

SHERIFF'S SALE COST SHEET

FNB Bank NA vs. Matthew Himes
 NO. 132-10 ED NO. 72-10 JD DATE/TIME OF SALE Dec 8 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>38.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>386.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>985.20</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1210.20</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>56.00</u>
TOTAL ***** \$ <u>66.00</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>226.48</u>
SCHOOL DIST. 20	\$ <u>566.53</u>
DELINQUENT 20	\$ <u>3393.66</u>
TOTAL ***** \$ <u>4186.67</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>315.00</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>315.00</u>	

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

TOTAL COSTS (OPENING BID) \$ 6273.87

132

Columbia COUNTY

Commonwealth of Pennsylvania

TAX CLAIM BUREAU

January 19, 2011

David:

On January 19, 2011, Tax Claim Bureau received a check from the Sheriff's office.

The check # 5041 was written in the amount of \$ 3393.66 to payoff the 2007 - 2009 delinquent taxes on parcel 25,05E-021-00,000, assessed in the name of Matthew Himes. The sheriff check includes a \$5.00 Lien Certificate fee. The Tax Claim office only has a delinquent amount of \$ 1725.98.

Please provide an exchange check for the Sheriff office for the total difference of \$ 1662.68.

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

Parcel # 25-05E-021-00,000

Delinquent taxes -	\$ 1725.98
Lien Certificate Fee -	\$ + 5.00
Total Due	\$ 1730.98

Sheriff check (# 5041)	\$ <u>3393.66</u>
-------------------------	-------------------

Difference Due on Exchange check :	\$ 1662.68
---------------------------------------	------------

Sincerely,



Renae Newhart
Tax Claim Office Manager

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

FNB Bank dA vs Matthew Himes

NO. 132-10 ED NO. 72-10 JD

DATE/TIME OF SALE: Dec 8, 0900

BID PRICE (INCLUDES COST) \$ 6273.87

POUNDAGE - 2% OF BID \$ 125.48

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6399.35

PURCHASER(S): Charles A Menoch, FNB BANK

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Charles A Menoch

TOTAL DUE: \$ 6399.35

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 5049.35

132

Columbia COUNTY

Commonwealth of Pennsylvania

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

Difference Due on Exchange check :	\$ 1662.68
---------------------------------------	------------

Sincerely,



Renae Newhart
Tax Claim Office Manager

Invoice No	Date	Amount	PO No	Budgetary Account	Description
29 SE 21 COVERPAY	01/19/2011	1662.68	824098	01-0486-654-000-000-000-000-000-000	TAXES HELD IN ESCROW

132-10
Refers 2 Tr. poli

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

COUNTY OF COLUMBIA
BLOOMSBURG, PA 17815

Pay Exactly One Thousand Six Hundred Sixty-Two Dollars And 68 Cents

To the Order of:

COLUMBIA COUNTY SHERIFF

Check # 00086442 Amount *****1,662.68 Check Date 02/04/2011

VOID AFTER 90 DAYS

Chris Young Chief Clerk
Michael J. Dugan Sheriff
Tara M. Hovorka Treasurer

COMMISSIONERS

AUTHORIZED SIGNATURE(S)

MP

008644200313059360002013808

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

132

THIS CHECK IS VOID WITHOUT A MULTICOLORED BACKGROUND, MICROPRINT LINES IN THE BORDER, A TRUE WATERMARK, AND VISIBLE PLUS INVISIBLE FLUORESCENT FIBERS

FNB Bank
N.A.
A MEMBER OF THE CITICORP FINANCIAL FAMILY

53070

**CASHIER'S
CHECK**

80-574
313

DATE 12/8/10

\$ 5,049.35

PAY Five thousand forty nine and 35/100 dollars

TO THE
ORDER OF

FOR Costs of sale on Matt Nimes
PURCHASER

Columbia County Sheriff's Office

Charles A Mensch
AUTHORIZED SIGNATURE

U.S. PATENT 5,197,785 & 5,240,739

⑈053070⑈ ⑆031305745⑆ 2995 96079⑈

CRITERIA

Field	Beginning Value	Ending Value	And/Or
Doc Ref #	132ED2010	To	
		To	
		To	
		To	

Search Clear Cancel

RESULTS

Trans #	Ship To ID	ConsName	Shipper	Doc Ref #	Ship Date	Carrier	Track
34927	34927	COMMONWEALTH OF PA	Sheriff	132ED2010	9/7/2010	POST	91719:
34928	34928	COMMONWEALTH OF PENNSYLVANIA	Sheriff	132ED2010	9/7/2010	POST	91719:
34929	COP	COMMONWEALTH OF PENNSYLVANIA	Sheriff	132ED2010	9/7/2010	POST	91719:
34930	FAIR	COMMONWEALTH OF PENNSYLVANIA	Sheriff	132ED2010	9/7/2010	POST	91719:
34931	SBA	U.S. Small Business Administration	Sheriff	132ED2010	9/7/2010	POST	91719:
34932	IRS	INTERNAL REVENUE SERVICE	Sheriff	132ED2010	9/7/2010	POST	91719:

Records: 1 - 6 of 6



Date Produced: 09/13/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4233. Our records indicate that this item was delivered on 09/10/2010 at 07:19 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

[Handwritten signature]
C. A. H.
L. O. H. E. S. T. E. R. I. F. F.

