

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Citizens & Northern Bank vs Brandy Bank

NO. 57-09 ED NO. 1449-08 JD

DATE/TIME OF SALE: Apr 29 09

BID PRICE (INCLUDES COST) \$ 15000.00

POUNDAGE - 2% OF BID \$ 300.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 9311.60

PURCHASER(S): Bluffton for C&N Bank

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 9311.60

LESS DEPOSIT: \$ 1350.-

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 7961.60



60-0830
0313

No. 114838

Date: May 21, 2009

Pay to the
Order of Columbia County Sheriff

Amount \$*****7,961.60

Seven Thousand Nine Hundred Sixty-One and 60/100*****

DOLLARS

CASHIERS CHECK

C&N v Hartman

Memo

[Signature]
Authorized Signature

⑈ 114838⑈ 1:031308302⑈ 85056961⑈

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 April 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 April 2009.

My commission expires Notary 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.

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

CITIZENS & NORTHERN BANK

VS.


BRENDA HARTMAN


WRIT OF EXECUTION #31 OF 2009 ED

POSTING OF PROPERTY

MARCH 24, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF BRENDA HARTMAN AT 2 HARTMAN'S COURT BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF LARRY SURKIN.

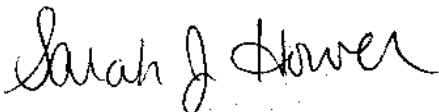
SO ANSWERS:

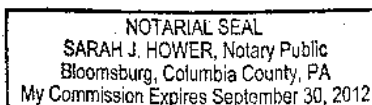

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 24TH DAY OF MARCH 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) 704-6300

CITIZENS & NORTHERN BANK

Docket # 31ED2009

VS

MORTGAGE FORECLOSURE

BRENDA HARTMAN

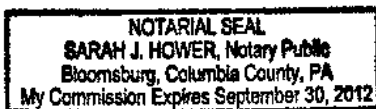
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, FEBRUARY 23, 2009, AT 7:30 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BRENDA HARTMAN AT 2 HARTMANS COURT, BERWICK BY HANDING TO KATLYN SYSKO, Friend, 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 TUESDAY, FEBRUARY 24, 2009

Sarah J. Hower
NOTARY PUBLIC



Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

MCNERNEY, PAGE, VANDERLIN & HALL
433 MARKET STREET
Suite
WILLIAMSPORT, PA 17701

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, a. 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

2. Article Number

(Transfer from service label)


7007 3020 0001 4837 9423

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  31
X ☐ Agent ☒ Address
- B. Received by (Printed Name) DAVID R. BAKER C. Date of Delivery FEB 13 2009
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

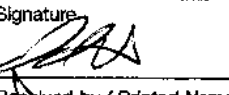
7007 3020 0001 4837 9409

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  31
X ☐ Agent ☒ Address
- B. Received by (Printed Name) DAVID R. BAKER C. Date of Delivery FEB 13 2009
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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☐ Insured Mail ☐ C.O.D.

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☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)


7007 3020 0001 4837 9393

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  31
X ☐ Agent ☒ Address
- B. Received by (Printed Name) DAVID R. BAKER C. Date of Delivery FEB 13 2009
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/9/2009

SERVICE# 1 - OF - 10 SERVICES
DOCKET # 31ED2009

PLAINTIFF CITIZENS & NORTHERN BANK

DEFENDANT BRENDA HARTMAN
ATTORNEY FIRM MCNERNEY, PAGE, VANDERLIN & HALL

PERSON/CORP TO SERVED
BRENDA HARTMAN
2 HARTMANS COURT
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KATLYN ~~SY~~ SYSKO

RELATIONSHIP FRIEND IDENTIFICATION _____

DATE 02.23.09 TIME 430 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>02.17.09</u>	<u>1210</u>	<u>DANGELO</u>	<u>L/C</u>
<u>02.18.09</u>	<u>1220</u>	<u>DANGELO</u>	<u>N/A</u>

