

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

First KeyStone Nat. Bank vs John Crispell

NO. 101-09 ED NO. 2059-08 JD

DATE/TIME OF SALE: July 27 0900

BID PRICE (INCLUDES COST) \$ 254,171

POUNDAGE - 2% OF BID \$ 97.88

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 499,167

PURCHASER(S): First KeyStone Nat. Bank

ADDRESS: 111 W Front St. Berwick, PA

NAMES(S) ON DEED: First KeyStone National Bank

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

TOTAL DUE: \$ 499,167

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ 4893.79

TOTAL ~~DUE~~ REFUND \$ 1252.12

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

First Keystone Nat. Bank vs John Crispell

NO. 101-09 ED NO. 2069-08 JD

DATE/TIME OF SALE: July 27 0900

BID PRICE (INCLUDES COST) \$ 489,111

POUNDAGE - 2% OF BID \$ 9,788

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 499,167

PURCHASER(S): First Keystone Nat. Bank

ADDRESS: 111 W. Front St. Berwick, PA

NAMES(S) ON DEED: First Keystone National Bank

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

TOTAL DUE: \$ 499,167

LESS DEPOSIT: \$ 135,000

DOWN PAYMENT: \$ 489,799

TOTAL DUE ~~LESS DEPOSITS~~ \$ 125,212

Refund

SHERIFF'S SALE COST SHEET

First Keystone Nat. Bank vs. John Crispell
 NO. 101-09 ED NO. 2069-08 JD DATE/TIME OF SALE July 29 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>795.84</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1020.84</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>46.50</u>
TOTAL *****	\$ <u>56.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>439.73</u>
SCHOOL DIST. 20		\$ <u>72.17</u>
DELINQUENT 20		\$ <u>1940.50</u>
TOTAL *****		\$ <u>3090.40</u>

MUNICIPAL FEES DUE:		
SEWER 20		\$ <u>260.55</u>
WATER 20		\$
TOTAL *****		\$ <u>260.55</u>

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

TOTAL COSTS (OPENING BID) \$ 4893.79



111 W. FRONT ST.
BERWICK, PA 18603

306734

60-712
313

For
Account of

Sheriff Sale Fees / John R. Crupell II

DATE

7/21/09

PAY

TO THE
ORDER OF

Four thousand eight hundred ninety-three and 00/100 \$ 4,893.79

CASHIER'S CHECK

Columbia County Sheriff

Steven M. Kroll

Authorized Signature

⑈306734⑈ ⑆031307125⑆ 01 206313 01⑈

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. 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.



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.

FIRST KEYSTONE NATIONAL BANK

VS.

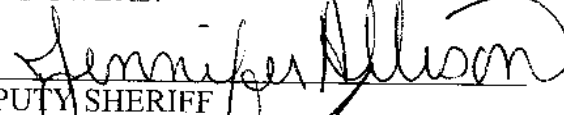
JOHN CRISPELL, II

WRIT OF EXECUTION #101 OF 2009 ED

POSTING OF PROPERTY

June 25, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JOHN CRISPELL, II AT 119 E 15TH STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF JENNIFER ALLISON.

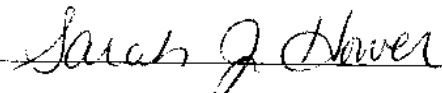
SO ANSWERS:

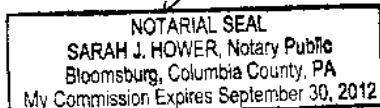

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 26TH DAY OF JUNE 2009





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

**FIRST KEYSTONE NATIONAL BANK,
FORMERLY THE FIRST NATIONAL BANK
OF BERWICK**

Docket # 101ED2009

VS

MORTGAGE FORECLOSURE

JOHN R. CRISPELL, II

AFFIDAVIT OF SERVICE

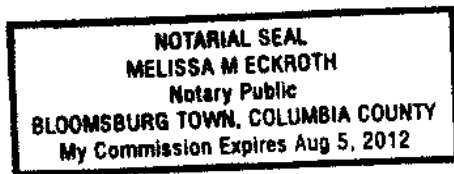
NOW, THIS THURSDAY, MAY 28, 2009, AT 5:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JOHN R. CRISPELL, II AT 119 E. 15TH STREET, BERWICK BY HANDING TO CRYSTAL HUMPHRIES, GIRLFRIEND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, MAY 29, 2009