Address of Recipient:

8-70

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 09/20/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4257. Our records indicate that this item was delivered on 09/13/2010 at 09:51 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

A handwritten signature in black ink, appearing to read "John M. M..." with a stylized flourish at the end.

Address of Recipient:

61101
1011 Bushy Ln SE
Hwy 813 Box 101
Harrisburg, PA 17107

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 09/13/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ Item number 7192 4291 0010 0000 4271. Our records indicate that this item was delivered on 09/10/2010 at 11:20 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature, "David L. Gant", written in black ink on a white background with horizontal lines.

Address of Recipient:

A handwritten address, "1150 1st American", written in black ink on a white background with horizontal lines. There is also a "58A" written above the main address.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 09/13/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4288. Our records indicate that this item was delivered on 09/10/2010 at 09:32 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:

CALL ASK USPS or www.usps.com/delivery
Delivery Section
F. Alston
F. Alston

Address of Recipient:

F. H. Alston
600 Arch St

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2010 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 132 OF 2010 ED AND CIVIL WRIT NO. 72 OF 2010 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:

PARCEL NO. 1-ALL THAT CERTAIN PARCEL NO. 1-ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Montour, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a corner, an iron post ten (10) feet from State Highway Route #11, extending North along land now or formerly of Guy Mensch One hundred sixteen (116) feet to an iron post at Township Road Route #437; THENCE west along Township Road Fifty (50) feet to a corner of land now or formerly of Lloyd Ginton; THENCE South along land now or formerly of Lloyd Ginton One hundred nineteen and five tenths (119.5) feet to State Highway Route #11; THENCE east along State Highway Fifty (50) feet to place of beginning.

PARCEL NO. 2 - ALL THAT said piece, parcel and tract of land situated in Montour Township, County of Columbia, State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron post along the State Highway Route 11; THENCE North One hundred sixteen (116) feet more or less to Township Road, Route 437, along the ground of Paul Crossley; THENCE East Fifty (50) feet along the Township Road, Route 437, to an iron post; THENCE south along land now or formerly of Guy Mensch, One hundred twelve (112) feet more or less to the State Highway; THENCE West Fifty (50) feet along the State Highway to the place of beginning.

BEING THE SAME PREMISES which Edward H. Crossley and Josephine M. Crossley, husband and wife, and Gary W. Crossley and Gerogia K. Crossley, husband and wife, by their Deed dated December 13, 2001 and recorded on December 14, 2001, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, as Instrument Number 200112810 conveyed unto Matthew S. Himes.

PROPERTY ADDRESS: 212 Boone Road, Bloomsburg, PA 17815

TAX PARCEL NUMBER: 25-05E-021

Improved upon thereon by Residential Dwelling known as: 212 Boone Road, Bloomsburg, PA 17815

TITLE TO SAID PREMISES IS VESTED in Matthew S. Himes

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 with eight (8) days after the sale in 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 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Michael McKeever
701 Market Street
Philadelphia, PA 19106

Sheriff of Columbia County
Timothy T. Chamberlain

www.sheriffofcolumbiacounty.com

} SS

on according to law deposes and says that Press Enterprise is on with its principal office and place of business at 3185 arg, County of Columbia and State of Pennsylvania, and was rch, 1902, and has been published daily, continuously in said at day and on the attached notice November 17, 24 and id published; that the affiant is one of the officers or publisher or publisher of said newspaper in which legal advertisement was t nor Press Enterprise is interested in the subject matter of said at all of the allegations in the foregoing statement as to time, on are true.

fore me this 1st day of December 2010

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

....., 20....., I hereby certify that the advertising and to \$.....for publishing the foregoing notice, and the 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.

FNB BANK NA

VS.

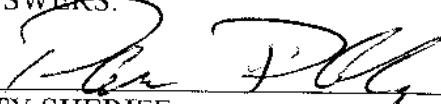
MATTHEW HIMES


WRIT OF EXECUTION #132 2010 ED

POSTING OF PROPERTY

NOVEMBER 3, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MATTHEW HIMES AT 212 BOONE ROAD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

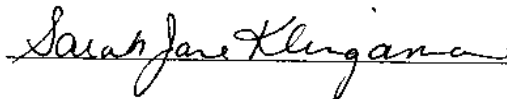
SO ANSWERS.


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 3RD DAY OF NOVEMBER 2010



Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FNB BANK, N.A.

Docket # 132ED2010

VS

MORTGAGE FORECLOSURE

MATTHEW S. HIMES

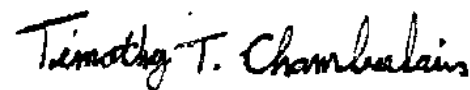
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, SEPTEMBER 22, 2010, AT 8:15 PM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON MATTHEW HIMES AT 212 BOONE ROAD,
BLOOMSBURG BY HANDING TO MATTHEW HIMES, A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, SEPTEMBER 23, 2010


NOTARY PUBLIC


X
TIMOTHY T. CHAMBERLAIN
SHERIFF

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

X 
R. TOMKINSON
DEPUTY SHERIFF

PETERS & TRIPOLI
POB 116
Suite
DANVILLE, PA 17821

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ALLISON
DATE RECEIVED 9/3/2010

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 132ED2010

PLAINTIFF FNB BANK, N.A.

