. 19117 (a public highway leading from Bloomsburg to Berwick) in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northerly edge of said highway (it being the southwest corner of land now or formerly of Charles W. and Ida Jean Kindig); thence in a westerly direction along of line of said highway, fifteen (15) feet to an iron pin; thence in a northerly direction through the land of the said Grantors and parallel with the land of Chas W. and Ida Jean Kindig, 180 feet to an iron pin corner; thence in an easterly direction and parallel with said highway, 15 feet to an iron pin, the northwest corner of the land of Chas W. and Ida Jean Kindig; thence in a southerly direction along the line of Chas W. and Ida Jean Kindig, 180 feet to an iron pin, the place of beginning.

BEING the same premises which Jack B. Eckroth, Executor of the Estate of Letha I. Dietterick, deceased, and Jack B. Eckroth and Linda M. Eckroth, his wife, by their deed dated May 25, 2004, and intended to be recorded contemporaneously herewith, granted and conveyed unto Jeffrey B. Neyhard and Rebecca I. Neyhard, his wife, Mortgagors herein.

BEING KNOWN S: 6845 Old Berwick Road, Bloomsburg, PA 17815

PROPERTY ID NO.: 12-03D-048

TITLE TO SAID PREMISES IS VESTED IN JEFFREY B. NEYHARD AND REBECCA I. NEYHARD, HUSBAND AND WIFE BY DEED FROM ESTATE OF LETHA I. DIETTERICK, BY JACK B. ECKROTH, INDIVIDUALLY, JOINED BY LINDA M. ECKROTH, HIS WIFE DATED 5/25/2004 RECORDED 5/25/2004 INSTRUMENT NO.:2004-05682.

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
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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

SHERIFF'S SALE

WEDNESDAY JULY 29, 2009 AT 9:30 AM

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TRACT NO.2: BEGINNING at a corner of land now or formerly of Aaron Boone on the north side of the public highway leading from Bloomsburg to Berwick, and running thence along the line of said land northwardly 120 feet to a corner; thence on a line parallel with the north line of said public highway eastwardly 50 feet to a corner; thence on a line parallel with said Boone line southwardly 120 feet to the north line of said public highway; and thence along said line westwardly 50 feet to the place of beginning.

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BEGINNING at an iron pin on the northerly edge of said highway (it being the southwest corner of land now or formerly of Charles W. and Ida Jean Kindig); thence in a westerly direction along of line of said highway, fifteen (15) feet to an iron pin; thence in a northerly direction through the land of the said Grantors and parallel with the land of Chas W. and Ida Jean Kindig, 180 feet to an iron pin corner; thence in an easterly direction and parallel with said highway, 15 feet to an iron pin, the northwest corner of the land of Chas W. and Ida Jean Kindig; thence in a southerly direction along the line of Chas W. and Ida Jean Kindig, 180 feet to an iron pin, the place of beginning.

BEING the same premises which Jack B. Eckroth, Executor of the Estate of Letha I. Dietterick, deceased, and Jack B. Eckroth and Linda M. Eckroth, his wife, by their deed dated May 25, 2004, and intended to be recorded contemporaneously herewith, granted and conveyed unto Jeffrey B. Neyhard and Rebecca I. Neyhard, his wife, Mortgagors herein.

BEING KNOWN S: 6845 Old Berwick Road, Bloomsburg, PA 17815

PROPERTY ID NO.: 12-03D-048

TITLE TO SAID PREMISES IS VESTED IN JEFFREY B. NEYHARD AND REBECCA I. NEYHARD, HUSBAND AND WIFE BY DEED FROM ESTATE OF LETHA I. DIETTERICK, BY JACK B. ECKROTH, INDIVIDUALLY, JOINED BY LINDA M. ECKROTH, HIS WIFE DATED 5/25/2004 RECORDED 5/25/2004 INSTRUMENT NO.:2004-05682.

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Plaintiff's Attorney
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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

UDREN LAW OFFICES, P.C.
MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

FNB Bank, N.A.
Plaintiff

v.

