

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK  
vs.  
PAUL BROBST (et al.)

Case Number  
2011CV1201

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
12/01/2011	Advance Fee	Advance Fee	24992	\$0.00	\$1,350.00
12/01/2011	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/01/2011	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/01/2011	Crying Sale			\$10.00	\$0.00
12/01/2011	Docketing			\$15.00	\$0.00
12/01/2011	Levy			\$15.00	\$0.00
12/01/2011	Mailing Costs			\$24.00	\$0.00
12/01/2011	Posting Handbill			\$15.00	\$0.00
12/01/2011	Press Enterprise Inc.			\$1,008.42	\$0.00
12/01/2011	Sheriff Automation Fund			\$50.00	\$0.00
12/01/2011	Web Posting			\$100.00	\$0.00
02/01/2012	Service			\$180.00	\$0.00
02/01/2012	Service Mileage			\$12.00	\$0.00
02/01/2012	Copies			\$6.00	\$0.00
02/01/2012	Notary Fee			\$15.00	\$0.00
02/01/2012	Surcharge			\$130.00	\$0.00
06/06/2012	Tax Claim Search			\$5.00	\$0.00
				<b>\$1,617.92</b>	<b>\$1,350.00</b>
				<b>TOTAL BALANCE: \$(267.92)</b>	

THIS CHECK HAS A COLORED BACKGROUND - DO NOT CASH THIS CHECK IF ANY OF THE SECURITY FEATURES LISTED ON THE BACK ARE NOT PRESENT



P.O. BOX 289  
BERWICK, PENNSYLVANIA 18603-0289

60-712313

065485

07/24/12

\*\*\*\*\*\$267.92

\*\*Two Hundred Sixty Seven & 92/100 USD

PAY  
TO THE  
ORDER  
OF

COLUMBIA COUNTY SHERIFF

A large, stylized handwritten signature in black ink, crossing over the words 'EXPENSE CHECK'.

EXPENSE CHECK

⑈065485⑈ ⑆031307125⑆ 50 00100 2 59⑈

1201

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



## Plaintiff

FIRST KEYSTONE COMMUNITY BANK vs.

## Defendant

PAUL BROBST  
SHIRLEY BROBST

### Attorney for the Plaintiff:

BULL BULL & KNECHT  
106 MARKET STREET  
BERWICK, PA 18603

Sheriff's Sale Date: Wednesday, February 8, 2012

Writ of Execution No. : 2011CV1201

Advance Sheriff Costs: 1,350.00

Location of the real estate: 227, 229, 231 SOUTH 3RD STREET, CATAWISSA, PA 17821

## Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	12.00
Crying Sale	10.00
Service	180.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	130.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,008.42
Web Posting	100.00
Notary Fee	15.00
Transfer Tax Form	25.00
Mailing Costs	24.00
Copies	6.00
Solicitor Services	75.00
Sheriff Automation Fund	50.00

**Total Sheriff Costs 1,782.92**

## Municipal Costs

Current Taxes	723.02
Delinquent Taxes	1,668.61
Sewer	521.90
Other	1,042.96

ELECTRIC

**Total Municipal Costs 3,956.49**

## Distribution Costs

Recording Fees	55.00
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**Total Distribution Costs 55.00**

**Grand Total: 5,794.41**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

100 County/Sheriff Sheriff Telephone, 100

PO Box 380  
Bloomsburg, PA 17815

Phone 570-389-5622  
Fax 570-389-5625

**COLUMBIA COUNTY  
SHERIFF'S OFFICE  
TIMOHTY T. CHAMBERLAIN, SHERIFF**

# Fax

**To:** Robert Bull, Esq.

**From:** Sheriff Timothy T. Chamberlain

**Fax:** 759-3880

**Pages:** 3

**Phone:**

**Date:** July 11, 2011

**Re:** Brobst foreclosures

**CC:**

☐ **Urgent**    ☐ **For Review**    ☐ **Please Comment**    ☐ **Please Reply**    ☐ **Please Recycle**

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● **Comments:**

I have not received payment for the attached foreclosures yet.

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# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK  
vs.  
PAUL BROBST (et al.)

Case Number  
2011CV1200

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
12/01/2011	Advertising Sale (Newspaper)			15.00	0.00
12/01/2011	Advertising Sale Bills & Copies			17.50	0.00
12/01/2011	Crying Sale			10.00	0.00
12/01/2011	Docketing			15.00	0.00
12/01/2011	Levy			15.00	0.00
12/01/2011	Mailing Costs			24.00	0.00
12/01/2011	Posting Handbill			15.00	0.00
12/01/2011	Press Enterprise Inc.			1,008.42	0.00
12/01/2011	Sheriff Automation Fund			50.00	0.00
12/01/2011	Web Posting			100.00	0.00
12/13/2011	Advance Fee		24994	0.00	1,350.00
02/01/2012	Service			180.00	0.00
02/01/2012	Service Mileage			12.00	0.00
02/01/2012	Copies			6.00	0.00
02/01/2012	Notary Fee			15.00	0.00
02/01/2012	Surcharge			130.00	0.00
06/06/2012	Tax Claim Search			5.00	0.00
				1,617.92	1,350.00
<b>TOTAL BALANCE:</b>				<b>-267.92</b>	

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK  
vs.  
PAUL BROBST (et al.)

Case Number  
2011CV1201

## REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
12/01/2011	Advance Fee	Advance Fee	24992	0.00	1,350.00
12/01/2011	Advertising Sale (Newspaper)			15.00	0.00
12/01/2011	Advertising Sale Bills & Copies			17.50	0.00
12/01/2011	Crying Sale			10.00	0.00
12/01/2011	Docketing			15.00	0.00
12/01/2011	Levy			15.00	0.00
12/01/2011	Mailing Costs			24.00	0.00
12/01/2011	Posting Handbill			15.00	0.00
12/01/2011	Press Enterprise Inc.			1,008.42	0.00
12/01/2011	Sheriff Automation Fund			50.00	0.00
12/01/2011	Web Posting			100.00	0.00
02/01/2012	Service			180.00	0.00
02/01/2012	Service Mileage			12.00	0.00
02/01/2012	Copies			6.00	0.00
02/01/2012	Notary Fee			15.00	0.00
02/01/2012	Surcharge			130.00	0.00
06/06/2012	Tax Claim Search			5.00	0.00
				1,617.92	1,350.00
<b>TOTAL BALANCE:</b>				<b>-267.92</b>	

LAW OFFICES  
**BULL, BULL & KNECHT, LLP**  
106 MARKET STREET  
BERWICK, PA 18603

ROBERT A. BULL  
RICHARD W. KNECHT  
ANTHONY J. McDONALD  
ALICIA C. SELTZER

TELEPHONE (570) 759-1231  
FAX (570) 759-3880  
E-MAIL: [bbkllp@pa.metrocast.net](mailto:bbkllp@pa.metrocast.net)

ROBERT E. BULL (Retired)

April 4, 2012

**VIA FAX ONLY (389-5625)**

Columbia County Sheriff  
Timothy T. Chamberlain  
35 West Main Street  
Berwick, PA 18603

**IN RE: FIRST NATIONAL BANK OF BERWICK VS. BROBST  
DOCKET NOS. 2011 CV 1200 AND 2011 CV 1201  
SHERIFF SALE DATE: APRIL 11, 2012**

Dear Tim,

Please accept this letter as my request to continue the above Sheriff Sales to June 6, 2012.