DEFENDANT MATTHEW S. HIMES
ATTORNEY FIRM PETERS & TRIPOLI

PERSON/CORP TO SERVED
MATTHEW HIMES
212 BOONE ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Matthew Himes

RELATIONSHIP Def IDENTIFICATION _____

DATE 09-22-10 TIME 2015 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

9/18/10 1601 4 L.C

9/16/10 0912 4 neighbors not

DEPUTY

[Signature]

DATE 09-22-10

home →
card left
was not on
door

*call him + talk
to neighbors per sheriff

Moved: left no fwd per
post office

LEAVENS & ROBERTS
Attorneys at Law

RICHARD J. ROBERTS, JR.

ANDREW A. LEAVENS
RETIRED

29 EAST INDEPENDENCE STREET
POST OFFICE BOX 518
SHAMOKIN, PENNSYLVANIA 17872-0518

(570) 648-5727

FAX (570) 648-2971

Email: rlaw@ptd.net

September 10, 2010

Timothy T. Chamberlain
Sheriff of Columbia County
Court House
Post Office Box 380
Bloomsburg, PA 17815

**Re: FNB Bank, N. A. v.
Matthew S. Himes
Docket # 132ED2010
JD # 72JD2010**

Dear Tim:

Please be advised that Montour Township is owed \$315.00 for sewer charges pertaining to the property which is the subject of the referenced proceeding.

Yours very truly,



Richard J. Roberts, Jr.

RJR:mcm

pc: Joelene C. Sponenberg
Garey M. Bittenbender
#1944-774

MONTOUR TWP
MAKE CHECKS PAYABLE TO:
 BERT LEIBY
 121 LEGION ROAD
 BLOOMSBURG PA 17815

OURS: ALL HOURS AT MONTOUR TWP
 BLDG. MAR -OCT: TUES 5-6:30PM
 APRIL 15,22,29 : 5PM- 6:30PM

HONE: 570-356-7765

FOR: C JMBIA County		03/0 10		25016	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	13,734	6.146	82.72	84.41	92.85
SINKING		1.345	18.10	18.47	20.32
TWP RE		7.5	100.95	103.01	113.31
The discount & penalty have been calculated for your convenience			201.77 April 30 If paid on or before	205.89 June 30 If paid on or before	226.48 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

HIMES MATTHEW S
 212 BOONE RD
 BLOOMSBURG PA 17815

CNTY TWP
 Discount 2 % 2 %
 Penalty 10 % 10 %
 PARCEL: 25 -05E-021-00,000
 212 BOONE RD
 .2663 Acres Land 2,500
 Buildings 11,234
 Total Assessment 13,734

This tax returned to
 courthouse on:
 January 1, 2011

FILE COPY

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

BLOOMSBURG SCHOOL DISTRICT		2010 SCHOOL REAL ESTATE DATE 07/01/2010 BILL# 006276 TAXCOLLECTOR COPY				
MONTOUR TWP		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT
MAKE CHECKS PAYABLE TO:		Real Estate	13734	37.500	504.73	515.03
Bert Leiby						566.53
121 Legion Road						
Bloomsburg, PA 17815						
INSTALLMENT PLAN		ASSESSED VALUE	13734	515.03	504.73	515.03
<input type="checkbox"/> First Installment	171.68					566.53
<input type="checkbox"/> Second Installment	171.68					
<input type="checkbox"/> Third Installment	171.67					
		TAXABLE ASSESSMENT	13734	515.03		

SCHOOL PENALTY @ 10%

M
 A HIMES MATTHEW S
 I 212 BOONE RD
 L BLOOMSBURG PA 17815

PROPERTY DESCRIPTION		ACCT.
PARCEL 25 05E02100000		11923
212 BOONE RD	2500.00	
20011-2810	11234.00	
0.27 ACRES		

THIS TAX RETURNED
 TO COURTHOUSE
 JANUARY 1, 2011

T
 O

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/3/2010

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 132ED2010

PLAINTIFF FNB BANK, N.A.

DEFENDANT MATTHEW S. HIMES
ATTORNEY FIRM PETERS & TRIPOLI

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 9/8/10 TIME 1606 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

Johnson

9/8/10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ALLISON
DATE RECEIVED 9/3/2010

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 132ED2010

PLAINTIFF FNB BANK, N.A.

DEFENDANT MATTHEW S. HIMES
ATTORNEY FIRM PETERS & TRIPOLI

PERSON/CORP TO SERVED
BERT LEIBY-TAX COLLECTOR
121 LEGION ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Posted - Bert Leiby

RELATIONSHIP tax collector IDENTIFICATION _____

DATE 9/9/10 TIME 1441 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) Posted

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Allison

DATE 9/9/10

JUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE:08-SEP-10

FEE:\$5.00

CERT. NO8698

HIMES MATTHEW S
212 BOONE RD
BLOOMSBURG PA 17815

DISTRICT: MONTOUR TWP
DEED 20011-2810
LOCATION: 212 BOONE RD BLOOMSBURG
PARCEL: 25 -05E-021-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
2008	PRIM	1,124.37	23.21	65.00	1,212.58
2007	PRIM	1,240.34	22.76	0.00	1,263.10
2009	PRIM	894.77	23.21	0.00	917.98
TOTAL DUE :					\$3,393.66

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: January ,2011

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2009

REQUESTED BY:

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/3/2010

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 132ED2010

PLAINTIFF FNB BANK, N.A.