Jeffrey B. Neyhard
Rebecca I. Neyhard
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 582-CV-2009

2009-ED-108

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

To satisfy the judgment, interest and costs in the above
matter, you are directed to levy upon and sell the following
described property:

6845 Old Berwick Road
Bloomsburg, PA 17815
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$78,188.37

Interest From 5/17/09

to Date of Sale _____

Ongoing Per Diem of \$11.79

to actual date of sale including if sale is
held at a later date

(Costs to be added)

\$ _____

Tamara B. Klein, Prothy.
By *Barbara N. Salvetta, City Clerk*

Prothonotary

Clerk

Date 05-19-09

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
LOUIS A. SIMONI, ESQUIRE - ID #200869
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

FNB Bank, N.A.
P.O. Box 4887
Lancaster, PA 17604-4887
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.
Jeffrey B. Neyhard
Rebecca I. Neyhard
127 West Street
Bloomsburg, PA 17815
Defendant(s)

NO. 582-CV-2009

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF

:
: SS
:

COUNTY OF

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein and that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

Defendant: Jeffrey B. Neyhard
Age: Over 18
Residence: As captioned above
Employment: Unknown

Defendant: Rebecca I. Neyhard
Age: Over 18
Residence: As captioned above
Employment: Unknown

Name: *Christopher L. Bender*
Title: *Attorney at Law*
Company: *FNB Bank, N.A.*

Sworn to and subscribed
before me this *16th* day
of *April*, 2009.

Beverly J. Bender
Notary Public
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

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
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856-669-5400
pleadings@udren.com

FNB Bank, N.A.

Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Jeffrey B. Neyhard

Rebecca I. Neyhard

Defendant(s)

NO. 582-CV-2009

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

- I. The judgment entered in the above matter is based on an Action:
- ☐ A. In Assumpsit (Contract)
 - ☐ B. In Trespass (Accident)
 - ☒ C. In Mortgage Foreclosure
 - ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
- II. The Defendant(s) own the property being exposed to sale as:
- ☒ A. An individual
 - ☐ B. Tenants by Entireties
 - ☐ C. Joint Tenants with right of survivorship
 - ☐ D. A partnership
 - ☐ E. Tenants in Common
 - ☐ F. A corporation
- III. The Defendant(s) is (are):
- ☒ A. Resident in the Commonwealth of Pennsylvania
 - ☐ B. Not resident in the Commonwealth of Pennsylvania
 - ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.
- Resident:

UDREN LAW OFFICES, P.C.

BY: Chandra Arkema
Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
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FNB Bank, N.A.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Jeffrey B. Neyhard
Rebecca I. Neyhard
Defendant(s)

NO. 582-CV-2009


C E R T I F I C A T E

I hereby state that as the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA insured mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

This certification is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.
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ATTORNEY FOR PLAINTIFF

FNB Bank, N.A.
Plaintiff
v.

Jeffrey B. Neyhard
Rebecca I. Neyhard
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 582-CV-2009


C E R T I F I C A T E

I hereby state that as the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA insured mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

This certification is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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STUART WINNEG, ESQUIRE - ID #45362
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FNB Bank, N.A.

Plaintiff

v.

Jeffrey B. Neyhard

Rebecca I. Neyhard

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 582-CV-2009

2009-ED-100

AFFIDAVIT PURSUANT TO RULE 3129.1

FNB Bank, N.A., Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 6845 Old Berwick Road, Bloomsburg, PA 17815

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

Name

Address

Jeffrey B. Neyhard

6845 Old Berwick Road
Bloomsburg, PA 17815

127 West Street
Bloomsburg, PA 17815

Rebecca I. Neyhard

6845 Old Berwick Road
Bloomsburg, PA 17815

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

Name

Address

SAME AS #1 ABOVE

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

Name

Address

County of Columbia

Address to Follow

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

Name

Address

FNB Bank, N.A.

P.O. Box 4887
Lancaster, PA 17604-4887

Citicorp Trust Bank, FSB
A Federal Savings Bank

4500 Linden Hill Drive
Wilmington, DE 19808

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

Columbia County Tax Claim
Bureau

P.O. Box 380
Bloomsburg, PA 17815

Domestic Relations Section

P.O. Box 380
Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

Bureau of Compliance, PO Box 281230
Harrisburg, PA 17128-1230

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

Tenants/Occupants

6845 Old Berwick Road
Bloomsburg, PA 17815

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. sec. 4904 relating to unsworn falsification to authorities.

DATED: May 16, 2009

UDREN LAW OFFICES, P.C.