In the event you have any questions, please do not hesitate to contact me.

Very truly yours,

  
Robert A. Bull

RAB/as

Catawissa Water Authority  
Borough of Catawissa  
19 Schoolhouse Road  
P. O. Box 54  
Catawissa, PA 17820  
Phone: 570-356-2172 Fax: 570-356-7695

June 4, 2012

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

RE: First Keystone Community Bank vs. Paul L Brobst & Shirley L Brobst  
Docket # 2011 CV 1200 2011-ED-161

First Keystone Community Bank vs. Paul L Brobst & Shirley L Brobst  
Docket # 2011 CV 1201 2011-ED-162

Dear Sheriff Chamberlain:

Following are the water utility amounts owed to the Catawissa Water Authority by the above referenced properties.

The following is a summation of amounts owed as of June 4, 2012:

Paul & Shirley Brobst - 237 South 3rd St., Catawissa, PA	\$ 423.75
Paul & Shirley Brobst - 227, 229 & 231 South 3rd St., Catawissa, PA	\$ 460.20

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman  
Superintendent  
Catawissa Water Authority



County 024

PARCEL ID: 065-01-0000

T. EAR 2012

ALTERNATE ID:

EFFECTIVE DATE:

Year Authority Fund

Year	Authority	Fund	Tax	Interest	Penalty	Other	Pending	Total Amount
2011	PRIM		686.80	28.35	68.69	45.00		828.84
2010	PRIM		663.72	93.16	66.38	100.00		923.26
Total:			1,350.52	121.51	135.07	145.00		1,752.10

1,752.10 +

11.15 +

90.00 +

5.00 +

Interest  
Posting Fee  
Tax Cert.

004

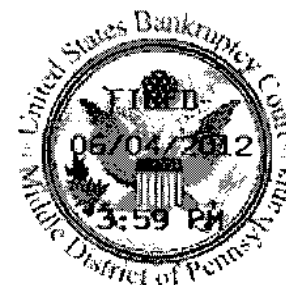
1,858.25\*

Total amount  
for  
July only

United States Bankruptcy Court  
Middle District of Pennsylvania

## Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 06/04/2012 at 3:59 PM and filed on 06/04/2012.



**Paul L Brobst**  
237 S Third St  
Catawissa, PA 17820  
SSN / ITIN: xxx-xx-1021

**Shirley L Brobst**  
237 S Third St  
Catawissa, PA 17820  
SSN / ITIN: xxx-xx-9285

The case was filed by the debtor's attorney:

**Robert Spielman**  
29 East Main Street  
Bloomsburg, PA 17815-1485  
570 380-1072

The case was assigned case number 5:12-bk-03384.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

To view the bankruptcy petition and other documents filed in this case, please visit the following Internet link: <http://ecf.pamb.uscourts.gov/> There is an .08 fee per page or page view (charges do not apply up to the first per calendar year) and you must first register at this web site: <http://pacer.psc.uscourts.gov/> Public access computer terminals are also available at the Clerk's Office's two locations, 9:00 am to 4:00 pm, M-F (closed on all federal holidays): Max Rosenn US Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701 and Ronald Reagan Federal Building and Courthouse, 228 Walnut Street, Harrisburg, PA 17101.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

**Terrence S. Miller**

FIRST KEYSTONE COMMUNITY BANK,	:	IN THE COURT OF COMMON PLEAS
F/K/A THE FIRST NATIONAL BANK OF	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
BERWICK,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF	:	CIVIL ACTION – LAW
	:	MORTGAGE FORECLOSURE ACTION
VS.	:	
	:	DOCKET NO. 2011 CV 1200
PAUL L. BROBST AND SHIRLEY L.	:	
BROBST, F/K/A SHIRLEY L. LEMONS,	:	
DEFENDANTS	:	

**NOTICE OF ENTRY OF JUDGMENT**

TO: PAUL L. BROBST	<u>AND</u>	SHIRLEY L. BROBST
237 S. 3 <sup>RD</sup> STREET		237 S. 3 <sup>RD</sup> STREET
CATAWISSA, PA 17820		CATAWISSA, PA 17820

PLEASE TAKE NOTICE that on the 17 day of October, 2011 First Keystone Community Bank, f/k/a First Keystone National Bank, the above-named Plaintiff, caused the entry of Judgment upon Default to be filed against you in the above-named court and to the above-captioned term and number, in the principal sum including interest of **Fifty-Four Thousand Four Hundred Twenty-Two and 40/100 (\$54,422.40)** DOLLARS, plus attorney's commission in the amount of **Seven Thousand Five Hundred Seventy-Three and 94/100 (\$ 7,573.94)** Dollars for a total judgment of **Sixty-One Thousand Nine Hundred Ninety-Six and 34/100 (\$61,996.34)** DOLLARS, plus a per diem charge at the rate of **Nine Dollars and 32/10 (\$9.32)** DOLLARS from June 11, 2010.

PROTHONOTARY OF COLUMBIA COUNTY

BY: Janet B. Kline/ra

10A

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

First Keystone Comm Bank VS Paul & Shirley Krobst

NO. 162-11 ED NO. 1201-11 JD

DATE/TIME OF SALE: Feb. 8 9:00

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

NAMES(S) ON DEED: \_\_\_\_\_

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

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

Phone: (570) 356-2561

**CATAWISSA BOROUGH**  
**307 MAIN STREET**  
**CATAWISSA, PA 17820**

Fax: (570) 356 - 2794

Email: [cataboro@catawissaboro.com](mailto:cataboro@catawissaboro.com)

April 2, 2012

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

Dear Sheriff Chamberlain

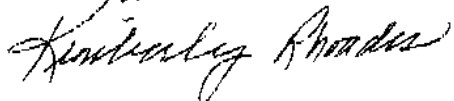
Below is are the amounts owed to the Catawissa Borough electric and sewer for:

## 1. DOCKET #2011-CV-1201 PAUL &amp; SUEBROBST

ELECTRIC AMOUNT OWED	\$1,873.32
SEWER AMOUNT OWED	378.20
<b>TOTAL AMOUNT OWED</b>	<b>\$2,251.52</b>

Thank you for your time and consideration.