Melissa M Eckroth
NOTARY PUBLIC

Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
SHERIFF



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

BULL, BULL & KNECHT
106 MARKET STREET
Suite
BERWICK, PA 18603

Tax **Ice** 2009 County & Municipality

MAKE CHECKS PAYABLE TO: BERWICK BORO

Connie C. Gingham
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & HOLIDAYS.
CLOSED FRIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County **DATE** 03/01/2009 **BILL NO.** 3120

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	19.082	6.146	114.93	117.28	129.01
SINKING		1.345	25.16	25.67	28.24
FIRE		1.25	23.37	23.85	25.04
LIGHT		1.75	32.72	33.39	35.06
BORO RE		10.6	198.22	202.27	212.38
The discount & penalty have been calculated for your convenience			394.40	402.46	429.73
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

CRISPELL JOHN R II
119 EAST 15TH STREET
BERWICK PA 18603

DISCOUNT	2 %	NTY	2 %	TWP	5 %	Penalty	10 %	PARCEL: 04A-02 -077-00,000	119 E FIFTEENTH ST	1973 Acres	Land	Buildings	Total Assessment
Discount	2 %	NTY	2 %	TWP	5 %	Penalty	10 %	PARCEL: 04A-02 -077-00,000	119 E FIFTEENTH ST	1973 Acres	Land	Buildings	Total Assessment
											3,438	15,644	19,082

This tax returned to
courthouse on:
January 1, 2010

FILE COPY

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/22/2009

SERVICE# 7 - OF - 10 SERVICES
DOCKET # 101ED2009

PLAINTIFF FIRST KEYSTONE NATIONAL BANK, FORMERLY THE
FIRST NATIONAL BANK OF BERWICK

DEFENDANT JOHN R. CRISPELL, II
ATTORNEY FIRM BULL, BULL & KNECHT

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER

RELATIONSHIP Sec Thy office IDENTIFICATION _____

DATE 1/22/09 TIME 0825 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) Service at Thy office
See Deb Miller.

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Perry

DATE

1/22/09

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:01-JUN-09

FEE:\$5.00

CERT. NO:6196

CRISPELL JOHN R II
119 EAST 15TH STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20041-2223
LOCATION: 119 E 15TH ST
PARCEL: 04A-02 -077-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2007	PRIM	479.37	5.05	105.00	589.42
2008	PRIM	1,327.53	18.55	0.00	1,346.08
TOTAL DUE :					\$1,935.50

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.



May 29, 2009

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

**FIRST KEYSTONE NATIONAL BANK, FORMERLY THE FIRST
NATIONAL BANK OF BERWICK**

VS.

JOHN R. CRISPELL, II

DOCKET # 101ED2009

JD # 2069JD2008

Dear Timothy:

The amount due on the sewer account #103793 for the property located at 119 E.
15th Street Berwick, Pa through September 30, 2009 is \$260.55.

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

Sincerely,

Kelly Greer
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

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

Article Addressed to:

Complete items 1, 2, a, j. 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, a, j. 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:

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7007 2560 0002 1259 7537

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, a, j. 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

New address
1150 1st Ave #1001
King of Prussia, Pa 19406

COMPLETE THIS SECTION ON DELIVERY

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

Service Type

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

Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

2560 0002 1259 7551

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, a, j. 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 STATE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

COMPLETE THIS SECTION ON DELIVERY

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7007 2560 0002 1259 7568

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

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

A. Signature ☒ Agent ☒ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/22/2009

SERVICE# 1 - OF - 10 SERVICES
DOCKET # 101ED2009

PLAINTIFF FIRST KEYSTONE NATIONAL BANK, FORMERLY THE
FIRST NATIONAL BANK OF BERWICK

DEFENDANT JOHN R. CRISPELL, II
ATTORNEY FIRM BULL, BULL & KNECHT

PERSON/CORP TO SERVED
JOHN R. CRISPELL, II
119 E. 15TH STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON CRYSTAL HUMPHRIES -

RELATIONSHIP GIRLFRIEND IDENTIFICATION _____

DATE 05-28-09 TIME 1745 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>1201</u>	<u>S-14</u>	<u>4/C</u>