BY: 

Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.
MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
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WOODCREST CORPORATE CENTER
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CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

FNB Bank, N.A.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Jeffrey B. Neyhard
Rebecca I. Neyhard
Defendant(s)

NO. 582-CV-2009

2009-EP-100

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

Jeffrey B. Neyhard 6845 Old Berwick Road
Bloomsburg, PA 17815

127 West Street
Bloomsburg, PA 17815

Rebecca I. Neyhard 6845 Old Berwick Road
Bloomsburg, PA 17815

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

SAME AS #1 ABOVE

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

County of Columbia Address to Follow

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

Name	Address
FNB Bank, N.A.	P.O. Box 4887 Lancaster, PA 17604-4887
Citicorp Trust Bank, FSB A Federal Savings Bank	4500 Linden Hill Drive Wilmington, DE 19808

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
Columbia County Tax Claim Bureau	P.O. Box 380 Bloomsburg, PA 17815
Domestic Relations Section	P.O. Box 380 Bloomsburg, PA 17815
Commonwealth of PA, Department of Revenue	Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230


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
Tenants/Occupants	6845 Old Berwick Road Bloomsburg, PA 17815

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. sec. 4904 relating to unsworn falsification to authorities.

DATED: May 16, 2009

UDREN LAW OFFICES, P.C.

BY 
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
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FNB Bank, N.A.
Plaintiff
v.

Jeffrey B. Neyhard
Rebecca I. Neyhard
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 582-CV-2009

2019-ED-100

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Bloomsburg, PA 17815

127 West Street
Bloomsburg, PA 17815

Rebecca I. Neyhard 6845 Old Berwick Road
Bloomsburg, PA 17815

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Name Address

SAME AS #1 ABOVE

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County of Columbia Address to Follow

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

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FNB Bank, N.A.

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Citicorp Trust Bank, FSB
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Name

Address

None

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Name

Address

Columbia County Tax Claim
Bureau

P.O. Box 380
Bloomsburg, PA 17815

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Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

Bureau of Compliance, PO Box 281230
Harrisburg, PA 17128-1230

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

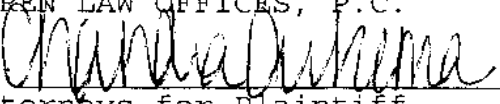
Tenants/Occupants

6845 Old Berwick Road
Bloomsburg, PA 17815

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. sec. 4904 relating to unsworn falsification to authorities.

DATED: May 16, 2009

UDREN LAW OFFICES, P.C.

BY 
Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
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FNB Bank, N.A.
Plaintiff
v.

Jeffrey B. Neyhard
Rebecca I. Neyhard
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 582-CV-2009

2609-ED 100

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Jeffrey B. Neyhard
127 West Street
Bloomsburg, PA 17815

Your house (real estate) at 6845 Old Berwick Road, Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$78,188.37, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

ALL those certain frames, messuages and pieces, parcels and lot of land situate in the Township of South Centre in the County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at an iron pin corner in the northerly line of State Highway leading from the Town of Bloomsburg to the Borough of Berwick, at the southwest corner of land now or late of J.A. Creasy, and running thence in a northerly direction along the land of the said J.A. Creasy, 486 feet to an iron pin; thence in a westerly direction in a line parallel to the State Highway, 100 feet to an iron pin corner; thence in a southerly direction parallel with the line of the said J.A. Creasy, 486 feet to an iron pin in the northern line of the State Highway aforesaid, and thence easterly along the northern line of said Highway, 100 feet to the iron pin corner and place of beginning. Whereon is erected a one story frame dwelling.

This conveyance is made subject to the right of the Grantors herein, their heirs and assigns, to open through the property herein conveyed an eighteen (18) foot alley from the eastern line of said property to the western line thereof, the southern line of said alley to be 200 feet from the northern line of State Highway as now constructed, and the said Grantors, for themselves, their heirs and assigns, also covenant and agree with the Grantees herein, their heirs and assigns, that when the said alley is opened, they will convey, by fee simple deed to the Grantees, their heirs and assigns, a strip of land across the north line of the property herein conveyed 18 feet wide from the eastern line produced to the western line produced, that is a distance of 100 feet. It is expressly covenanted and agreed that the Grantees, their heirs, executors, administrators or assigns, shall not build or erect upon the within described premises any building nearer than thirty-five (35) feet from the northern line of said State Highway.