Sincerely,



Kimberly Rhoades  
Secretary

~ BOROUGH OF CATAWISSA ~

Fax (570) 356-2794

catuboro@catawissaboro.com

P. O. BOX 44

307 Main Street

Catawissa, Penna. 17820

Phone: (570) 356-2561

Phone: (570) 356-2365

FAX TRANSMISSION

DATE: 6/4/12

THIS FAX IS BEING SENT TO:

FAX NUMBER:

389-5625

ADDRESSED TO:

Sheriff Tim Chamberlain

THERE ARE

2

PAGES INCLUDING THE COVER PAGE.

THIS FAX IS SENT FROM:

Kim

ORIGINAL WILL      WILL NOT   X   BE FORWARDED.

IF THERE ARE ANY PROBLEMS ENCOUNTERED IN THE TRANSMISSION,  
PLEASE CALL (570) - 356 -2561.      THANK YOU

**Catawissa Water Authority**  
Borough of Catawissa  
19 Schoolhouse Road  
P. O. Box 54  
Catawissa, PA 17820  
Phone: 570-356-2172 Fax: 570-356-7695

June 4, 2012

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

RE: First Keystone Community Bank vs. Paul L Brobst & Shirley L Brobst  
Docket # 2011 CV 1200 2011-ED-161

First Keystone Community Bank vs. Paul L Brobst & Shirley L Brobst  
Docket # 2011 CV 1201 2011-ED-162

Dear Sheriff Chamberlain:

Following are the water utility amounts owed to the Catawissa Water Authority by the above referenced properties.

The following is a summation of amounts owed as of June 4, 2012:

Paul & Shirley Brobst - 237 South 3rd St., Catawissa, PA	\$ 423.75
Paul & Shirley Brobst - 227, 229 & 231 South 3rd St., Catawissa, PA	\$ 460.20

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman  
Superintendent  
Catawissa Water Authority

**UNITED STATES BANKRUPTCY COURT**  
**MIDDLE DISTRICT OF PENNSYLVANIA**

In re: Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, and trade):

Paul Brobst

Chapter

13

Debtor(s)

Case No.

5:12-bk-00685-RNO

**ORDER DISMISSING CASE UNDER 11 U.S.C. §521(i)(1)**

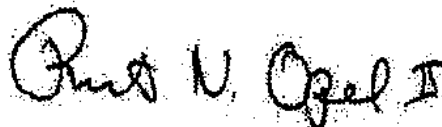
It appearing the above-named debtor(s) has/have failed to file documents required pursuant to the Bankruptcy Act of 2005, it is hereby,

ORDERED that the case of the above-named debtor(s) be and is hereby dismissed. The trustee hereby is discharged from further responsibility in this case, and it is further

ORDERED that all pending actions in this case are hereby dismissed.

Dated: 4/6/12

BY THE COURT



United States Bankruptcy Judge

*This document is electronically signed and filed on the same date.*



LAW OFFICES

**BULL, BULL & KNECHT, LLP**  
106 MARKET STREET  
BERWICK, PA 18603

ROBERT A. BULL  
RICHARD W. KNECHT  
ANTHONY J. McDONALD  
ALICIA C. SELTZER

TELEPHONE (570) 759-1231  
FAX (570) 759-3880  
E-MAIL: [bbkllp@pa.metrocast.net](mailto:bbkllp@pa.metrocast.net)

ROBERT E. BULL (Retired)

February 8, 2012

**VIA FAX ONLY (389-5625)**

Columbia County Sheriff  
P.O. Box 380  
Bloomsburg, PA 17815

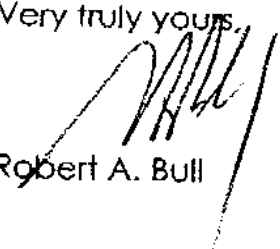
Attention: Timothy T. Chamberlain, Sheriff

**IN RE: FIRST KEYSTONE COMMUNITY BANK F/K/A THE FIRST NATIONAL BANK  
OF BERWICK VS. PAUL L. AND SHIRLEY L. BROBST, F/K/A SHIRLEY L.  
LEMONS  
MORTGAGE FORECLOSURE  
DOCKET NOS. 2011 CV 1200 & 2011-CV-1201**

Dear Sir,

As per our conversation this morning regarding the above captioned Sheriff Sale, this will confirm that the Sheriff Sale scheduled for today has been stayed to **Wednesday, April 11, 2012 at 9:00 a.m.**

Very truly yours,

  
Robert A. Bull

RAB/as

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

FACSIMILE TRANSMITTAL SHEET

TO: *Angie* FROM: *Sarah*  
COMPANY: DATE: *2/7/12*  
FAX NUMBER: TOTAL NO. OF PAGES INCLUDING COVER:  
PHONE NUMBER: SENDER'S REFERENCE NUMBER:  
RE: *Brobst* YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

**Anders, Riegel &  
Masington LLC**

18 North 8th, Stroudsburg, PA 18360  
Phone (570) 421-1260 :Fax (570) 421-1407

**FASCIMILIE**

Date: February 7, 2012

Number of pages including  
cover sheet : 5

TO: Columbia County Sheriff's Office-  
Real Estate Division

FAX: 570-389-5625

RE: Brobst, Paul – Mortgage  
Foreclosure

2011 CV 1200

2011 CV 1201

**FROM: Anders, Riegel & Masington**  
**18 North 8<sup>th</sup> Street**  
**Stroudsburg, PA 18360**

Fax (570) 424-1117

Fax (570) 424-2814

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

To Whom It May Concern:

Please be advised that this office represents Paul Brobst in his Chapter 13 Bankruptcy case. My client's property is currently scheduled for Sheriff Sale in Columbia County on **Wednesday February 8, 2012**.

Enclosed please find a copy of the front three pages of his Voluntary Petition that has been filed with the bankruptcy court, along with the Notice of Bankruptcy Case Filing listing all of his pertinent filing information, including his case number.

Should you have any questions, or require any additional information, please feel free to contact our office at 570-424-1117. Thank you.

Kevin Gaeta  
Bankruptcy Paralegal  
Anders, Riegel & Masington LLC

**NOTICE:** This transmission is intended only for the use of the person or entity named on this cover sheet and may include confidential, attorney-client privileged, attorney work, product privileged, or proprietary information. If you are not the intended recipient, do not read, disclose, copy, distribute, or take any action in reliance on these documents. Instead, please notify us immediately by telephone and return the original message to us at the address above via the United States Postal Services. Thank you.