DEPUTY

Flora Delt

DATE 05.28.09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/22/2009

SERVICE# 2 - OF - 10 SERVICES
DOCKET # 101ED2009

PLAINTIFF FIRST KEYSTONE NATIONAL BANK, FORMERLY THE
FIRST NATIONAL BANK OF BERWICK

DEFENDANT JOHN R. CRISPELL, II
ATTORNEY FIRM BULL, BULL & KNECHT

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Connie Gingher

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05-28-09 TIME 1233 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

KT

DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/22/2009

SERVICE# 3 - OF - 10 SERVICES
DOCKET # 101ED2009

PLAINTIFF

FIRST KEYSTONE NATIONAL BANK, FORMERLY THE
FIRST NATIONAL BANK OF BERWICK

DEFENDANT
ATTORNEY FIRM

JOHN R. CRISPELL, II
BULL, BULL & KNECHT

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Christy Ramig

RELATIONSHIP Employee IDENTIFICATION _____

DATE 05-28-09 TIME 1224 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

T. Chamberlain

DATE 05-28-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/22/2009

SERVICE# 4 - OF - 10 SERVICES
DOCKET # 101ED2009

PLAINTIFF FIRST KEYSTONE NATIONAL BANK, FORMERLY THE
FIRST NATIONAL BANK OF BERWICK

DEFENDANT JOHN R. CRISPELL, II
ATTORNEY FIRM BULL, BULL & KNECHT

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Maureen

RELATIONSHIP Employee IDENTIFICATION _____

DATE 05-28-09 TIME 1129 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

05-28-09

DEPUTY

Bay Tuller

DATE

05-28-09

Tax Notice 2009 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & HOLIDAYS

CLOSED FRIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

[3
03/01/2009BILL NO.
3120

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	19,082	6.146	114.93	117.28	129.01
SINKING		1.345	25.16	25.67	28.24
FIRE		1.25	23.37	23.85	25.04
LIGHT		1.75	32.72	33.39	35.06
BORO RE		10.6	198.22	202.27	212.38
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	394.40	429.73
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

CRISPELL JOHN R II
119 EAST 15TH STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04A-02-077-00,000
119 E FIFTEENTH ST
.1973 Acres Land 3,438
Buildings 15,644
Total Assessment 19,082

This tax returned to
courthouse on:
January 1, 2010

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

REAL ESTATE OUTLINE

ED # 101-09

DATE RECEIVED

5-22-09

DOCKET AND INDEX

5-22-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

✓

WHEREABOUTS OF LKA

✓

NON-MILITARY AFFIDAVIT

✓

NOTICES OF SHERIFF SALE

✓

WAIVER OF WATCHMAN

✓

AFFIDAVIT OF LIENS LIST

✓

CHECK FOR \$1,350.00 OR

✓

CK# 50625

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

SALE DATE

July 27, 09

TIME 0900

POSTING DATE

June 25, 09

ADV. DATES FOR NEWSPAPER

1ST WEEK

July 8

2ND WEEK

15

3RD WEEK

22, 09

SHERIFF'S SALE

WEDNESDAY JULY 29, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 73 OF 2009 ED AND CIVIL WRIT NO. 1984 OF 2008 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 one-story house and lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the northerly side of Fifteenth Street, between Market and Pine Street, said point being the southeasterly corner of Lot No. 20; thence along Fifteenth Street in an easterly direction 45 feet to an alley; thence along said alley in a northerly direction 190.8 feet to the Borough Line Lane; thence along Borough Line Lane in a westerly direction 45 feet to Lot No. 20; thence along line of Lot No. 20, in a southerly direction 191.2 feet to Fifteenth Street, the place of beginning. This Description is intended to cover and this deed to convey Lot No. 21 on the northerly side of Fifteenth Street, between Market and Pine Streets, as marked and numbered on the General Plan of the Borough of Berwick, improved with one-story house and also with a one-story building, used for business purposes.

BEING THE SAME PREMISES conveyed to John R. Crispell, II by Deed of John R. Crispell, Single, dated October 22, 2004 and recorded in the Columbia County Recorder of Deeds Office on October 27, 2004 to Instrument Number 200412223.

PREMISES IMPROVED WITH A one-story family dwelling known as 119 East 15th Street, Berwick Borough, Columbia County, Pennsylvania.

THE PARCEL NUMBER of the above-described parcel is: 04A-02-077-00,000.