TRACT NO. 2: BEGINNING at a corner of land now or formerly of Aaron Boone on the north side of the public highway leading from Bloomsburg to Berwick, and running thence along the line of said land northwardly 120 feet to a corner; thence on a line parallel with the north line of said public highway eastwardly 50 feet to a corner; thence on a line parallel with said Boone line southwardly 120 feet to the north line of said public highway; and thence along said line westwardly 50 feet to the place of beginning.

CONTAINING 6,000 square feet of land.

TRACT NO. 3: ALL that lot of land lying on the north side of, but not adjacent to, the first cement improved State Highway, extending from Bloomsburg to Berwick, in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner - said iron pin corner being 120 feet from the north line of said State Highway - also being a distance of 120 feet from the intersection of the southeast corner of lot of ground now or formerly of Edwin L. Dietterick and the north line of the said State Highway - the said 120 feet being estimated or measured in the course or the direction, North 24 degrees West from the said State Highway to the iron pin corner, the point of beginning; thence advancing from the said iron pin corner, North 81 degrees 15 minutes East, a distance of 50 feet to an iron pin corner; thence North 24 degrees West, a distance of 60 feet to an iron pin corner; thence South 81 degrees 15 minutes West, a distance of 50 feet to an iron pin corner; thence South 24 degrees East, 60 feet to an iron pin corner, the place of beginning.

EXCEPTING AND RESERVING:

All that certain lot situate on the north side of Legislative Route No. 19117 (a public highway leading from Bloomsburg to Berwick) in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northerly edge of said highway (it being the southwest corner of the land now or formerly of Charles W. and Ida Jean Kindig); thence in a westerly direction along line of said highway, fifteen (15) feet to an iron pin; thence in a northerly direction through the land of the said Grantors and parallel with the land of Chas. W. and Ida Jean Kindig, 180 feet to an iron pin corner; thence in an easterly direction and parallel with said highway, 15 feet to an iron pin, the northwest corner of the land of Chas. W. and Ida Jean Kindig; thence in a southerly direction along the line of Chas W. and Ida Jean Kindig, 180 feet to an iron pin, the place of beginning.

BEING the same premises which Jack B. Eckroth, Executor of the Estate of Letha I. Dietterick, deceased, and Jack B. Eckroth and Linda M. Eckroth, his wife, by their Deed dated May 25, 2004, and intended to be recorded contemporaneously herewith, granted and conveyed unto Jeffrey B. Neyhard and Rebecca I. Neyhard, his wife, Mortgagors herein.

BEING KNOWN AS: 6845 Old Berwick Road
Bloomsburg, PA 17815

PROPERTY ID NO.: 12-03D-048

TITLE TO SAID PREMISES IS VESTED IN JEFFRY B. NEYHARD AND REBECCA I. NEYHARD, HUSBAND AND WIFE BY DEED FROM ESTATE OF LETHA I. DIETTERICK, BY JACK B. ECKROTH, INDIVIDUALLY, JOINED BY LINDA M. ECKROTH, HIS WIFE DATED 5/25/2004 RECORDED 5/25/2004 INSTRUMENT NO.: 2004-05682.

ALL those certain frames, messuages and pieces, parcels and lot of land situate in the Township of South Centre in the County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at an iron pin corner in the northerly line of State Highway leading from the Town of Bloomsburg to the Borough of Berwick, at the southwest corner of land now or late of J.A. Creasy, and running thence in a northerly direction along the land of the said J.A. Creasy, 486 feet to an iron pin; thence in a westerly direction in a line parallel to the State Highway, 100 feet to an iron pin corner; thence in a southerly direction parallel with the line of the said J.A. Creasy, 486 feet to an iron pin in the northern line of the State Highway aforesaid, and thence easterly along the northern line of said Highway, 100 feet to the iron pin corner and place of beginning. Whereon is erected a one story frame dwelling.

This conveyance is made subject to the right of the Grantors herein, their heirs and assigns, to open through the property herein conveyed an eighteen (18) foot alley from the eastern line of said property to the western line thereof, the southern line of said alley to be 200 feet from the northern line of State Highway as now constructed, and the said Grantors, for themselves, their heirs and assigns, also covenant and agree with the Grantees herein, their heirs and assigns, that when the said alley is opened, they will convey, by fee simple deed to the Grantees, their heirs and assigns, a strip of land across the north line of the property herein conveyed 18 feet wide from the eastern line produced to the western line produced, that is a distance of 100 feet. It is expressly covenanted and agreed that the Grantees, their heirs, executors, administrators or assigns, shall not build or erect upon the within described premises any building nearer than thirty-five (35) feet from the northern line of said State Highway.