DEPUTY

DATE

02.23.09

Tax Notice 2009, County & Municipality

BRIARCREEK TWP

MAKE CHECKS PAYABLE TO:Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603HOURS: TUES & THURS: 8PM TO 8PM
WEDNESDAY: 1PM-4PM & 6PM-8PM
NOV & DEC: WEDNESDAY HOURS ONLY

PHONE: 570-759-2118

FOR: COLUMBIA County

DATE
03/01/2009BILL NO.
10853

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	38,972	6.146	234.73	239.52	283.47
SINKING		1.345	51.37	52.42	57.66
FIRE		1	38.19	38.97	42.87
TWP RE		5	190.96	194.86	214.35
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT		
			515.25 April 30 If paid on or before	525.77 June 30 If paid on or before	578.35 June 30 If paid after

TAKES ARE DUE & PAYABLE. PROMPT PAYMENT IS REQUESTEDHARTMAN BRENDA
2 HARTMAN CT
BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	10 %

PARCEL: 07 -03 -001-00,000

2 HARTMAN CT

9.26 Acres

Land

13,705

Buildings

25,267

Total Assessment

38,972

This tax returned
to courthouse on:
January 1, 2010

If you desire 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: T. CHAMBERLAIN
DATE RECEIVED 2/9/2009

SERVICE# 2 - OF - 10 SERVICES
DOCKET # 31ED2009

PLAINTIFF CITIZENS & NORTHERN BANK

DEFENDANT BRENDA HARTMAN
ATTORNEY FIRM MCNERNEY, PAGE, VANDERLIN & HALL

PERSON/CORP TO SERVED
AMERICAN GENERAL FINANCIAL SERVICE, INC.
132 WEST FRONT STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEREK CRAYTON

RELATIONSHIP FINANCIAL REP. IDENTIFICATION _____

DATE 02.17.09 TIME 0940 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

1 See Det DLH DATE 02.17.09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

DATE RECEIVED 2/9/2009

SERVICE# 3 - OF - 10 SERVICES

DOCKET # 31ED2009

PLAINTIFF

CITIZENS & NORTHERN BANK

DEFENDANT

BRENDA HARTMAN

ATTORNEY FIRM

MCNERNEY, PAGE, VANDERLIN & HALL

PERSON/CORP TO SERVED

JOAN ROTHERY-TAX COLLECTOR

122 TWIN CHURCH ROAD

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

Deft

RELATIONSHIP

IDENTIFICATION

DATE 02.17.09

TIME 1015

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

Flu DCH

DATE

02.17.09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/9/2009

SERVICE# 4 - OF - 10 SERVICES
DOCKET # 31ED2009

PLAINTIFF CITIZENS & NORTHERN BANK

DEFENDANT BRENDIA HARTMAN
ATTORNEY FIRM MCNERNEY, PAGE, VANDERLIN & HALL

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

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 2-11-09 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
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY J. Altison DATE 2-11-09

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:11-FEB-09

FEE:\$5.00

CERT. NO:5751

HARTMAN BRENDA
2 HARTMAN CT
BERWICK PA 18603

DISTRICT: BRIARCREEK TWP
DEED 20050-8603
LOCATION: 2 HARTMAN CT BERWICK
PARCEL: 07 -03 -001-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2008	PRIM	2,655.36	0.00		45.00	2,700.36
2008	INTR	389.97	0.00		45.00	434.97
2007	PRIM	3,074.36	0.00		55.00	3,129.36
TOTAL DUE :						\$6,264.69

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

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

REQUESTED BY:

----- Timothy T. Chamberlain, Sheriff ----- dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/9/2009

SERVICE# 7 - OF - 10 SERVICES
DOCKET # 31ED2009

PLAINTIFF CITIZENS & NORTHERN BANK

DEFENDANT BRENDHA HARTMAN
ATTORNEY FIRM MCNERNEY, PAGE, VANDERLIN & HALL

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Renae Newhart

RELATIONSHIP Office Manager IDENTIFICATION _____

DATE 2-11-09 TIME 1107 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J Allison