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
Robert Bull
106 Market Street
Berwick, PA 18603

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

SHERIFF'S SALE

WEDNESDAY JULY 29, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 73 OF 2009 ED AND CIVIL WRIT NO. 1984 OF 2008 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 one-story house and lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the northerly side of Fifteenth Street, between Market and Pine Street, said point being the southeasterly corner of Lot No. 20; thence along Fifteenth Street in an easterly direction 45 feet to an alley; thence along said alley in a northerly direction 190.8 feet to the Borough Line Lane; thence along Borough Line Lane in a westerly direction 45 feet to Lot No. 20; thence along line of Lot No. 20, in a southerly direction 191.2 feet to Fifteenth Street, the place of beginning. This Description is intended to cover and this deed to convey Lot No. 21 on the northerly side of Fifteenth Street, between Market and Pine Streets, as marked and numbered on the General Plan of the Borough of Berwick, improved with one-story house and also with a one-story building, used for business purposes.

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Plaintiff's Attorney
Robert Bull
106 Market Street
Berwick, PA 18603

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

SHERIFF'S SALE

WEDNESDAY JULY 29, 2009 AT 9:00 AM

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Plaintiff's Attorney
Robert Bull
106 Market Street
Berwick, PA 18603

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

FIRST KEYSTONE NATIONAL BANK,
FORMERLY THE FIRST NATIONAL
BANK OF BERWICK,

PLAINTIFF

VS.

JOHN R. CRISPELL, II

DEFENDANT

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
:
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
:
: NO. 2008-CV-2069

2009-ED 101

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
PA R.C.P. 3180-3183

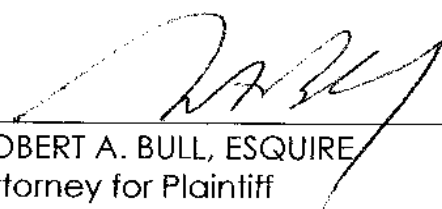
TO THE PROTHONOTARY:

Issue writ of execution in the above matter:

Principal Balance	\$ 43,407.62
Interest	\$ 1,218.96
Attorney's Commission	\$ <u>4,340.76</u>
Total	\$ 48,967.34 and costs*

* Plus a per diem charge at the rate of \$7.88 from May 22, 2008, through to the date of any Sheriff's Sale pursuant to the Judgment demanded herewith, together with all costs of suit and any money expended by Plaintiff in payment of taxes, sewer and water rents, claims or charges for insurance or repairs, and any and all other expenses hereafter made by Plaintiff.

Dated: May 11, 2009


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

FIRST KEYSTONE NATIONAL BANK,
FORMERLY THE FIRST NATIONAL
BANK OF BERWICK,

PLAINTIFF

VS.

JOHN R. CRISPELL, II

DEFENDANT

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

:
: CIVIL ACTION - LAW

: MORTGAGE FORECLOSURE ACTION

:
: NO. 2008-CV-2069

:

2009-ED-101

WRIT OF EXECUTION

TO: THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against the above-named
Defendant, John R. Crispell, II:

(1) You are directed to levy upon the property of the Defendant and to
sell his interest therein which property is located at **119 East 115th Street, Berwick**
Borough, Columbia County, Pennsylvania, and which is particularly described in
Instrument Number 200412223.

Principal Balance	\$ 43,407.62
Interest	\$ 1,218.96
Attorney's Commission	\$ <u>4,340.76</u>

Real Debt **\$ 48,967.34** and costs*

DATED: 5-19, 2009

Tamara B. Kline | *KPB*
PROTHONOTARY

FIRST KEYSTONE NATIONAL BANK,
FORMERLY THE FIRST NATIONAL
BANK OF BERWICK,

PLAINTIFF

VS.

JOHN R. CRISPELL, II

DEFENDANT

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

:
: CIVIL ACTION - LAW

: MORTGAGE FORECLOSURE ACTION

:
: NO. 2008-CV-2069

:
: *2009-ED-101*

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 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 you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgement was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition, you may have the right to petition to set aside the sale for: (1)

grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered his deed to the 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 Fifth Street
Bloomsburg, PA 17815
(717) 784-8760