TRACT NO. 2: BEGINNING at a corner of land now or formerly of Aaron Boone on the north side of the public highway leading from Bloomsburg to Berwick, and running thence along the line of said land northwardly 120 feet to a corner; thence on a line parallel with the north line of said public highway eastwardly 50 feet to a corner; thence on a line parallel with said Boone line southwardly 120 feet to the north line of said public highway; and thence along said line westwardly 50 feet to the place of beginning.

CONTAINING 6,000 square feet of land.

TRACT NO. 3: ALL that lot of land lying on the north side of, but not adjacent to, the first cement improved State Highway, extending from Bloomsburg to Berwick, in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner - said iron pin corner being 120 feet from the north line of said State Highway - also being a distance of 120 feet from the intersection of the southeast corner of lot of ground now or formerly of Edwin I. Dietterick and the north line of the said State Highway - the said 120 feet being estimated or measured in the course or the direction, North 24 degrees West from the said State Highway to the iron pin corner, the point of beginning; thence advancing from the said iron pin corner, North 81 degrees 15 minutes East, a distance of 50 feet to an iron pin corner; thence North 24 degrees West, a distance of 60 feet to an iron pin corner; thence South 81 degrees 15 minutes West, a distance of 50 feet to an iron pin corner; thence South 24 degrees East, 60 feet to an iron pin corner, the place of beginning.

EXCEPTING AND RESERVING:

All that certain lot situate on the north side of Legislative Route No. 19117 (a public highway leading from Bloomsburg to Berwick) in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northerly edge of said highway (it being the southwest corner of the land now or formerly of Charles W. and Ida Jean Kindig); thence in a westerly direction along line of said highway, fifteen (15) feet to an iron pin; thence in a northerly direction through the land of the said Grantors and parallel with the land of Chas. W. and Ida Jean Kindig, 180 feet to an iron pin corner; thence in an easterly direction and parallel with said highway, 15 feet to an iron pin, the northwest corner of the land of Chas. W. and Ida Jean Kindig; thence in a southerly direction along the line of Chas W. and Ida Jean Kindig, 180 feet to an iron pin, the place of beginning.

BEING the same premises which Jack B. Eckroth, Executor of the Estate of Letha I. Dietterick, deceased, and Jack B. Eckroth and Linda M. Eckroth, his wife, by their Deed dated May 25, 2004, and intended to be recorded contemporaneously herewith, granted and conveyed unto Jeffrey B. Neyhard and Rebecca I. Neyhard, his wife, Mortgagors herein.

BEING KNOWN AS: 6845 Old Berwick Road
Bloomsburg, PA 17815

PROPERTY ID NO.: 12-03D-048

TITLE TO SAID PREMISES IS VESTED IN JEFFRY B. NEYHARD AND REBECCA I. NEYHARD, HUSBAND AND WIFE BY DEED FROM ESTATE OF LETHA I. DIETTERICK, BY JACK B. ECKROTH, INDIVIDUALLY, JOINED BY LINDA M. ECKROTH, HIS WIFE DATED 5/25/2004 RECORDED 5/25/2004 INSTRUMENT NO.: 2004-05682.

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

FNB Bank, N.A.

Plaintiff

v.

Jeffrey B. Neyhard

Rebecca I. Neyhard

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 582-CV-2009

Waiver of Watchman

I, Attorney _____, 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



UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856. 669. 5400

FAX: 856. 669. 5399

pleadings@udren.com

PENNSYLVANIA OFFICE
215-568-9500

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK***
HEIDI R. SPIVAK***
MARISA JOY COHEN***
LORRAINE DOYLE**
ALAN M. MINATO***
*ADMITTED NJ, PA, FL
**ADMITTED PA
***ADMITTED NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

May 16, 2009

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: FNB Bank, N.A.
vs.
Jeffrey B. Neyhard
Rebecca I. Neyhard
Columbia County C.C.P. No. 582-CV-2009

Dear Sir:

Please **DO NOT** allow defendants to accept service for one another,
for they are divorced.