## B1 (Official Form 1) (12/11)

<b>United States Bankruptcy Court Middle District of Pennsylvania</b>				<b>Voluntary Petition</b>	
Name of Debtor (if individual, enter Last, First, Middle): <b>Brobst, Paul</b>			Name of Joint Debtor (Spouse) (Last, First, Middle):		
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):			All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):		
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) /Complete EIN (if more than one, state all): <b>1021</b>			Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) /Complete EIN (if more than one, state all):		
Street Address of Debtor (No. & Street, City, State & Zip Code): <b>237 South 3rd Street Catawissa, PA</b> <div style="text-align: right;">ZIPCODE <b>17820</b></div>			Street Address of Joint Debtor (No. & Street, City, State & Zip Code): <div style="text-align: right;">ZIPCODE</div>		
County of Residence or of the Principal Place of Business: <b>Columbia</b>			County of Residence or of the Principal Place of Business:		
Mailing Address of Debtor (if different from street address): <div style="text-align: right;">ZIPCODE</div>			Mailing Address of Joint Debtor (if different from street address): <div style="text-align: right;">ZIPCODE</div>		
Location of Principal Assets of Business Debtor (if different from street address above): <div style="text-align: right;">ZIPCODE</div>					
<b>Type of Debtor</b> (Form of Organization) (Check one box.) <input checked="" type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)		<b>Nature of Business</b> (Check one box.) <input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101(51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input type="checkbox"/> Other  <b>Tax-Exempt Entity</b> (Check box, if applicable.) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).		<b>Chapter of Bankruptcy Code Under Which the Petition is Filed</b> (Check one box.) <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input checked="" type="checkbox"/> Chapter 13  <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding  <b>Nature of Debts</b> (Check one box.) <input checked="" type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input type="checkbox"/> Debts are primarily business debts.	
<b>Chapter 15 Debtor</b> Country of debtor's center of main interests:  Each country in which a foreign proceeding by, regarding, or against debtor is pending:		<b>Chapter 11 Debtors</b> <b>Check one box:</b> <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). <b>Check if:</b> <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter).  <b>Check all applicable boxes:</b> <input type="checkbox"/> A plan is being filed with this petition <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).			
<b>Filing Fee</b> (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (Applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (Applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.					THIS SPACE IS FOR COURT USE ONLY
<b>Statistical/Administrative Information</b> <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.					
<b>Estimated Number of Creditors</b> <input checked="" type="checkbox"/> 1-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1,000-5,000 <input type="checkbox"/> 5,001-10,000 <input type="checkbox"/> 10,001-25,000 <input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> Over 100,000					
<b>Estimated Assets</b> <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input checked="" type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input type="checkbox"/> \$1 million to \$10 million <input type="checkbox"/> \$10 million to \$50 million <input type="checkbox"/> \$50 million to \$100 million <input type="checkbox"/> \$100 million to \$500 million <input type="checkbox"/> \$500,000 to \$1 billion <input type="checkbox"/> More than \$1 billion					
<b>Estimated Liabilities</b> <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input checked="" type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input type="checkbox"/> \$1 million to \$10 million <input type="checkbox"/> \$10 million to \$50 million <input type="checkbox"/> \$50 million to \$100 million <input type="checkbox"/> \$100 million to \$500 million <input type="checkbox"/> \$500,000 to \$1 billion <input type="checkbox"/> More than \$1 billion					

B1 (Official Form 1) (12/11)

Page 2

**Voluntary Petition***(This page must be completed and filed in every case)*

Name of Debtor(s):

**Brobst, Paul****All Prior Bankruptcy Case Filed Within Last 8 Years** (If more than two, attach additional sheet)Location  
Where Filed: **None**

Case Number:

Date Filed:

Location  
Where Filed:

Case Number:

Date Filed:

**Pending Bankruptcy Case Filed by any Spouse, Partner or Affiliate of this Debtor** (If more than one, attach additional sheet)

Name of Debtor:

**None**

Case Number:

Date Filed:

District:

Relationship:

Judge:

**Exhibit A**

(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)

☐ Exhibit A is attached and made a part of this petition.**Exhibit B**

(To be completed if debtor is an individual whose debts are primarily consumer debts.)

I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. § 342(b).

☒ **/s/ Brett J. Riegel, Esquire****2/06/12**

Signature of Attorney for Debtor(s)

Date

**Exhibit C**

Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?

☐ Yes, and Exhibit C is attached and made a part of this petition.☒ No**Exhibit D**

(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)

☒ Exhibit D completed and signed by the debtor is attached and made a part of this petition.

If this is a joint petition:

☐ Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.**Information Regarding the Debtor - Venue**

(Check any applicable box.)

☒ Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.☐ There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.☐ Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.**Certification by a Debtor Who Resides as a Tenant of Residential Property**

(Check all applicable boxes.)

☐ Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)

(Name of landlord that obtained judgment)

(Address of landlord)

☐ Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and☐ Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.☐ Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(f)).

BI (Official Form 1) (12/11)

Page 3

**Voluntary Petition***(This page must be completed and filed in every case)*

Name of Debtor(s):

**Brobst, Paul****Signatures****Signature(s) of Debtor(s) (Individual/Joint)**

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under Chapter 7] I am aware that I may proceed under chapter 7, 11, 12 or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. § 342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

**X /s/ Paul Brobst**

Signature of Debtor

**Paul Brobst****X**

Signature of Joint Debtor

Telephone Number (If not represented by attorney)

**February 6, 2012**

Date

**Signature of a Foreign Representative**

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

☐ I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. § 1515 are attached.

☐ Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

**X**

Signature of Foreign Representative

Printed Name of Foreign Representative

Date

**Signature of Attorney\*****X /s/ Brett J. Riegel, Esquire**

Signature of Attorney for Debtor(s)

**Brett J. Riegel, Esquire 76448  
Anders, Riegel & Masington, LLC  
18 North 8th Street  
Stroudsburg, PA 18360  
(570) 424-1117 Fax: (570) 424-2814  
brett@armlawyers.com**

**February 6, 2012**

Date

\*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

**Signature of Debtor (Corporation/Partnership)**

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

**X**

Signature of Authorized Individual

Printed Name of Authorized Individual

Title of Authorized Individual

Date

**Signature of Non-Attorney Petition Preparer**

I declare under penalty of perjury that: 1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; 2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h) and 342(b); and 3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

Printed Name and title, if any, of Bankruptcy Petition Preparer

Social Security Number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)

Address

**X**

Signature

Date

Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose social security number is provided above.

Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

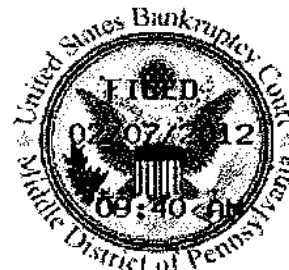
If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

*A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. § 110; 18 U.S.C. § 156.*

United States Bankruptcy Court  
Middle District of Pennsylvania

**Notice of Bankruptcy Case Filing**

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 02/07/2012 at 09:40 AM and filed on 02/07/2012.