DATE

2-11-09

REAL ESTATE OUTLINE

ED # 2109

DATE RECEIVED 2-1-09
DOCKET AND INDEX 3-1-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>1066478</u>

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

SALE DATE Apr 21, 09 TIME 0900
POSTING DATE Mar 24
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Apr 5</u>
2 ND WEEK	<u>15</u>
3 RD WEEK	<u>22, 09</u>

SHERIFF'S SALE

WEDNESDAY APRIL 29, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 31 OF 2009 ED AND CIVIL WRIT NO. 1449 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 piece, parcel and lot of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar found on the westerly right-of-way line of a forty-foot wide unopened street, leading to Township Route No. 415, said rebar being at the northeast corner of lands of Michael Hartman (Deed Book 295, Page 519); thence along the northerly line of lands of said Hartman north 76 degrees 07 minutes 40 seconds west 191.83 feet to a rebar found; thence along same north 19 degrees 03 minutes 50 seconds east 20.73 feet to a rebar found; thence along same north 47 degrees 03 minutes 40 seconds east 71.80 feet to a rebar found; thence along same north 77 degrees 02 minutes 25 seconds west 26.98 feet to a rebar found; thence along same south 34 degrees 27 minutes 20 seconds west 86.07 feet to a rebar found; thence along same north 76 degrees 07 minutes 40 seconds west 401.59 feet to a rebar set at the southeast corner of other lands of Brenda Hartman and Bridget Slusser, Lot No. 1; thence along the easterly line of Lot No. 1 north 13 degrees 52 minutes 20 seconds east 235.75 feet to a rebar set; thence along same north 30 degrees 59 minutes 09 seconds east 840.82 feet to an iron pin on the southerly line of land of Thomas W. and Katherine Michael (Record Book 463, Page 399); thence along the southerly line of lands of said Michael Smith 61 degrees 00 minutes 00 seconds east 225.50 feet to an iron pin at the northwest corner of lands of Ronald V. Berlin (Instrument No. 200413356); thence along the westerly line of lands of said Berlin south 10 degrees 58 minutes 00 seconds west 753.84 feet to a point at the southwest corner of lands of said Berlin; thence along the southerly line of lands of said Berlin north 81 degrees 52 minutes 00 seconds east 100.00 feet to a point at the northwest corner of the aforementioned forty-foot wide unopened street; thence along the westerly right-of-way line of said unopened street south 10 degrees 58 minutes 00 seconds west 265.13 feet to the place of BEGINNING. CONTAINING 9.26 acres of land in all.

The Grantors herein grant to the Grantee the right of ingress, egress and regress, in common with others, over an existing twenty-five feet wide right-of-way along an existing Stone Drive as more fully shown on the Approved Subdivision Plan described and recorded as set forth below.

The above described parcel being subject to a fifty-foot wide mutual access and utility right-of-way from the westerly right-of-way line of a forty-foot wide unopened street to the southeast corner of the above-mentioned Lot No. 1.

All of the above being more fully shown as the Residue Tract on a Subdivision Plan prepared by T. Bryce James and Associates last revised July 12, 2005 (File No. 2005017) and recorded August 10, 2005 at Columbia County Map Book 8, Page 806.

BEING the same property conveyed to Brenda Hartman from Bridget Slusser and Brenda Hartman, by Deed dated August 12, 2005, and recorded in the Columbia County Recorder of Deeds Office on August 15, 2005, as Instrument No. 200508603.

FOR IDENTIFICATION PURPOSES ONLY, being known as Real Estate Tax Parcel Number 07-03-00100 in the Office of the Columbia County Tax Assessor.

SEIZED, taken in execution and to be sold as the property of Brenda Hartman under a judgment entered against her in the Court of Common Pleas of Columbia County, Pennsylvania, docketed to No. 2008-CV-1449-MF.

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
Ann Pepperman
PO Box 7
Williamsport, PA 17703

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

SHERIFF'S SALE

WEDNESDAY APRIL 29, 2009 AT 9:00 AM

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The Grantors herein grant to the Grantee the right of ingress, egress and regress, in common with others, over an existing twenty-five feet wide right-of-way along an existing Stone Drive as more fully shown on the Approved Subdivision Plan described and recorded as set forth below.