Please serve the Defendant(s), Jeffrey B. Neyhard and Rebecca I.
Neyhard at 6845 Old Berwick Road, Bloomsburg, PA 17815.

Please then, POST the property with the Handbill at 6845 Old
Berwick Road, Bloomsburg, PA 17815.

UDREN LAW OFFICES, P.C.


Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856.669.5400

FAX: 856.669.5399

pleadings@udren.com

PENNSYLVANIA OFFICE
215-568-9500

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK***
HEIDI R. SPIVAK***
MARISA JOY COHEN***
LORRAINE DOYLE**
ALAN M. MINATO***
*ADMITTED NJ, PA, FL
**ADMITTED PA
**ADMITTED NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

May 16, 2009

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: FNB Bank, N.A.
vs.
Jeffrey B. Neyhard
Rebecca I. Neyhard
Columbia County C.C.P. No. 582-CV-2009

Dear Sir:

Please **DO NOT** allow defendants to accept service for one another,
for they are divorced.

Please serve the Defendant(s), Jeffrey B. Neyhard and Rebecca I.
Neyhard at 6845 Old Berwick Road, Bloomsburg, PA 17815.

Please then, **POST** the property with the Handbill at 6845 Old
Berwick Road, Bloomsburg, PA 17815.

UDREN LAW OFFICES, P.C.

Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

FNB Bank, N.A.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Jeffrey B. Neyhard
Rebecca I. Neyhard
Defendant(s)

NO. 582-CV-2009

TO: Rebecca I. Neyhard
6845 Old Berwick Road
Bloomsburg, PA 17815

NOTICE

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

Prothonotary

 X Judgment by Default
 Money Judgment
 Judgment in Replevin
 Judgment for Possession
 Judgment on Award of Arbitration
 Judgment on Verdict
 Judgment on Court Findings

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE PLEASE CALL:

ATTORNEY Mark J. Udren, Esquire

At this telephone number: 856-669-5400

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
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WOODCREST CORPORATE CENTER
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CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

FNB Bank, N.A.
P.O. Box 4887
Lancaster, PA 17604-4887
Plaintiff

v.

Jeffrey B. Neyhard
Rebecca I. Neyhard
127 West Street
Bloomsburg, PA 17815
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 582-CV-2009

**PRAECIPE FOR JUDGMENT FOR FAILURE TO
ANSWER AND ASSESSMENT OF DAMAGES**


TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against the Defendant(s) **Jeffrey B. Neyhard and Rebecca I. Neyhard** for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as follows:

As set forth in Complaint	\$77,599.13
Interest Per Complaint	565.92
From 3/30/09 to 5/16/09	
Late charges per Complaint	<u>23.32</u>
From 3/30/09 to 5/16/09	
TOTAL	<u>\$78,188.37</u>

I hereby certify that (1) the addresses of the Plaintiff and Defendant are as shown above, and (2) that notice has been given in accordance with Rule 237.1, a copy of which is attached hereto.

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

DAMAGES ARE HEREBY ASSESSED AS INDICATED

DATE: 5-19-09

Jami B. Kline/mm
PRO PROTHY

UDREN LAW OFFICES, P.C.
MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
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WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

FNB Bank, N.A.
Plaintiff
v.

Jeffrey B. Neyhard
Rebecca I. Neyhard
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 582-CV-2009

TO: Jeffrey B. Neyhard
127 West Street
Bloomsburg, PA 17815

NOTICE

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

Prothonotary

 X Judgment by Default
 Money Judgment
 Judgment in Replevin
 Judgment for Possession
 Judgment on Award of Arbitration
 Judgment on Verdict
 Judgment on Court Findings

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE PLEASE CALL:

ATTORNEY Mark J. Udren, Esquire

At this telephone number: 856-669-5400

UDREN LAW OFFICES, P.C.
MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
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WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

FNB Bank, N.A.
P.O. Box 4887
Lancaster, PA 17604-4887
Plaintiff
v.