LAW OFFICES OF BULL, BULL & KNECHT, LLP

Dated: May 11, 2009



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(717) 759-1231
I.D. # 25892

FIRST KEYSTONE NATIONAL BANK,	:	IN THE COURT OF COMMON PLEAS
FORMERLY THE FIRST NATIONAL	:	OF THE 26 TH JUDICIAL DISTRICT
BANK OF BERWICK,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF	:	
	:	CIVIL ACTION - LAW
VS.	:	MORTGAGE FORECLOSURE ACTION
	:	
JOHN R. CRISPELL, II	:	NO. 2008-CV-2069
DEFENDANT	:	2009-ED-101

NOTICE OF SHERIFF'S SALE
OF REAL ESTATE

TO: JOHN R. CRISPELL, II
119 EAST 15TH STREET
BERWICK, PA 18603

John R. Crispell, II, Defendant herein and owner of the Real Estate
hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution issued under the above-captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____, 2009, at _____ o'clock A.M., eastern time, in the forenoon of the said day, all your right, title and interest in and to ALL that certain piece or parcel of land situate at **119 EAST 15TH STREET, BERWICK BOROUGH, COLUMBIA COUNTY,**

EXHIBIT "A"

ALL THAT CERTAIN one-story house and lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the northerly side of Fifteenth Street, between Market and Pine Street, said point being the southeasterly corner of Lot No. 20; thence along Fifteenth Street in an easterly direction 45 feet to an alley; thence along said alley in a northerly direction 190.8 feet to the Borough Line Lane; thence along Borough Line Lane in a westerly direction 45 feet to Lot No. 20; thence along line of Lot No. 20, in a southerly direction 191.2 feet to Fifteenth Street, the place of beginning. This Description is intended to cover and this deed to convey Lot No. 21 on the northerly side of Fifteenth Street, between Market and Pine Streets, as marked and numbered on the General Plan of the Borough of Berwick, improved with one-story house and also with a one-story building, used for business purposes.

BEING THE SAME PREMISES conveyed to John R. Crispell, II by Deed of John R. Crispell, Single, dated October 22, 2004 and recorded in the Columbia County Recorder of Deeds Office on October 27, 2004 to Instrument Number 200412223.

PREMISES IMPROVED WITH A one-story single family dwelling known as **119 East 15th Street, Berwick Borough, Columbia County, Pennsylvania.**

THE PARCEL NUMBER of the above-described parcel is: **04A-02-077-00,000.**

FIRST KEYSTONE NATIONAL BANK, : IN THE COURT OF COMMON PLEAS
FORMERLY THE FIRST NATIONAL : OF THE 26TH JUDICIAL DISTRICT
BANK OF BERWICK, : COLUMBIA COUNTY BRANCH, PA
PLAINTIFF :
VS. : CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
JOHN R. CRISPELL, II : NO. 2008-CV-2069
DEFENDANT : *2009-ED 101*

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. _____ of 2009, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ o'clock a.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL THAT CERTAIN one-story house and lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the northerly side of Fifteenth Street, between Market and Pine Street, said point being the southeasterly corner of Lot No. 20; thence along Fifteenth Street in an easterly direction 45 feet to an alley; thence along said alley in a northerly direction 190.8 feet to the Borough Line Lane; thence along Borough Line Lane in a westerly direction 45 feet to Lot No. 20; thence along line of Lot No. 20, in a southerly direction 191.2 feet to Fifteenth Street, the place of beginning. This Description is intended to cover and this deed to convey Lot No. 21 on the northerly side of Fifteenth Street, between Market and Pine Streets, as marked and numbered on the General Plan of the Borough of Berwick, improved with one-story house and also with a one-story building, used for business purposes.

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THE PARCEL NUMBER of the above-described parcel is: **04A-02-077-00,000.**

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of The First National Bank of Berwick against Defendant, John R. Crispell, II, and will be sold by:

Dated: May 11, 2009

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County

ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

FIRST KEYSTONE NATIONAL BANK,
FORMERLY THE FIRST NATIONAL
BANK OF BERWICK,
PLAINTIFF

VS.