DEFENDANT MATTHEW S. HIMES
ATTORNEY FIRM PETERS & TRIPOLI

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 9/7/10 TIME 1602 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

9/7/10

SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 132 OF 2010 ED AND CIVIL WRIT NO. 72 OF 2010 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:

PARCEL NO. 1-ALL THAT CERTAIN PARCEL NO. 1-ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Montour, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a corner, an iron post ten (10) feet from State Highway Route #11, extending North along land now or formerly of Guy Mensch One hundred sixteen (116) feet to an iron post at Township Road Route #437; THENCE west along Township Road Fifty (50) feet to a corner of land now or formerly of Lloyd Girton; THENCE South along land now or formerly of Lloyd Girton One hundred nineteen and five tenths (119.5) feet to State Highway Route #11; THENCE east along State Highway Fifty (50) feet to place of beginning.

PARCEL NO. 2 - ALL THAT said piece, parcel and tract of land situated in Montour Township, County of Columbia, State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at an iron post along the State Highway Route 11; THENCE North One hundred sixteen (116) feet more or less to Township Road, Route 437, along the ground of Paul Crossley; THENCE East Fifty (50) feet along the Township Road, Route 437, to an iron post; THENCE south along land now or formerly of Guy Mensch, One hundred twelve (112) feet more or less to the State Highway; THENCE West Fifty (50) feet along the State Highway to the place of beginning. BEING THE SAME PREMISES which Edward H. Crossley and Josephine M. Crossley, husband and wife, and Gary W. Crossley and Georgia K. Crossley, husband and wife, by their Deed dated December 13, 2001 and recorded on December 14, 2001, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, as Instrument Number 200112810 conveyed unto Matthew S. Himes.

PROPERTY ADDRESS: 212 Boone Road, Bloomsburg, PA 17815

TAX PARCEL NUMBER: 25-05E-021

Improved upon thereon by Residential Dwelling known as: 212 Boone Road, Bloomsburg, PA 17815

TITLE TO SAID PREMISES IS VESTED in Matthew S. Himes

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 with eight (8) days after the sale in 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 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.

If proceed are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Courtenay Dunn
1617 JFK Blvd
Philadelphia, PA 19103

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

REAL ESTATE OUTLINE

ED # 132-10

DATE RECEIVED 9-5-10
DOCKET AND INDEX 7-10

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# 61760

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

SALE DATE Dec. 5, 10 TIME 2900
POSTING DATE Dec. 3, 10
ADV. DATES FOR NEWSPAPER
1ST WEEK Nov 11
2ND WEEK 24
3RD WEEK Dec 1, 10

Document Receipt

Trans # 34927 Carrier / service: POST 2PM 9/7/2010

Ship to: 34927

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000004233

Doc Ref #: 132ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 34928 Carrier / service: POST 2PM 9/7/2010

Ship to: 34928

MONTOUR TWP SEWER AUTHORITY

C/O ATTY RICHARD ROBERTS

PO BOX 518

Tracking #: 9171924291001000004240

Doc Ref #: 132ED2010

SHAMOKIN PA 17872

Document Receipt

Trans # 34929 Carrier / service: POST 2PM 9/7/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000004257

DEPARTMENT 281230

Doc Ref #: 132ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 34930 Carrier / service: POST 2PM 9/7/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000004264

Doc Ref #: 132ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 34931 Carrier / service: POST 2PM 9/7/2010

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000004271

Doc Ref #: 132ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 34932 Carrier / service: POST 2PM 9/7/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000004288

Doc Ref #: 132ED2010

FNB BANK, N.A.,
PLAINTIFF,

vs.

MATTHEW S. HIMES,
DEFENDANT

: IN THE COURT OF COMMON PLEAS
: PENNSYLVANIA
: OF COLUMBIA COUNTY, PA
:
: CIVIL ACTION – LAW
: NO. 2010-CV-72
: MORTGAGE FORECLOSURE
: WRIT OF EXECUTION

2010-ED-132

WRIT OF EXECUTION

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 property (specifically described property below):

Premises:

See attached description.

Principal due	\$ 33,643.60
Interest to 07/15/2010	1,926.57
To date of sale	
@ \$5.84 per diem	_____ and costs.

BY THE PROTHONOTARY:

(SEAL)

Tami B Kline (KPB) 9-3-10

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. _____ issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by venue or outcry to the highest and best bidders, for cash in the Courthouse, in Bloomsburg, Columbia County, Pennsylvania on _____ at _____ .m., all rights, title and interest of the Defendants in and to:

DESCRIPTION

PARCEL NO. 1- ALL THAT CERTAIN PARCEL NO. 1 – ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Montour, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner, an iron post ten (10) feet from State Highway Route #11, extending North along land now or formerly of Guy Mensch One hundred sixteen (116) feet to an iron post at Township Road Route #437; THENCE west along Township Road Fifty (50) feet to a corner of land now or formerly of Lloyd Girton; THENCE South along land now or formerly of Lloyd Girton One hundred nineteen and five tenths (119.5) feet to State Highway Route #11; THENCE east along State Highway Fifty (50) feet to place of beginning.

PARCEL NO. 2 – ALL THAT said piece, parcel and tract of land situated in Montour Township, County of Columbia , State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron post along the State Highway Route 11; THENCE North One hundred sixteen (116) feet more or less to Township Road, Route 437, along the gound of Paul Crossley; THENCE East Fifty (50) feet along the Township Road, Route 437, to an iron post; THENCE south along land now or formerly of Guy Mensch, One hundred twelve (112) feet more or less to the State Highway; THENCE West Fifty (50) feet along the State Highway to the place of beginning.