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All of the above being more fully shown as the Residue Tract on a Subdivision Plan prepared by T. Bryce James and Associates last revised July 12, 2005 (File No. 2005017) and recorded August 10, 2005 at Columbia County Map Book 8, Page 806.

BEING the same property conveyed to Brenda Hartman from Bridget Slusser and Brenda Hartman, by Deed dated August 12, 2005, and recorded in the Columbia County Recorder of Deeds Office on August 15, 2005, as Instrument No. 200508603.

FOR IDENTIFICATION PURPOSES ONLY, being known as Real Estate Tax Parcel Number 07-03-00100 in the Office of the Columbia County Tax Assessor.

SEIZED, taken in execution and to be sold as the property of Brenda Hartman under a judgment entered against her in the Court of Common Pleas of Columbia County, Pennsylvania, docketed to No. 2008-CV-1449-MF.

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
Ann Pepperman
PO Box 7
Williamsport, PA 17703

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

CITIZENS & NORTHERN BANK,
Plaintiff

vs.

BRENDA HARTMAN,
Defendant

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

: NO. 2008-CV-1449-MF
: *2009-ED-31*
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE

NOTICE

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

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

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

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

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

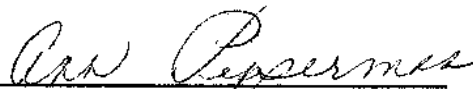
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Legal Services Office
168 East Fifth Street
Bloomsburg, PA 17815
Telephone (570) 784-8760

Submitted by;

McNERNEY, PAGE, VANDERLIN & HALL

BY:



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

MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

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

CITIZENS & NORTHERN BANK,
Plaintiff

vs.

BRENDA HARTMAN,
Defendant

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
:
: NO. 2008-CV-1449-MF
: 2009-ED-31
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE

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

CLAIM FOR EXEMPTION

To The SHERIFF of COLUMBIA COUNTY

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

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

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

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

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

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

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

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

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

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

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

(Address)

(Telephone)

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

Date: _____

(Defendant)

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

CITIZENS & NORTHERN BANK,
Plaintiff

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Exec. No. 2009-ED-31

vs.

Orig. No. 2008-CV-1449-MF

BRENDA HARTMAN,
Defendant

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

2 Hartmans Court, Berwick, Columbia, Pennsylvania

Amount Due	\$121,438.63
Interest to 1-15-09	8,247.28
Late Charges	500.00
Attorneys Fees	<u>2,500.00</u>
TOTAL	\$132,685.91

together with interest at the adjustable annual interest rate provided in the note, which, at the current interest rate of 6.625% per annum, accrues at a daily rate of \$22.04, as adjusted periodically in accordance with the terms of the Note, from January 15, 2009 until paid in full, late charges as they continue to accrue at the rate of \$78.76 per month from January 15, 2009, until payment is made to the Plaintiff, and costs of suit.

Lami B. Alene
Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania

Dated: Feb. 9, 2009

(SEAL)

BY: _____ Deputy

All that certain piece, parcel and lot of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

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The Grantors herein grant to the Grantee the right of ingress, egress and regress, in common with others, over an existing twenty-five feet wide right-of-way along an existing Stone Drive as more fully shown on the Approved Subdivision Plan described and recorded as set forth below.

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CITIZENS & NORTHERN BANK,
Plaintiff

vs.

BRENDA HARTMAN,
Defendant

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

: NO. 2008-CV-1449-MF

: *2009-ED-31*
: CIVIL ACTION - LAW

: MORTGAGE FORECLOSURE

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Telephone (570) 784-8760

Submitted by;

McNERNEY, PAGE, VANDERLIN & HALL

BY:

Ann S. Pepperman

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

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CITIZENS & NORTHERN BANK,
Plaintiff

vs.