Jeffrey B. Neyhard
Rebecca I. Neyhard
127 West Street
Bloomsburg, PA 17815
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 582-CV-2009

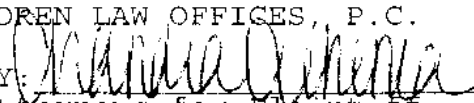
**PRAECIPE FOR JUDGMENT FOR FAILURE TO
ANSWER AND ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against the Defendant(s) **Jeffrey B. Neyhard and Rebecca I. Neyhard** for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as follows:

As set forth in Complaint	\$77,599.13
Interest Per Complaint	565.92
From 3/30/09 to 5/16/09	
Late charges per Complaint	<u>23.32</u>
From 3/30/09 to 5/16/09	
TOTAL	<u>\$78,188.37</u>

I hereby certify that (1) the addresses of the Plaintiff and Defendant are as shown above, and (2) that notice has been given in accordance with Rule 237.1, a copy of which is attached hereto.

UDREN LAW OFFICES, P.C.
BY: 
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

DAMAGES ARE HEREBY ASSESSED AS INDICATED

DATE: 5-19-09

Jami B Kline/mm
PRO PROTHY

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
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WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

FNB Bank, N.A.
Plaintiff
v.

Jeffrey B. Neyhard
Rebecca I. Neyhard
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 582-CV-2009

TO: Jeffrey B. Neyhard
6845 Old Berwick Road
Bloomsburg, PA 17815

NOTICE

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

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IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE PLEASE CALL:

ATTORNEY Mark J. Udren, Esquire

At this telephone number: 856-669-5400

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
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WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

FNB Bank, N.A.
P.O. Box 4887
Lancaster, PA 17604-4887
Plaintiff

v.

Jeffrey B. Neyhard
Rebecca I. Neyhard
127 West Street
Bloomsburg, PA 17815
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 582-CV-2009

**PRAECIPE FOR JUDGMENT FOR FAILURE TO
ANSWER AND ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:


Kindly enter judgment in favor of the Plaintiff and against the Defendant(s) **Jeffrey B. Neyhard and Rebecca I. Neyhard** for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as follows:

As set forth in Complaint	\$77,599.13
Interest Per Complaint	565.92
From 3/30/09 to 5/16/09	
Late charges per Complaint	<u>23.32</u>
From 3/30/09 to 5/16/09	

TOTAL \$78,188.37

I hereby certify that (1) the addresses of the Plaintiff and Defendant are as shown above, and (2) that notice has been given in accordance with Rule 237.1, a copy of which is attached hereto.

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

DAMAGES ARE HEREBY ASSESSED AS INDICATED

DATE: 5-19-09

Jami B. Kline/mm
PRO PROTHY

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
LOUIS A. SIMONI, ESQUIRE - ID #200869
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

FNB Bank, N.A.
P.O. Box 4887
Lancaster, PA 17604-4887
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.
Jeffrey B. Neyhard
Rebecca I. Neyhard
127 West Street
Bloomsburg, PA 17815
Defendant(s)

NO. 582 - CV - 2009

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF :
COUNTY OF : SS

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein and that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

Defendant: Jeffrey B. Neyhard
Age: Over 18
Residence: As captioned above
Employment: Unknown

Defendant: Rebecca I. Neyhard
Age: Over 18
Residence: As captioned above
Employment: Unknown

Sworn to and subscribed
before me this day
of , 2009.

Name: *Sherry Topolinski*
Title: *Notary Public*
Company: *FNB Bank, PA*

Notary Public

COMMONWEALTH OF PENNSYLVANIA

Notary Public
Beverly J. Gordon, Notary Public
City Of Lancaster, Lancaster County
My Comm. Expires July 13, 2010
Member, Pennsylvania Association of Notaries

COPY
SHERIFF
COPY

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
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856-669-5400
pleadings@udren.com

FNB Bank, N.A.
P.O. Box 4887
Lancaster, PA 17604-4887
Plaintiff

v.

Jeffrey B. Neyhard
Rebecca I. Neyhard
127 West Street
Bloomsburg, PA 17815
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 582-CV-2009

**PRAECIPE FOR JUDGMENT FOR FAILURE TO
ANSWER AND ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:


Kindly enter judgment in favor of the Plaintiff and against the Defendant(s) **Jeffrey B. Neyhard and Rebecca I. Neyhard** for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as follows:

As set forth in Complaint	\$77,599.13
Interest Per Complaint	565.92
From 3/30/09 to 5/16/09	
Late charges per Complaint	<u>23.32</u>
From 3/30/09 to 5/16/09	

TOTAL \$78,188.37

I hereby certify that (1) the addresses of the Plaintiff and Defendant are as shown above, and (2) that notice has been given in accordance with Rule 237.1, a copy of which is attached hereto.