BEING THE SAME PREMISES which Edward H. Crossley and Josephine M. Crossley, husband and wife, and Gary W. Crossley and Gerogia K. Crossley, husband and wife, by their Deed dated December 13, 2001 and recorded on December 14, 2001, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, as Instrument Number 200112810 conveyed unto Matthew S. Himes.

PROPERTY ADDRESS: 212 Boone Road, Bloomsburg, PA 17815

TAX PARCEL NUMBER: 25-05E-O21

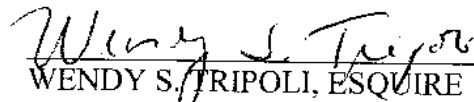
Improved upon thereon by Residential Dwelling known as: 212 Boone Road, Bloomsburg, PA 17815

TITLE TO SAID PREMISES IS VESTED in Matthew S. Himes

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 FNB Bank, N.A. against Matthew S. Himes and will be sold by:

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County


WENDY S. TRIPOLI, ESQUIRE
Attorney for Plaintiff
16 E. Market Street
P.O. Box 116
Danville, PA 17821
(570) 275-1211
Atty I.D.# 76461

FNB BANK, N.A.,
PLAINTIFF,

vs.

MATTHEW S. HIMES,
DEFENDANT

: IN THE COURT OF COMMON PLEAS
: PENNSYLVANIA
: OF COLUMBIA COUNTY, PA
:
: CIVIL ACTION – LAW
: NO. 2010-CV-72
: MORTGAGE FORECLOSURE
: WRIT OF EXECUTION

2010-ED-132

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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Premises:

See attached description.

Principal due	\$ 33,643.60
Interest to 07/15/2010	1,926.57
To date of sale	
@ \$5.84 per diem	_____ and costs.

BY THE PROTHONOTARY:

(SEAL)

Tami B Kline / KPB / 9-3-10

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. _____ issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by venue or outcry to the highest and best bidders, for cash in the Courthouse, in Bloomsburg, Columbia County, Pennsylvania on _____ at _____ .m., all rights, title and interest of the Defendants in and to:

DESCRIPTION

PARCEL NO. 1- ALL THAT CERTAIN PARCEL NO. 1 – ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Montour, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner, an iron post ten (10) feet from State Highway Route #11, extending North along land now or formerly of Guy Mensch One hundred sixteen (116) feet to an iron post at Township Road Route #437; THENCE west along Township Road Fifty (50) feet to a corner of land now or formerly of Lloyd Girton; THENCE South along land now or formerly of Lloyd Girton One hundred nineteen and five tenths (119.5) feet to State Highway Route #11; THENCE east along State Highway Fifty (50) feet to place of beginning.

PARCEL NO. 2 – ALL THAT said piece, parcel and tract of land situated in Montour Township, County of Columbia , State of Pennsylvania, bounded and described as follows, to-wit:

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BEING THE SAME PREMISES which Edward H. Crossley and Josephine M. Crossley, husband and wife, and Gary W. Crossley and Gerogia K. Crossley, husband and wife, by their Deed dated December 13, 2001 and recorded on December 14, 2001, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, as Instrument Number 200112810 conveyed unto Matthew S. Himes.

PROPERTY ADDRESS: 212 Boone Road, Bloomsburg, PA 17815

TAX PARCEL NUMBER: 25-05E-O21


Improved upon thereon by Residential Dwelling known as: 212 Boone Road, Bloomsburg, PA 17815

TITLE TO SAID PREMISES IS VESTED in Matthew S. Himes

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.

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TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County


WENDY S. TRIPOLI, ESQUIRE
Attorney for Plaintiff
16 E. Market Street
P.O. Box 116
Danville, PA 17821
(570) 275-1211
Atty I.D.# 76461

FNB BANK, N.A.,
PLAINTIFF,

vs.

MATTHEW S. HIMES,
DEFENDANT

: IN THE COURT OF COMMON PLEAS
: PENNSYLVANIA
: OF COLUMBIA COUNTY, PA
:
: CIVIL ACTION – LAW
: NO. 2010-CV-72
: MORTGAGE FORECLOSURE
: WRIT OF EXECUTION

2010-ETD-132

WRIT OF EXECUTION

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 property (specifically described property below):

Premises:

See attached description.

Principal due	\$ 33,643.60
Interest to 07/15/2010	1,926.57
To date of sale	
@ \$5.84 per diem	_____ and costs.

BY THE PROTHONOTARY:

(SEAL)

Tami B Kline | KPB | 9-3-10

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. _____ issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by venue or outcry to the highest and best bidders, for cash in the Courthouse, in Bloomsburg, Columbia County, Pennsylvania on _____ at _____ .m., all rights, title and interest of the Defendants in and to:

DESCRIPTION

PARCEL NO. 1- ALL THAT CERTAIN PARCEL NO. 1 – ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Montour, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

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BEGINNING at an iron post along the State Highway Route 11; THENCE North One hundred sixteen (116) feet more or less to Township Road, Route 437, along the gound of Paul Crossley; THENCE East Fifty (50) feet along the Township Road, Route 437, to an iron post; THENCE south along land now or formerly of Guy Mensch, One hundred twelve (112) feet more or less to the State Highway; THENCE West Fifty (50) feet along the State Highway to the place of beginning.