JOHN R. CRISPELL, II
DEFENDANT

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
:
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
:
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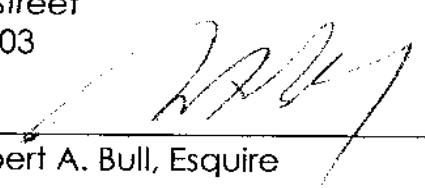
2009-ED-101

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF COLUMBIA :

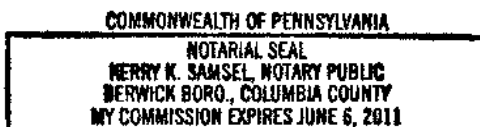
ROBERT A. BULL, ESQUIRE, being duly sworn according to law, does depose and say that he is the Attorney for the Plaintiff and that he makes this Affidavit on the Plaintiff's behalf and that he is authorized to do so on behalf of the Plaintiff; and that to the best of his knowledge, information and belief, the name and last known address of the Defendant in the above captioned judgment is:

John R. Crispell, II
115 East Fifteenth Street
Berwick, PA 18603


Robert A. Bull, Esquire

Sworn to and subscribed to before me
this 11th day of May, 2009


Notary Public



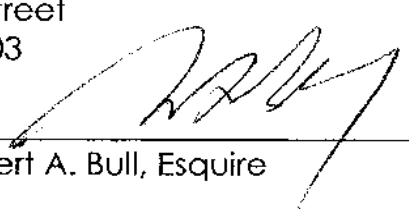
FIRST KEYSTONE NATIONAL BANK, : IN THE COURT OF COMMON PLEAS
FORMERLY THE FIRST NATIONAL : OF THE 26TH JUDICIAL DISTRICT
BANK OF BERWICK, : COLUMBIA COUNTY BRANCH, PA
PLAINTIFF :
VS. : CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
JOHN R. CRISPELL, II :
DEFENDANT : NO. 2008-CV-2069
: 2009-ED-101

AFFIDAVIT OF LAST KNOWN ADDRESS

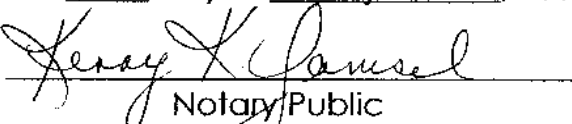
COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF COLUMBIA :

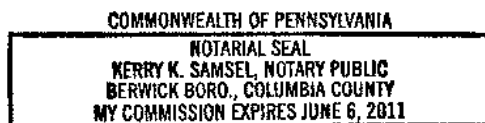
ROBERT A. BULL, ESQUIRE, being duly sworn according to law, does depose and say that he is the Attorney for the Plaintiff and that he makes this Affidavit on the Plaintiff's behalf and that he is authorized to do so on behalf of the Plaintiff; and that to the best of his knowledge, information and belief, the name and last known address of the Defendant in the above captioned judgment is:

John R. Crispell, II
115 East Fifteenth Street
Berwick, PA 18603


Robert A. Bull, Esquire

Sworn to and subscribed to before me
this 11th day of May, 2009


Notary Public



FIRST KEYSTONE NATIONAL BANK,
FORMERLY THE FIRST NATIONAL
BANK OF BERWICK,
PLAINTIFF

VS.

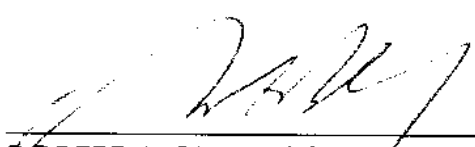
JOHN R. CRISPELL, II
DEFENDANT

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
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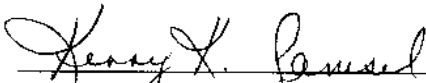
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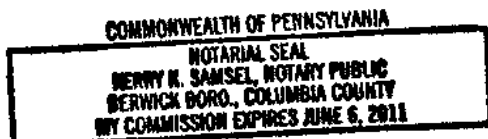
WATCHMAN RELEASE FORM

I, ROBERT A. BULL, ESQUIRE, being duly sworn according to law, depose and say that I am the Attorney for the Plaintiff, that I make this waiver on behalf of the within Plaintiff, First Keystone National Bank, f/k/a The First National Bank of Berwick, and being authorized so to do, waive the right to the placing of a Watchman and/or insurance on the property located at **115 East Fifteenth Street, Berwick Borough, Columbia County, Pennsylvania**, in the above mortgage foreclosure action.


ROBERT A. BULL, ESQUIRE

Sworn to and subscribed to before
this 11th day of May, 2009


Notary Public



FIRST KEYSTONE NATIONAL BANK,
FORMERLY THE FIRST NATIONAL
BANK OF BERWICK,
PLAINTIFF

VS.