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

DAMAGES ARE HEREBY ASSESSED AS INDICATED

DATE: 5-19-09

Jami B. Kline/mm
PRO PROTHY

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

FNB BANK

Docket # 582CV2009

VS

COMPLAINT

REBECCA NEYHARD

SHERIFF'S COST PAID

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, APRIL 14, 2009, AT 3:30 PM, SERVED THE WITHIN COMPLAINT UPON
REBECCA I. NEYARD AT COLUMBIA COUNTY SHERIFF OFFICE, BLOOMSBURG BY
HANDING TO REBECCA, PERSONALLY, A TRUE AND ATTESTED COPY OF THE ORIGINAL
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

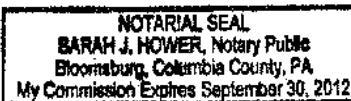
Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, APRIL 15, 2009

Barah J. Hower

NOTARY PUBLIC



J. Carter

J. CARTER
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) 784-4390

FNB BANK

Docket # 582CV2009

VS

COMPLAINT

JEFFREY NEYHARD

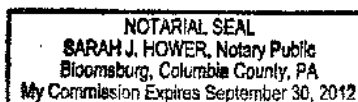
SHERIFF'S COST PAID

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, APRIL 13, 2009, AT 3:30 PM, SERVED THE WITHIN COMPLAINT UPON
JEFFREY B. NEYHARD AT COLUMBIA COUNTY SHERIFF OFFICE, BLOOMSBURG BY
HANDING TO JEFFREY, PERSONALLY, A TRUE AND ATTESTED COPY OF THE ORIGINAL
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, APRIL 15, 2009

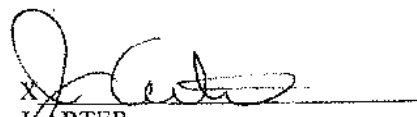

NOTARY PUBLIC



SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN


J. CARTER
DEPUTY SHERIFF

UDREN LAW OFFICES, P.C.
MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
LOUIS A. SIMONI, ESQUIRE - ID #200869
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003
856-669-5400
pleadings@udren.com

A. JOURNEY FOR PLAINTIFF

FNB Bank, N.A.
Plaintiff

v.

Jeffrey B. Neyhard
Rebecca I. Neyhard
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 582-CV-2009

TO: Jeffrey B. Neyhard
127 West Street
Bloomsburg, PA 17815

Date of Notice: May 5, 2009

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

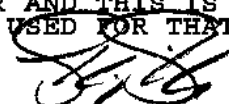
LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

NOTIFICACION IMPORTANTE

USTED SE ENCUENTRA EN ESTADO DE REBELDIA POR NO HABER TOMADO LA ACCION REQUIRIDA DE SU PARTE EN ESTE CASO. AL NO TOMAR LA ACCION DEBIDA DENTRO DE UN TERMINO DE DIEZ (10) DIAS DE ESTA NOTIFICACION, EL TRIBUNAL PODRA, SIN NECESIDAD DE COMPARARECER USTED EN CORTE O ESCUCHAR PREUBA ALGUNA, DICTAR SENTENCIA EN SU CONTRA, USTED PUEDE PERDER BIENES Y OTROS DERECHOS IMPORTANTES. DEBE LLEVAR ESTA NOTIFICACION A UN ABOGADO INMEDIATAMENTE SI USTED NO TIENE ABOGADO, O SI NO TIENE DINERO SUFICIENTE PARA TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA, CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

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NOTICE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.


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ADJOURNEY FOR PLAINTIFF

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Columbia County

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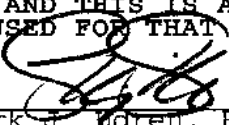
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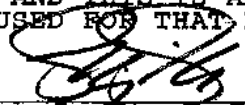
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UDREN LAW OFFICES, PC

PA ESCROW ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



America's Most Convenient Bank*

3-180/360

NUMBER
131851

One Thousand Five Hundred and 00/100*****

DATE

May 12, 2009

AMOUNT
*****1,500.00

PAY
TO THE
ORDER
OF

Columbia County Sheriff

VOID AFTER 90 DAYS

Robert J. Udren

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