BEING THE SAME PREMISES which Edward H. Crossley and Josephine M. Crossley, husband and wife, and Gary W. Crossley and Gerogia K. Crossley, husband and wife, by their Deed dated December 13, 2001 and recorded on December 14, 2001, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, as Instrument Number 200112810 conveyed unto Matthew S. Himes.

PROPERTY ADDRESS: 212 Boone Road, Bloomsburg, PA 17815

TAX PARCEL NUMBER: 25-05E-O21


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TITLE TO SAID PREMISES IS VESTED in Matthew S. Himes

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 FNB Bank, N.A. against Matthew S. Himes and will be sold by:

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County


WENDY S. TRIPOLI, ESQUIRE
Attorney for Plaintiff
16 E. Market Street
P.O. Box 116
Danville, PA 17821
(570) 275-1211
Atty I.D.# 76461

FNB BANK, N.A.,
PLAINTIFF,

vs.

MATTHEW S. HIMES,
DEFENDANT

: IN THE COURT OF COMMON PLEAS
: PENNSYLVANIA
: OF COLUMBIA COUNTY, PA
:
: CIVIL ACTION – LAW
: NO. 2010-CV-72
: MORTGAGE FORECLOSURE
: WRIT OF EXECUTION

2010-ED-132

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under the Writ of Execution in this matter may leave the property without a watchman, and without insurance, in custody of whoever is found in possession, after notifying such person of the levy or attachment, without liability on the part of such deputy or the sheriff to the Plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

BY:

Wendy S. Tripoli
WENDY S. TRIPOLI, ESQ.
Attorney for Plaintiff

8/31/10

FNB BANK, N.A.,
PLAINTIFF,

vs.

MATTHEW S. HIMES,
DEFENDANT

: IN THE COURT OF COMMON PLEAS
: PENNSYLVANIA
: OF COLUMBIA COUNTY, PA
:
: CIVIL ACTION – LAW
: NO. 2010-CV-72
: MORTGAGE FORECLOSURE
: WRIT OF EXECUTION

2010-ED-32

AFFIDAVIT OF WHEREABOUTS OF THE DEFENDANT

COMMONWEALTH OF PENNSYLVANIA)

)SS:

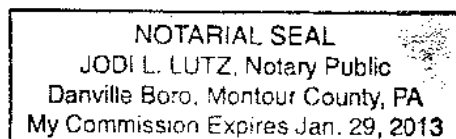
COUNTY OF MONTOUR)

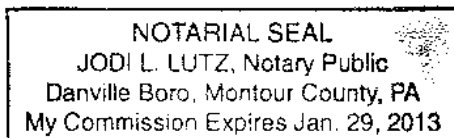
Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Wendy S. Tripoli, Esquire, attorney for the Plaintiff, who being duly sworn according to law, deposes and says that the owners of the property located at 212 Boone Road, Bloomsburg, PA 17815 is Matthew S. Himes. His residence is unknown, and he is employed at 53 River Road, Berwick, PA to the best of her information, knowledge and belief.

Wendy S. Tripoli

SWORN TO AND SUBSCRIBED BEFORE
ME THIS 31st DAY OF August, 2010

Jodi L. Lutz
Notary Public





FNB BANK, N.A.,
PLAINTIFF,

vs.

MATTHEW S. HIMES,
DEFENDANT

: IN THE COURT OF COMMON PLEAS
: PENNSYLVANIA
: OF COLUMBIA COUNTY, PA
:
: CIVIL ACTION – LAW
: NO. 2010-CV-72
: MORTGAGE FORECLOSURE
: WRIT OF EXECUTION

2010-ED-132

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF MONTOUR)

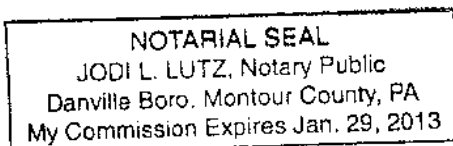
Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Wendy S. Tripoli, Esquire, attorney for and authorized representative of Plaintiff who, being duly sworn according to law, deposes and says that the Defendant Matthew S. Himes is not in the military service of the United States of America to the best of her knowledge, information, and belief.

Wendy S Tripoli

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 31st DAY OF August, 2010

Jodi L. Lutz
Notary Public



FNB BANK, N.A.,
PLAINTIFF,

vs.

MATTHEW S. HIMES,
DEFENDANT

: IN THE COURT OF COMMON PLEAS
: PENNSYLVANIA
: OF COLUMBIA COUNTY, PA
:
: CIVIL ACTION – LAW
: NO. 2010-CV-72
: MORTGAGE FORECLOSURE
: WRIT OF EXECUTION

2010-ED-132

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF MONTOUR)

Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Wendy S. Tripoli, Esquire, attorney for and authorized representative of Plaintiff who, being duly sworn according to law, deposes and says that the Defendant Matthew S. Himes is not in the military service of the United States of America to the best of her knowledge, information, and belief.

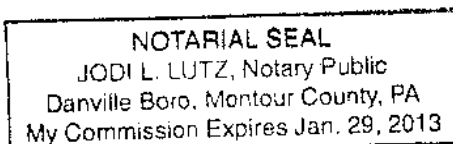
Wendy S. Tripoli

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 31st DAY OF August, 2010

Jodi L. Lutz

Notary Public



FNB BANK, N.A.,
PLAINTIFF,

vs.