**Paul Brobst**  
237 South 3rd Street  
Catawissa, PA 17820  
SSN / ITIN: xxx-xx-1021

The case was filed by the debtor's attorney:

**Brett J. Riegel**  
Anders, Riegel & Masington LLC  
18 North 8th Street  
Stroudsburg, PA 18360  
570 424-1117

The case was assigned case number 5:12-bk-00685.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

# Chuck

If you would like to view the bankruptcy petition and other documents # filed by the debtor, they are available at our *Internet* home page # <http://ecf.pamb.uscourts.gov/> or at the Clerk's Office, U.S. Bankruptcy Court, 274 Max Rosenn U.S. Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701. #

To view the bankruptcy petition and other documents filed in this case, please visit the following Internet link: <http://ecf.pamb.uscourts.gov/> There is an .08 fee per page or page view (charges do not apply up to the first per calendar year) and you must first register at this web site: <http://pacer.psc.uscourts.gov/> Public access computer terminals are also available at the Clerk's Office's two locations, 9:00 am to 4:00 pm, M-F (closed on all federal holidays): Max Rosenn US Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701 and Ronald Reagan Federal Building and Courthouse, 228 Walnut Street, Harrisburg, PA 17101.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

**Terrence S. Miller**  
Clerk, U.S. Bankruptcy Court

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

**SHERIFF'S SALE**

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV1201

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, FEBRUARY 08, 2012  
AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN lot of land situate on the West side of South Third Street, in the Borough of Catawissa, Columbia County, Pennsylvania, bounded described as follows, to wit:

BEGINNING at the corner of the lot of R.E. Tilley on Third Street in said Borough; THENCE along said South Third Street, 90 feet to land of Amanda Haines; THENCE along the said Haines, westwardly 75 feet to the lot of S.S. Haines; THENCE in a northerly direction, 90 feet to the said R.E. Tilley; THENCE by said Tilley, eastwardly 75 feet to the place of BEGINNING.

WHEREON are erected 5 frame dwellings.

PREMISES IMPROVED with five family dwellings more commonly known as 227, 229 and 231 South 3rd Street, Catawissa, PA 17820.

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is 08-01-102-00,000.

PROPERTY ADDRESS: 227, 229, 231 SOUTH 3RD STREET, CATAWISSA, PA 17821

UPI / TAX PARCEL NUMBER: 08-08-102

Seized and taken into execution to be sold as the property of PAUL BROBST, SHIRLEY BROBST in suit of FIRST KEYSTONE COMMUNITY BANK.

**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 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 to either 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 the 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.

Attorney for the Plaintiff:  
BULL BULL & KNECHT  
BERWICK, PA

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY,  
Pennsylvania  
www.sheriffcolumbiacounty.com

law deposes and says that Press Enterprise is  
pal office and place of business at 3185  
olumbia and State of Pennsylvania, and was  
as been published daily, continuously in said  
e attached notice January 18, 25 and February 1,  
s one of the officers or publisher or designated  
er in which legal advertisement was published;  
erested in the subject matter of said notice and  
e foregoing statement as to time, place, and

*[Handwritten signature]*

3<sup>rd</sup> day of February 2012

*[Handwritten signature]*

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp. Columbia County

My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

....., I hereby certify that the advertising and  
...for publishing the foregoing notice, and the



# SHERIFF'S SALE COST SHEET

VS. \_\_\_\_\_  
 NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

✓ DOCKET/RETURN	\$15.00
✓ SERVICE PER DEF.	\$ <u>180.00</u>
✓ LEVY (PER PARCEL	\$15.00
✓ MAILING COSTS	\$ <u>24.00</u>
✓ ADVERTISING SALE BILLS & COPIES	\$17.50
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00
✓ MILEAGE	\$ <u>12.00</u>
✓ POSTING HANDBILL	\$15.00
✓ CRYING/ADJOURN SALE	\$10.00
✓ SHERIFF'S DEED	\$35.00
✓ TRANSFER TAX FORM	\$25.00
✓ DISTRIBUTION FORM	\$25.00
✓ COPIES	\$ <u>6.00</u>
✓ NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>409.50</u>	

✓ WEB POSTING	\$150.00
✓ PRESS ENTERPRISE INC.	\$ <u>108.42</u>
✓ SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>123.42</u>	

✓ PROTHONOTARY (NOTARY)	\$10.00
✓ RECORDER OF DEEDS	\$ <u>55.00</u>
TOTAL ***** \$ <u>65.00</u>	

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
✓ DELINQUENT 20	\$ <u>1688.61</u>
TOTAL ***** \$ <u>1688.61</u>	

## MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL ***** \$ <u>-0-</u>	

✓ SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 3506.53

Phone: (570) 356-2561

**CATAWISSA BOROUGH**  
**307 MAIN STREET**  
**CATAWISSA, PA 17820**  
Email: [cataboro@catawissaboro.com](mailto:cataboro@catawissaboro.com)

Fax: (570)356-2794

February 3, 2012

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

Dear Sheriff Chamberlain,

Below is the amounts owed to the Catawissa Borough electric and sewer for:

1. DOCKET #2011 CV 1201 Paul & Shirley L. Brobst

<b>Electric amount owed</b>	<b>\$1042.96</b>
<b>Sewer amount owed</b>	<b><u>521.90</u></b>
<b>Total amount owed</b>	<b>\$1,564.86</b>

2. DOCKET #2011 CV 1200 Paul & Shirley Brobst

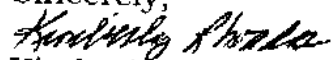
<b>Electric Amount owed</b>	<b>\$330.53</b>
<b>Sewer Amount owed</b>	<b><u>127.10</u></b>
<b>Total Amount owed</b>	<b>\$457.63</b>

3. DOCKET #2011 CV 85 Maxine & Matthew Donnelly.

<b>Electric Amount owed</b>	<b>\$595.62</b>
<b>Sewer Amount owed</b>	<b><u>94.55</u></b>
<b>Total Amount owed</b>	<b>\$690.17</b>

Thank you for your time and consideration.

Sincerely,



Kimberly Rhoades  
Secretary

Catawissa Water Authority  
Borough of Catawissa  
19 Schoolhouse Road  
P. O. Box 54  
Catawissa, PA 17820  
Phone: 570-356-2172 Fax: 570-356-7695

February 3, 2012

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

RE: First Keystone Community Bank vs. Paul L Brobst & Shirley L Brobst  
Docket # 2011 CV 1200 2011-ED-161

First Keystone Community Bank vs. Paul L Brobst & Shirley L Brobst  
Docket # 2011 CV 1201 2011-ED-162

Maxine M Donnelly & Matthew S Donnelly

Dear Sheriff Chamberlain:

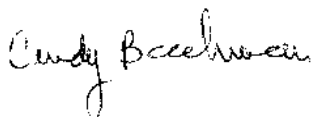
Following are the water utility amounts owed to the Catawissa Water Authority by the above referenced properties.