BRENDA HARTMAN,
Defendant

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
:
: NO. 2008-CV-1449-MF
: 2009-ED-31
: CIVIL ACTION - LAW
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35 West Main Street, Bloomsburg, PA 17815

CLAIM FOR EXEMPTION

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(Address)

(Telephone)

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

Date: _____

(Defendant)

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

CITIZENS & NORTHERN BANK,
Plaintiff

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Exec. No. 2009-ED-31

vs.

Orig. No. 2008-CV-1449-MF

BRENDA HARTMAN,
Defendant

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

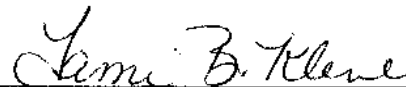
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2 Hartmans Court, Berwick, Columbia, Pennsylvania

Amount Due	\$121,438.63
Interest to 1-15-09	8,247.28
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Dated: Feb. 9, 2009

(SEAL)

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CITIZENS & NORTHERN BANK,
Plaintiff

vs.

BRENDA HARTMAN,
Defendant

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

: NO. 2008-CV-1449-MF

: *2009-ED-31*
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA

:

: ss

COUNTY OF COLUMBIA

:

ANN S. PEPPERMAN, attorney for Plaintiff and authorized to make this affidavit on its behalf, being duly sworn according to law, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at 2 Hartmans Court, Berwick, Pennsylvania, described in Exhibit "A" attached hereto and made a part of this affidavit.

1. Name and address of owners or reputed owners:

Name

Address

Brenda Hartman

2 Hartmans Court
Berwick, PA 18603

2. Name and address of Defendants in the judgment:

Name

Address

Brenda Hartman

2 Hartmans Court
Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
Citizens & Northern Bank	130 Court Street Williamsport, PA 17701
American General Financial Service, Inc.	132 West Front St Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
Citizens & Northern Bank	130 Court Street Williamsport, PA 17701

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

<u>Name</u>	<u>Address</u>
Columbia County Tax Claim Bureau	35 West Main Street Bloomsburg, PA 17815
Joan Rothery, Tax Collector	122 Twin Church Road Berwick, PA 18603

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

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

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

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

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

9/9/07
Date

Ann S. Pepperman
Ann S. Pepperman, Esquire

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CITIZENS & NORTHERN BANK,
Plaintiff

vs.

BRENDA HARTMAN,
Defendant

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

: NO. 2008-CV-1449-MF

: *2009-ED-31*
: CIVIL ACTION - LAW

: MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

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:

: ss

COUNTY OF COLUMBIA

:

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Address

Brenda Hartman

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

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

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

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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.

8/9/09
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Ann S. Pepperman, Esquire

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FOR IDENTIFICATION PURPOSES ONLY, being known as Real Estate Tax Parcel Number 07-03-00100 in the Office of the Columbia County Tax Assessor.

SEIZED, taken in execution and to be sold as the property of Brenda Hartman under a judgment entered against her in the Court of Common Pleas of Columbia County, Pennsylvania, docketed to No. 2008-CV-1449-MF.

CITIZENS & NORTHERN BANK,
Plaintiff

vs.

BRENDA HARTMAN,
Defendant

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

: NO. 2008-CV-1449-MF
: *2009-ED-31*
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA

:

: ss

COUNTY OF COLUMBIA

:

ANN S. PEPPERMAN, attorney for Plaintiff and authorized to make this affidavit on its behalf, being duly sworn according to law, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at 2 Hartmans Court, Berwick, Pennsylvania, described in Exhibit "A" attached hereto and made a part of this affidavit.

1. Name and address of owners or reputed owners:

Name

Address

Brenda Hartman

2 Hartmans Court
Berwick, PA 18603

2. Name and address of Defendants in the judgment:

Name

Address

Brenda Hartman

2 Hartmans Court
Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
Citizens & Northern Bank	130 Court Street Williamsport, PA 17701
American General Financial Service, Inc.	132 West Front St Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
Citizens & Northern Bank	130 Court Street Williamsport, PA 17701

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

<u>Name</u>	<u>Address</u>
Columbia County Tax Claim Bureau	35 West Main Street Bloomsburg, PA 17815
Joan Rothery, Tax Collector	122 Twin Church Road Berwick, PA 18603

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

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

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

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

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

8/9/09
Date

Ann S. Pepperman
Ann S. Pepperman, Esquire

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CITIZENS & NORTHERN BANK,
Plaintiff

vs.