JOHN R. CRISPELL, II
DEFENDANT

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
:
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
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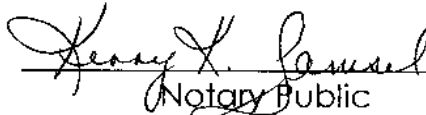
2009-ED 101

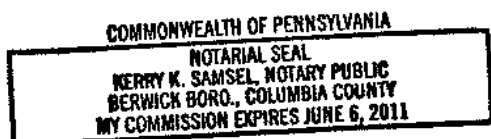
WATCHMAN RELEASE FORM

I, ROBERT A. BULL, ESQUIRE, being duly sworn according to law, depose and say that I am the Attorney for the Plaintiff, that I make this waiver on behalf of the within Plaintiff, First Keystone National Bank, f/k/a The First National Bank of Berwick, and being authorized so to do, waive the right to the placing of a Watchman and/or insurance on the property located at **115 East Fifteenth Street, Berwick Borough, Columbia County, Pennsylvania**, in the above mortgage foreclosure action.


ROBERT A. BULL, ESQUIRE

Sworn to and subscribed to before
this 11th day of May, 2009


Notary Public



FIRST KEYSTONE NATIONAL BANK,	:	IN THE COURT OF COMMON PLEAS
FORMERLY THE FIRST NATIONAL	:	OF THE 26 TH JUDICIAL DISTRICT
BANK OF BERWICK,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF	:	
	:	CIVIL ACTION - LAW
VS.	:	MORTGAGE FORECLOSURE ACTION
	:	
JOHN R. CRISPELL, II	:	NO. 2008-CV-2069
DEFENDANT	:	<i>2009-ED-101</i>

**AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS
OF DEFENDANT AND PLAINTIFF**

COMMONWEALTH OF PENNSYLVANIA	:
	: SS
COUNTY OF COLUMBIA	:

Lee A. Hess, being duly sworn according to law, does depose and say that he did, upon request of First Keystone National Bank, f/k/a The First National Bank of Berwick, Pennsylvania investigate the status of Defendant, John R. Crispell, II, the above-captioned Defendant with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally and has been informed and your affiant avers they are not now, nor were they within a period of three months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Civil Relief Act of 1940; and that the last known address of said Defendant, John R. Crispell, II

is 115 East Fifteenth Street, Berwick, Pennsylvania 18603; and the address of the
above Plaintiff is 111 West Front Street, Berwick, PA 18603.



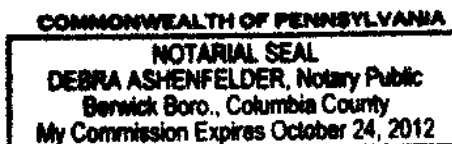
Lee A. Hess,
Collection Manager

Sworn to and subscribed to before me
this 20th day of April, 2009

Debra Ashenfelder

Notary Public

My Commission Expires:



FIRST KEYSTONE NATIONAL BANK,	:	IN THE COURT OF COMMON PLEAS
FORMERLY THE FIRST NATIONAL	:	OF THE 26 TH JUDICIAL DISTRICT
BANK OF BERWICK,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF	:	
	:	CIVIL ACTION - LAW
VS.	:	MORTGAGE FORECLOSURE ACTION
	:	
JOHN R. CRISPELL, II	:	NO. 2008-CV-2069
DEFENDANT	:	

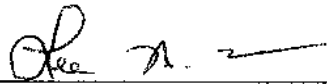
2009-ED-101

**AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS
OF DEFENDANT AND PLAINTIFF**

COMMONWEALTH OF PENNSYLVANIA	:
	: SS
COUNTY OF COLUMBIA	:

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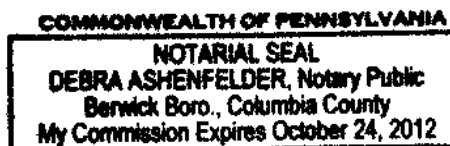
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BANK OF BERWICK, : COLUMBIA COUNTY BRANCH, PA
PLAINTIFF :
VS. : CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
JOHN R. CRISPELL, II : NO. 2008-CV-2069
DEFENDANT : *2009-ED-101*

AFFIDAVIT PURSUANT TO RULE 3129.1

First Keystone National Bank, f/k/a The First National Bank of Berwick, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **119 15th Street, Berwick Borough**, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A", attached.