The following is a summation of amount owed as of February 3, 2012:

Paul & Shirley Brobst - 237 South 3rd St., Catawissa, PA	\$ 198.35
Paul & Shirley Brobst - 227, 229 & 231 South 3rd St., Catawissa, PA	\$ 723.02
Maxine & Matthew Donnelly - 234 South 4th St., Catawissa, PA	\$ 67.15

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman  
Superintendent  
Catawissa Water Authority

# Catawissa Water Authority

Borough of Catawissa  
19 Schoolhouse Road  
P. O. Box 54  
Catawissa, PA 17820  
Phone: 570-356-2172 Fax: 570-356-7695

February 3, 2012

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

RE: First Keystone Community Bank vs. Paul L Brobst & Shirley L Brobst  
Docket # 2011 CV 1200 2011-ED-161

First Keystone Community Bank vs. Paul L Brobst & Shirley L Brobst  
Docket # 2011 CV 1201 2011-ED-162

Maxine M Donnelly & Matthew S Donnelly

Dear Sheriff Chamberlain:

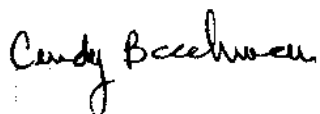
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If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman  
Superintendent  
Catawissa Water Authority

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK  
vs.  
PAUL BROBST (et al.)

Case Number  
2011CV1201

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 12/23/2011

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 227, 229, 231 SOUTH 3RD STREET  
CATAWISSA, PA 17821

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: BULL BULL & KNECHT

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2011CV1201

227, 229, 231 SOUTH 3RD STREET, CATAWISSA, PA

EXP: 12/23/2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy

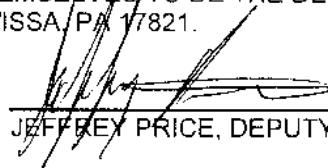


FIRST KEYSTONE COMMUNITY BANK  
vs.  
PAUL BROBST (et al.)

Case Number  
2011CV1201

## SHERIFF'S RETURN OF SERVICE

12/02/2011 11:05 AM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: PAUL BROBST AT 237 SOUTH 3RD STREET, CATAWISSA, PA 17821.

  
JEFFREY PRICE, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 02, 2011

NOTARY

Affirmed and subscribed to before me this

2ND day of DECEMBER, 2011

Plaintiff Attorney: BULL BULL & KNECHT, 106 MARKET STREET, BERWICK, PA 18603

cc County Seal (Printed) - 1/1/2010, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK  
vs.  
PAUL BROBST (et al.)

Case Number  
2011CV1201

## SHERIFF'S RETURN OF SERVICE

12/02/2011 11:05 AM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE PAUL BROBST, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR SHIRLEY BROBST AT 237 SOUTH 3RD STREET, CATAWISSA, PA 17821.

  
JEFFREY PRICE, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 02, 2011

## NOTARY

Affirmed and subscribed to before me this

2ND day of DECEMBER, 2011

Plaintiff Attorney: BULL BULL & KNECHT, 106 MARKET STREET, BERWICK, PA 18603

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

FIRST KEYSTONE COMMUNITY BANK  
vs.  
PAUL BROBST (et al.)

Case Number  
2011CV1201

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	12/23/2011	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	PAUL BROBST	
Primary Address:	237 SOUTH 3RD STREET CATAWISSA, PA 17821	
Phone:		DOB:
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	PAUL BROBST	
Relation:	DEF	
Date:	12-2-11	Time:
Deputy:	6	Mileage:

### Attorney / Originator:

Name:	BULL BULL & KNECHT	Phone:
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### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

BROBST, PAUL

2011CV1201

237 SOUTH 3RD STREET, CATAWISSA, PA 17821

EXP: 12/23/2011



EFFECTIVE DATE:

<i>Year</i>	<i>Authority</i>	<i>Fund</i>
-------------	------------------	-------------

<b>Delq Year</b>	<b>Bill Roll</b>	<b>Tax</b>	<b>Interest</b>	<b>Penalty</b>	<b>Other</b>	<b>Pending</b>	<b>Total Amount</b>
2011	PRIM	686.80	.00	68.69	15.00		770.49
2010	PRIM	663.72	65.76	66.38	45.00		840.86
	<b>Total</b>	1,350.52	65.76	135.07	60.00		1,611.35

1,668.61\*

March  
Amount

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

FIRST KEYSTONE COMMUNITY BANK  
vs.  
PAUL BROBST (et al.)

Case Number  
2011CV1201

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	12/23/2011	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	SHIRLEY BROBST	
Primary Address:	237 SOUTH 3RD STREET CATAWISSA, PA 17821	
Phone:		DOB:
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally - Adult In Charge		Posted	Other
Adult In Charge:	PAUL BROBST			
Relation:	DEF SPOUSE			
Date:	12-2-11	Time:	1105	
Deputy:	6	Mileage:		

### Attorney / Originator:

Name:	BULL BULL & KNECHT	Phone:	
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### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

BROBST, SHIRLEY

2011CV1201

237 SOUTH 3RD STREET, CATAWISSA, PA 17821

EXP: 12/23/2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

FIRST KEYSTONE COMMUNITY BANK  
vs.  
PAUL BROBST (et al.)

Case Number  
2011CV1201

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	12/23/2011
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	CATAWISSA SEWER TREATMENT PLANT
<b>Primary Address:</b>	SOUTH FIRST STREET CATAWISSA, PA 17820
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	BOB HAS HAGEN		
<b>Relation:</b>	SUPERINTENDENT		
<b>Date:</b>	12-2-11	<b>Time:</b>	1125
<b>Deputy:</b>	6	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> BULL BULL & KNECHT	<b>Phone:</b>
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CATAWISSA SEWER

2011CV1201

SOUTH FIRST STREET, CATAWISSA, PA 17820

EXP: 12/23/2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK  
vs.  
PAUL BROBST (et al.)

Case Number  
2011CV1201

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	12/23/2011
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	CATAWISSA BOROUGH
<b>Primary Address:</b>	307 MAIN STREET CATAWISSA, PA 17820
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally - <u>Adult In Charge</u> - Posted - Other		
<b>Adult In Charge:</b>	Kim <del>Rhodes</del> Rhodes		
<b>Relation:</b>	OFFICE SECRETARY		
<b>Date:</b>	12-2-11	<b>Time:</b>	1125
<b>Deputy:</b>	6	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> BULL BULL & KNECHT	<b>Phone:</b>
---------------------------------	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CATAWISSA BOROUGH

2011CV1201

307 MAIN STREET, CATAWISSA, PA 17820

EXP: 12/23/2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

FIRST KEYSTONE COMMUNITY BANK  
vs.  
PAUL BROBST (et al.)