MATTHEW S. HIMES,
DEFENDANT

: IN THE COURT OF COMMON PLEAS
: PENNSYLVANIA
: OF COLUMBIA COUNTY, PA
:
: CIVIL ACTION – LAW
: NO. 2010-CV-72
: MORTGAGE FORECLOSURE
: WRIT OF EXECUTION

2010-ED-132

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF MONTOUR)

Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Wendy S. Tripoli, Esquire, attorney for and authorized representative of Plaintiff who, being duly sworn according to law, deposes and says that the Defendant Matthew S. Himes is not in the military service of the United States of America to the best of her knowledge, information, and belief.

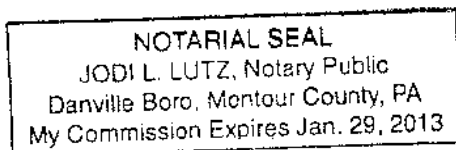
Wendy S. Tripoli

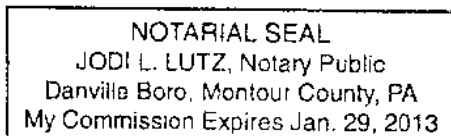
SWORN TO AND SUBSCRIBED BEFORE

ME THIS 31st DAY OF August, 2010

Jodi L. Lutz

Notary Public





FNB BANK, N.A.,
PLAINTIFF,

vs.

MATTHEW S. HIMES,
DEFENDANT

: IN THE COURT OF COMMON PLEAS
: PENNSYLVANIA
: OF COLUMBIA COUNTY, PA
:
: CIVIL ACTION – LAW
: NO. 2010-CV-72
: MORTGAGE FORECLOSURE
: WRIT OF EXECUTION

2010-ED-132

AFFIDAVIT OF COMPLIANCE WITH ACT 6 of 1974, 41 P.S. 101 et.seq.
AND ACT 91 OF 1983

COMMONWEALTH OF PENNSYLVANIA)

) SS.

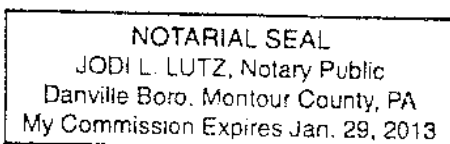
COUNTY OF MONTOUR)

Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Wendy S. Tripoli, Esquire, attorney for the Plaintiff, who being duly sworn according to law deposes and says that on September 22, 2009, Matthew S. Himes was mailed a Notice of Homeowner's Emergency Mortgage Assistance Act of 1983 by certified mail, return receipt requested, and first-class U.S. Mail.

Wendy S. Tripoli

SWORN TO AND SUBSCRIBED BEFORE
ME THIS 31st DAY OF August, 2010

Jodi L. Lutz
Notary Public



FNB BANK, N.A.,
PLAINTIFF,

vs.

MATTHEW S. HIMES,
DEFENDANT

: IN THE COURT OF COMMON PLEAS
: PENNSYLVANIA
: OF COLUMBIA COUNTY, PA
:
: CIVIL ACTION – LAW
: NO. 2010-CV-72
: MORTGAGE FORECLOSURE
: WRIT OF EXECUTION

2010-ED-132

AFFIDAVIT OF COMPLIANCE WITH ACT 6 of 1974, 41 P.S. 101 et.seq.
AND ACT 91 OF 1983

COMMONWEALTH OF PENNSYLVANIA)

) SS.

COUNTY OF MONTOUR)

Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Wendy S. Tripoli, Esquire, attorney for the Plaintiff, who being duly sworn according to law deposes and says that on September 22, 2009, Matthew S. Himes was mailed a Notice of Homeowner's Emergency Mortgage Assistance Act of 1983 by certified mail, return receipt requested, and first-class U.S. Mail.

Wendy S. Tripoli

SWORN TO AND SUBSCRIBED BEFORE
ME THIS 31st DAY OF August, 2010

Jodi L. Lutz
Notary Public

NOTARIAL SEAL
JODI L. LUTZ, Notary Public
Danville Boro. Montour County, PA
My Commission Expires Jan. 29, 2013

FNB BANK, N.A.,
PLAINTIFF,

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2010 ED-132

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

To: Defendant Matthew S. Himes

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING
TO COLLECT A DEBT AND ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PURPOSE.
IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE
IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT
BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A
DEBT, BUT ONLY ENFORCEMENT OF A LIEN
AGAINST PROPERTY.

Your house (real estate) at 212 Boone Road, Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on _____ at _____ .m. at the Columbia County Courthouse located in Bloomsburg,, PA to enforce the Court Judgment of _____ obtained by FNB Bank, N.A. (the mortgagee) against you. If the Sale is postponed, the property will be relisted for sale. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (570) 275-1211.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. _____ issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by venue or outcry to the highest and best bidders, for cash in the Courthouse, in Bloomsburg, Columbia County, Pennsylvania on _____ at _____ .m., all rights, title and interest of the Defendants in and to:

DESCRIPTION

PARCEL NO. 1- ALL THAT CERTAIN PARCEL NO. 1 – ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Montour, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner, an iron post ten (10) feet from State Highway Route #11, extending North along land now or formerly of Guy Mensch One hundred sixteen (116) feet to an iron post at Township Road Route #437; THENCE west along Township Road Fifty (50) feet to a corner of land now or formerly of Lloyd Girton; THENCE South along land now or formerly of Lloyd Girton One hundred nineteen and five tenths (119.5) feet to State Highway Route #11; THENCE east along State Highway Fifty (50) feet to place of beginning.