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Defendant

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

: NO. 2008-CV-1449-MF

: *2009-ED-31*

: CIVIL ACTION – LAW

: MORTGAGE FORECLOSURE

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

TO: Brenda Hartman, Defendant in the above-captioned matter and owner or reputed owner of the real estate hereinafter described and the following lienholders and interested parties:

Citizens & Northern Bank
130 Court Street
Williamsport, PA 17701

American General Financial Service, Inc.
132 West Front St
Berwick, PA 18603

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

Joan Rothery, Tax Collector
122 Twin Church Road
Berwick, PA 18603

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County upon a judgment obtained in the above stated mortgage foreclosure action, and directed to the Sheriff of Columbia County, the Sheriff of Columbia County will expose to public sale at the Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania, on _____, at _____, _____m., the real estate and the improvements

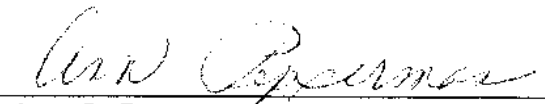
erected thereon, if any, described in Exhibit "A" attached hereto and made a part of this Notice.

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

Submitted by;

McNERNEY, PAGE, VANDERLIN & HALL

BY:



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

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

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Plaintiff

vs.

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Defendant

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

: NO. 2008-CV-1449-MF


: *2009-ED 31*
: CIVIL ACTION - LAW

: MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

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

Attorney for Plaintiff


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

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

CITIZENS & NORTHERN BANK,
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: IN THE COURT OF COMMON PLEAS OF
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Attorney for Plaintiff



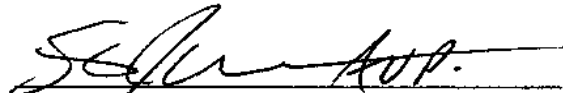
Ann S. Pepperman, Esquire
I.D. No. 25482

433 Market Street
PO Box 7
Williamsport, PA 17701
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CITIZENS & NORTHERN BANK, IN THE COURT OF COMMON PLEAS OF
Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA
:
vs. : NO. 2008-CV-1449-MF
:
BRENDA HARTMAN, : 2009-ED-31
Defendant : CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

Steve Moore, being duly sworn according to law, deposes and says that he is Assistant Vice-President of Plaintiff Citizens and Northern Bank and that to the best of his knowledge, information and belief, the Defendant is not currently in any branch of the armed services.


Steve Moore, Assistant Vice-President
Citizens and Northern Bank

Sworn to and subscribed

before me this 20 day of January

2009.

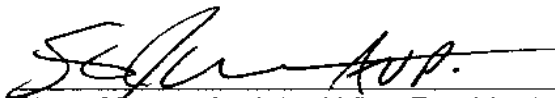

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notary Seal
Gabrielle L. Conway, Notary Public
City Of Villanovon, Luzerning County
My Commission Expires June 16, 2010
Member, Pennsylvania Association of Notaries

CITIZENS & NORTHERN BANK,	:	IN THE COURT OF COMMON PLEAS OF
Plaintiff	:	COLUMBIA COUNTY, PENNSYLVANIA
vs.	:	NO. 2008-CV-1449-MF
	:	2009-ED-31
BRENDA HARTMAN,	:	CIVIL ACTION - LAW
Defendant	:	MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

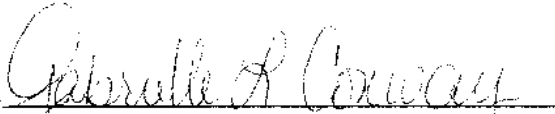
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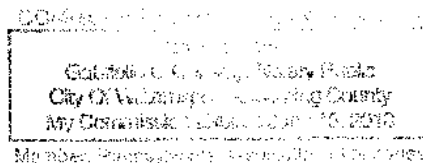

Steve Moore, Assistant Vice-President
Citizens and Northern Bank

Sworn to and subscribed

before me this 20 day of January,

2009.