1. Name and address of Owner or Reputed Owner:

John R. Crispell, II
119 East 15th Street
Berwick, PA 18603

2. Name and address of Defendant in Judgment:

John R. Crispell, II
119 East 15th Street
Berwick, PA 18603

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

First Keystone National Bank,
Formerly The First National Bank of Berwick
111 West Front Street
Berwick, PA 18603

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

The First National Bank of Berwick,
n/k/a First Keystone National Bank
111 West Front Street
Berwick, PA 18603

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

N/A

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:

N/A

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:

Berwick Area Joint Sewer Authority
1108 Freas Avenue
Berwick, PA 18603

Connie C. Gingher, Berwick Borough Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Columbia County Tax Claim Bureau
P.O. Box 380
Berwick, PA 18603

Domestic Relations
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Our records indicated that you may hold a mortgage, judgment, lien, leasehold or other interest in the property subject to the Sheriff Sale which may be extinguished by the sale. You may wish to attend the sale to protect your interest. The Sheriff Sale is to satisfy the judgment in mortgage foreclosure obtained by The First National Bank of Berwick, PA on April 1, 2009 in the amount of \$48 967.34 plus per diem at the rate of \$ 7.88 from May 22, 2008.

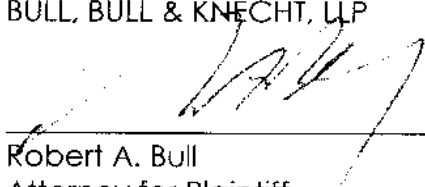
A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff but no later than thirty (30) days after the Sale. Distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

YOUR LIEN OR INTEREST IN THIS PROPERTY MAY BE LOST OR OTHERWISE AFFECTED ADVERSELY BY THIS SHERIFF SALE. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY HOW YOUR RIGHTS MAY BE AFFECTED.

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.

Dated: May 11, 2009

BULL, BULL & KNECHT, LLP



Robert A. Bull
Attorney for Plaintiff

EXHIBIT "A"

ALL THAT CERTAIN one-story house and lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the northerly side of Fifteenth Street, between Market and Pine Street, said point being the southeasterly corner of Lot No. 20; thence along Fifteenth Street in an easterly direction 45 feet to an alley; thence along said alley in a northerly direction 190.8 feet to the Borough Line Lane; thence along Borough Line Lane in a westerly direction 45 feet to Lot No. 20; thence along line of Lot No. 20, in a southerly direction 191.2 feet to Fifteenth Street, the place of beginning. This Description is intended to cover and this deed to convey Lot No. 21 on the northerly side of Fifteenth Street, between Market and Pine Streets, as marked and numbered on the General Plan of the Borough of Berwick, improved with one-story house and also with a one-story building, used for business purposes.

BEING THE SAME PREMISES conveyed to John R. Crispell, II by Deed of John R. Crispell, Single, dated October 22, 2004 and recorded in the Columbia County Recorder of Deeds Office on October 27, 2004 to Instrument Number 200412223.

PREMISES IMPROVED WITH A one-story single family dwelling known as **119 East 15th Street, Berwick Borough, Columbia County, Pennsylvania.**

THE PARCEL NUMBER of the above-described parcel is: **04A-02-077-00,000.**

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FORMERLY THE FIRST NATIONAL : OF THE 26TH JUDICIAL DISTRICT
BANK OF BERWICK, : COLUMBIA COUNTY BRANCH, PA
PLAINTIFF :
VS. : CIVIL ACTION - LAW
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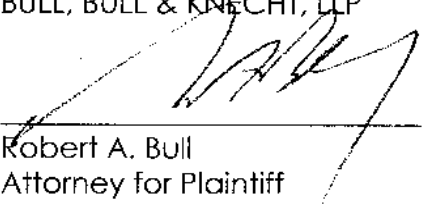
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FIRST KEYSTONE NATIONAL BANK

POST OFFICE BOX 289
BERWICK, PENNSYLVANIA 18603

60-7/2/313

50825

APRIL 24, 2009

PAY

TO THE
ORDER
OF

ONE THOUSAND THREE HUNDRED FIFTY AND 00/100-----
*****1,350.00

COLUMBIA COUNTY SHERIFF'S DEPT.

EXPENSE CHECK

J. Shull Beyer

⑈050825⑈ ⑈03⑈307⑈25⑈ 0⑈ 2⑈3⑈0 1⑈90 93⑈