Case Number  
2011CV1201

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	12/23/2011
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

Name:	Paula Clark
Primary Address:	138 South Street Catawissa, PA 17820
Phone:	570-356-2189
DOB:	
Alternate Address:	450 Fisher Ave Catawissa PA 17828
Phone:	

### Final Service:

Served:	Personally - Adult In Charge - Posted - Other
Adult In Charge:	PAULA CLARK
Relation:	TAX AGENT
Date:	12-2-11
Time:	1200
Deputy:	60
Mileage:	

### Attorney / Originator:

Name:	BULL BULL & KNECHT
Phone:	

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CLARK, PAULA

2011CV1201

138 SOUTH STREET, CATAWISSA, PA 17820

EXP: 12/23/2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

FIRST KEYSTONE COMMUNITY BANK  
vs.  
PAUL BROBST (et al.)

Case Number  
2011CV1201

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 12/23/2011

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: CATAWISSA WATER AUTHORITY

Primary Address: 19 SCHOOLHOUSE ROAD  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

ALICE SNYDER

Relation:

SECRETARY

Date:

12-2-11

Time:

1300

Deputy:

6

Mileage:

### Attorney / Originator:

Name: BULL BULL & KNECHT

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

CATAWISSA WATER

2011CV1201

19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820

EXP: 12/23/2011

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

DATE:02-DEC-11

FEE:\$5.00

CERT. NO11149

LEMONS SHIRLEY  
BROBST PAUL L  
237 S THIRD STREET  
CATAWISSA PA 17820

DISTRICT: CATAWISSA BORO  
DEED 20020-5044  
LOCATION: 229 231 S THIRD ST CATAWISSA  
PARCEL: 08 -01 102-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2010	PRIM	835.38	16.43	0.00	851.81
TOTAL DUE :					\$851.81

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March ,2012

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF  
DECEMBER 31, 2010

REQUESTED BY:

*Columbia Co. Sheriff*

**EXP: 12/23/2011**



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK  
vs.  
PAUL BROBST (et al.)

Case Number  
2011CV1201

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	12/23/2011
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

Name:	Domestic Relations Office of Columbia
Primary Address:	15 Perry Avenue Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	<u>Maureen</u>
Relation:	<u>Secretary</u>
Date:	<u>12/02/11</u>
Time:	<u>08:30</u>
Deputy:	<u>#7</u>
Mileage:	

### Attorney / Originator:

Name:	BULL BULL & KNECHT
Phone:	

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS

2011CV1201

15 PERRY AVENUE, BLOOMSBURG, PA 17815

EXP: 12/23/2011

Document Receipt

---

Trans # 45084 Carrier / service: POST 2PM 12/1/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000011743

Doc Ref #: 162ED2011

PHILADELPHIA PA 19106

Document Receipt

---

Trans # 45083 Carrier / service: POST 2PM 12/1/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000011736

DEPARTMENT 281230

Doc Ref #: 162ED2011

HARRISBURG PA 17128

Document Receipt

---

Trans # 45082 Carrier / service: POST 2PM 12/1/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000011729

Doc Ref #: 162ED2011

Document Receipt

---

Trans # 45081 Carrier / service: POST 2PM 12/1/2011

Ship to: sba

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000011712

Doc Ref #: 162ED2011

KING OR PA 19406  
PRUSSIA

# REAL ESTATE OUTLINE

ED # 17-1-1

DATE RECEIVED \_\_\_\_\_  
DOCKET AND INDEX \_\_\_\_\_

## 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>7-1-1</u>

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

SALE DATE	<u>1-1-1</u>	TIME	<u>10:00</u>
POSTING DATE	<u>1-1-1</u>		
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK		
	2 <sup>ND</sup> WEEK		
	3 <sup>RD</sup> WEEK		

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV1201

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, FEBRUARY 08, 2012  
AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

---

ALL THAT CERTAIN lot of land situate on the West side of South Third Street, in the Borough of Catawissa, Columbia County, Pennsylvania, bounded described as follows, to wit:

BEGINNING at the corner of the lot of R.E. Tilley on Third Street in said Borough; THENCE along said South Third Street, 90 feet to land of Amanda Haines; THENCE along the said Haines, westwardly 75 feet to the lot of S.S. Haines; THENCE in a northerly direction, 90 feet to the said R.E. Tilley; THENCE by said Tilley, eastwardly 75 feet to the place of BEGINNING.

WHEREON are erected 5 frame dwellings.

PREMISES IMPROVED with five family dwellings more commonly known as 227, 229 and 231 South 3rd Street, Catawissa, PA 17820.

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is 08-01-102-00,000.

PROPERTY ADDRESS: 227, 229, 231 SOUTH 3RD STREET, CATAWISSA, PA 17821

UPI / TAX PARCEL NUMBER: 08-08-102

Seized and taken into execution to be sold as the property of PAUL BROBST, SHIRLEY BROBST in suit of FIRST KEYSTONE COMMUNITY BANK.

---

**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 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 to either 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 the 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.

Attorney for the Plaintiff:  
BULL BULL & KNECHT  
BERWICK, PA

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

FIRST KEYSTONE COMMUNITY BANK,	:	IN THE COURT OF COMMON PLEAS
F/K/A THE FIRST NATIONAL BANK OF	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
BERWICK,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF	:	CIVIL ACTION – LAW
	:	MORTGAGE FORECLOSURE ACTION
VS.	:	
	:	DOCKET NO. 2011 CV 1201
PAUL L. BROBST AND SHIRLEY L.	:	2011 - FD - 162
BROBST, F/K/A SHIRLEY L. LEMONS,	:	
DEFENDANTS	:	

**WRIT OF EXECUTION**

TO: THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against the above-named Defendants, Paul L. Brobst and Shirley L. Brobst, f/k/a Shirley L. Lemons:

(1) You are directed to levy upon the property of the Defendants and to sell their interest therein which property is located at **227, 239 and 231 South 3<sup>rd</sup> Street, Catawissa, PA 17820, Columbia County, Pennsylvania**, and which is particularly described in Instrument Number 200205044.

1. Principal	\$ 52,811.13
2. Interest	\$ 4,865.62
3. Attorney's Commission	\$ 7,921.67
Real Debt	\$ 65,598.42 and costs

DATED: 11-23, 2011

Tami B Kline | KPB |  
PROTHONOTARY

**From & Clerk of Sev. Courts**  
**4<sup>th</sup> Com. Ex. 1<sup>st</sup> Monday in 2012**



FIRST KEYSTONE COMMUNITY BANK,	:	IN THE COURT OF COMMON PLEAS
F/K/A THE FIRST NATIONAL BANK OF	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
BERWICK,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF	:	CIVIL ACTION – LAW
	:	MORTGAGE FORECLOSURE ACTION
VS.	:	
	:	DOCKET NO. 2011 CV 1201
PAUL L. BROBST AND SHIRLEY L.	:	
BROBST, F/K/A SHIRLEY L. LEMONS,	:	2011-ED-162
DEFENDANTS	:	

### **WRIT OF EXECUTION NOTICE**

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

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

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

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

In addition, you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition

with the Court after the sale and before the Sheriff has delivered his deed to the property.