Notary Public



 **CITIZENS & NORTHERN BANK**
WELLSBORO, PA 16901

60-0830
0313

No. 106648

Date: January 15, 2009

Pay to the

Order of: Columbia County Sheriff

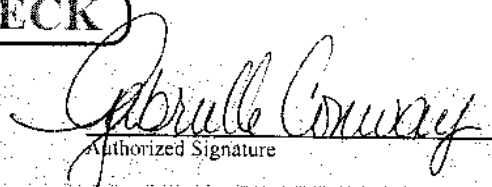
Amount \$*****1,350.00

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

DOLLARS

CASHIERS CHECK

Hartman
Memo


Authorized Signature

⑈ 106648 ⑈ ⑆031308302⑆ 85056961⑈

Invoice No	Date	Amount PO No	Budgetary Account	Description
07-03-001-00 O/P	06/23/2009	145.00 B20320	01-0486-684-000-00-300-000-000-0000	TAXES HELD IN ESCROW

31-09
6-29-09

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER.

GENERAL FUND

First Columbia Bank and Trust Co.

60-583
313

COUNTY OF COLUMBIA

BLOOMSBURG, PA 17815

Check Number 00076613

Amount

Check Date

*****145.00

06/26/2009

Pay Exactly One Hundred Forty-Five Dollars And 00 Cents

To the Order of:

VOID AFTER 90 DAYS

COLUMBIA COUNTY SHERIFF

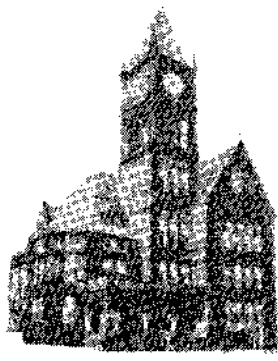
Chris Young
William M. Balonick
David M. McFarrell
CHIEF CLERK
TREASURER
COMMISSIONERS

AUTHORIZED SIGNATURE(S)

076613 031305936 002 138 8

THIS DOCUMENT CONTAINS A TRUE WATERMARK VISIBLE ON BOTH SIDES, VISIBLE AND FLUORESCENT FIBERS AND CHEMICAL STAIN REAGENTS.

McFarrell



COLUMBIA COUNTY TAX CLAIM BUREAU

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815
(570) 389-5648

June 23, 2009

Karen:

On June 23, 2009, Tax Claim Bureau received a check from the Sheriff's office.

#1) This check # 4370 was written in the amount of \$ 6269.69 to payoff the 2007 & 2008 delinquent taxes on parcel 07-03-001-00,000, assessed in the name of Brenda Hartman. The sheriff check includes a \$5.00 Lien Certificate fee. The Tax Claim office only has a delinquent amount of \$ 6119.69.

Please provide an exchange check for the Sheriff office for the total difference of \$ 145.00.

If you have any further questions, please call me. Thank You.

Parcel # 07-03-001-00,000

Delinquent taxes -	\$ 6119.69
Lien Certificate Fee -	\$ + 5.00
Total Due	\$ 6124.69

Sheriff check (# 4370)	\$ <u>6269.69</u>
Difference Due on	
Exchange check :	\$ 145.00

Sincerely,

A handwritten signature in cursive script that reads "Renae Newhart".

Renae Newhart
Tax Claim Office Manager

SHERIFF'S SALE COST SHEET

Citizens & Northern Bank vs. Brenda Harrison
 NO. 31-07 ED NO. 1427-08 JD DATE/TIME OF SALE Apr 21 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>1219.14</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1444.14</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>525.77</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>6269.69</u>
TOTAL ***** \$ <u>6795.46</u>	

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

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

TOTAL COSTS (OPENING BID) \$ 8761.60