PARCEL NO. 2 – ALL THAT said piece, parcel and tract of land situated in Montour Township, County of Columbia , State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron post along the State Highway Route 11; THENCE North One hundred sixteen (116) feet more or less to Township Road, Route 437, along the gound of Paul Crossley; THENCE East Fifty (50) feet along the Township Road, Route 437, to an iron post; THENCE south along land now or formerly of Guy Mensch, One hundred twelve (112) feet more or less to the State Highway; THENCE West Fifty (50) feet along the State Highway to the place of beginning.

BEING THE SAME PREMISES which Edward H. Crossley and Josephine M. Crossley, husband and wife, and Gary W. Crossley and Gerogia K. Crossley, husband and wife, by their Deed dated December 13, 2001 and recorded on December 14, 2001, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, as Instrument Number 200112810 conveyed unto Matthew S. Himes.

PROPERTY ADDRESS: 212 Boone Road, Bloomsburg, PA 17815

TAX PARCEL NUMBER: 25-05E-O21

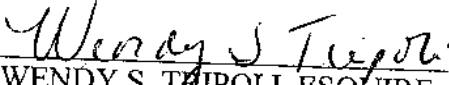
Improved upon thereon by Residential Dwelling known as: 212 Boone Road, Bloomsburg, PA 17815

TITLE TO SAID PREMISES IS VESTED in Matthew S. Himes

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 FNB Bank, N.A. against Matthew S. Himes and will be sold by:

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County


WENDY S. TRIPOLI, ESQUIRE
Attorney for Plaintiff
16 E. Market Street
P.O. Box 116
Danville, PA 17821
(570) 275-1211
Atty I.D.# 76461

FNB BANK, N.A.,
PLAINTIFF,

vs.

MATTHEW S. HIMES,
DEFENDANT

: IN THE COURT OF COMMON PLEAS
: PENNSYLVANIA
: OF COLUMBIA COUNTY, PA
:
: CIVIL ACTION – LAW
: NO. 2010-CV-72
: MORTGAGE FORECLOSURE
: WRIT OF EXECUTION

2010-ED-132

AFFIDAVIT PURSUANT TO RULE 3129.1

FNB Bank, N.A., Plaintiff in the above action, by its attorney, WENDY S. TRIPOLI, ESQUIRE, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 212 Boone Road, Bloomsburg, Columbia County, Pennsylvania, 17815.

1. Name and address of owners or reputed owners:

Matthew S. Himes

212 Boone Road,
Bloomsburg, PA 18603

2. Name address of defendants in the judgment:

Matthew S. Himes

212 Boone Road,
Berwick, PA 18603

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

a. FNB Bank, N.A., 354 Mill Street, Danville, PA 17821

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

a. FNB Bank, N.A., 354 Mill Street, Danville, Pennsylvania, 17821

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

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:

- | | |
|--|---|
| a. Domestic Relations of
Columbia County | 700 Sawmill Road
200 N. River Street
Wilkes-Barre, PA 18711 |
| b. Columbia County
Tax Claim Bureau | Columbia County Courthouse
11 W. Main Street
Main Street County Annex
Bloomsburg, PA 17815 |
| c. Montour Township
Tax Collector | 121 Legion Road
Bloomsburg, PA 17815 |
| d. Commonwealth of
Pennsylvania Dept.
of Welfare | P.O. Box 2675
Harrisburg, PA 17105 |
| e. Montour Township
Sewer Authority | c/o Richard J. Roberts, Jr., Esq.
29 East Independence St.
P.O. Box 518
Shamokin, PA 17872 |

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:

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.

8/31/10
Date:

Wendy S. Tripoli
WENDY S. TRIPOLI, ESQUIRE
Attorney for Plaintiff
16 E. Market Street
P.O. Box 116
Danville, PA 17821
(570) 275-1211
Atty I.D. # 76461

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Sewer Authority | c/o Richard J. Roberts, Jr., Esq.
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8/31/10
Date:


WENDY S. TRIPOLI, ESQUIRE
Attorney for Plaintiff
16 E. Market Street
P.O. Box 116
Danville, PA 17821
(570) 275-1211
Atty I.D. # 76461

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. _____ issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by venue or outcry to the highest and best bidders, for cash in the Courthouse, in Bloomsburg, Columbia County, Pennsylvania on _____ at _____ .m., all rights, title and interest of the Defendants in and to:

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PROPERTY ADDRESS: 212 Boone Road, Bloomsburg, PA 17815

TAX PARCEL NUMBER: 25-05E-021

Improved upon thereon by Residential Dwelling known as: 212 Boone Road,
Bloomsburg, PA 17815

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16 E. Market Street
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Danville, PA 17821
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Atty I.D.# 76461

THIS CHECK IS VOID WITHOUT A MULTICOLORED BACKGROUND, MICROPRINT LINES IN THE BORDER, A TRUE WATERMARK, AND VISIBLE PLUS INVISIBLE FLUORESCENT FIBERS

CASHIER'S
CHECK

FNB Bank
N.A.

61760

LISTENING IS JUST THE BEGINNING.™

DATE 07/14/2010

PAY

\$ 1,350.00

TO
THE
ORDER
OF
Columbia County Sheriff

FOR
PURCHASER
Matt Himes Sale

Tom Paul

AUTHORIZED SIGNATURE

⑈061760⑈ ⑆031305745⑆ 2995 96079⑈