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

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

LAW OFFICES OF BULL, BULL & KNECHT, LLP

Dated: November 9, 2011



---

ROBERT A. BULL, ESQUIRE  
Attorney for Plaintiff  
106 Market Street  
Berwick, PA 18603  
(570) 759-1231  
I.D. # 25892

FIRST KEYSTONE COMMUNITY BANK,	:	IN THE COURT OF COMMON PLEAS
F/K/A THE FIRST NATIONAL BANK OF	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
BERWICK,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF	:	CIVIL ACTION – LAW
	:	MORTGAGE FORECLOSURE ACTION
VS.	:	
	:	DOCKET NO. 2011 CV 1201
PAUL L. BROBST AND SHIRLEY L.	:	
BROBST, F/K/A SHIRLEY L. LEMONS,	:	2011-ED-162
DEFENDANTS	:	

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

<b>TO: PAUL L. BROBST</b>	<b><u>AND</u></b>	<b>SHIRLEY L. BROBST</b>
<b>237 S. 3<sup>RD</sup> STREET</b>		<b>237 S. 3<sup>RD</sup> STREET</b>
<b>CATAWISSA, PA 17820</b>		<b>CATAWISSA, PA 17820</b>

Defendants herein and owners of the Real Estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution issued under the above-captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ o'clock a.m., eastern time, in the forenoon of the said day, all your right, title and interest in and to ALL that certain piece or parcel of land situate at **227, 229 and 231 South 3<sup>rd</sup> Street, Catawissa, Columbia County, Pennsylvania,** the same more particularly described in Exhibit "A", attached hereto and incorporated herein.

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 that distribution will be made in accordance with this schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAW OFFICES OF  
BULL, BULL & KNECHT, LLP

Dated: November 9, 2011

  
\_\_\_\_\_  
ROBERT A. BULL, ESQUIRE  
Attorney for Plaintiff  
106 Market Street  
Berwick, PA 18603  
(570) 759-1231  
I.D. # 25892

**EXHIBIT "A"**

ALL THAT CERTAIN lot of land situate on the West side of South Third Street, in the Borough of Catawissa, Columbia County, Pennsylvania, bounded described as follows, to wit:

BEGINNING at the corner of the lot of R.E. Tilley on Third Street in said Borough; THENCE along said South Third Street, 90 feet to land of Amanda Haines; THENCE along the said Haines, westwardly 75 feet to the lot of S.S. Haines; THENCE in a northerly direction, 90 feet to the said R.E. Tilley; THENCE by said Tilley, eastwardly 75 feet to the place of BEGINNING.

WHEREON are erected 5 frame dwellings.

**PREMISES IMPROVED** with five family dwellings more commonly known as **227, 229 and 231 South 3<sup>rd</sup> Street, Catawissa, PA 17820.**

**THE PROPERTY IDENTIFICATION NUMBER** of the above-described parcel is 08-01-102-00,000.

FIRST KEYSTONE COMMUNITY BANK,  
F/K/A THE FIRST NATIONAL BANK OF  
BERWICK,

PLAINTIFF

VS.

PAUL L. BROBST AND SHIRLEY L.  
BROBST, F/K/A SHIRLEY L. LEMONS,  
DEFENDANTS

IN THE COURT OF COMMON PLEAS  
OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
COLUMBIA COUNTY BRANCH, PA  
CIVIL ACTION – LAW  
MORTGAGE FORECLOSURE ACTION

DOCKET NO. 2011 CV 1201

2011-ED-162

**AFFIDAVIT OF LAST KNOWN ADDRESS**

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF COLUMBIA :

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

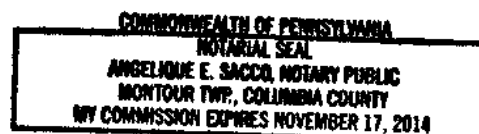
PAUL L. BROBST  
237 SOUTH 3<sup>RD</sup> STREET  
CATAWISSA, PA 17820

SHIRLEY L. BROBST, F/K/A SHIRLEY L. LEMONS  
237 SOUTH 3<sup>RD</sup> STREET  
CATAWISSA, PA 17820

  
Robert A. Bull, Esquire

Sworn to and subscribed to before me  
this 9th day of November, 2011

  
Notary Public



FIRST KEYSTONE COMMUNITY BANK,	:	IN THE COURT OF COMMON PLEAS
F/K/A THE FIRST NATIONAL BANK OF	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
BERWICK,	:	COLUMBIA COUNTY BRANCH, PA
	:	CIVIL ACTION – LAW
PLAINTIFF	:	MORTGAGE FORECLOSURE ACTION
	:	
VS.	:	DOCKET NO. 2011 CV 1201
	:	
PAUL L. BROBST AND SHIRLEY L.	:	2011-ED-162
BROBST, F/K/A SHIRLEY L. LEMONS,	:	
DEFENDANTS	:	

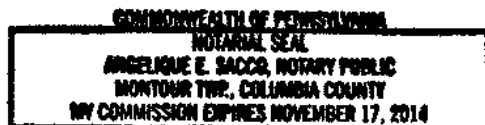
**WATCHMAN RELEASE FORM**

I, ROBERT A. BULL, ESQUIRE, being duly sworn according to law, depose and say that I am the Attorney for the Plaintiff, that I make this waiver on behalf of the within Plaintiff, First Keystone Community Bank, f/k/a The First National Bank of Berwick, and being authorized so to do, waive the right to the placing of a Watchman and/or insurance on the property located at **227, 229 and 231 South 3<sup>rd</sup> Street, Catawissa, PA 17820**, Columbia County, Pennsylvania, in the above mortgage foreclosure action.

  
 \_\_\_\_\_  
 ROBERT A. BULL, ESQUIRE

Sworn to and subscribed to before  
 this 9<sup>th</sup> day of November, 2011

  
 \_\_\_\_\_  
 Notary Public



FIRST KEYSTONE COMMUNITY BANK,	:	IN THE COURT OF COMMON PLEAS
F/K/A THE FIRST NATIONAL BANK OF	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
BERWICK,	:	COLUMBIA COUNTY BRANCH, PA
	:	CIVIL ACTION – LAW
PLAINTIFF	:	MORTGAGE FORECLOSURE ACTION
	:	
VS.	:	DOCKET NO. 2011 CV 1201
	:	
PAUL L. BROBST AND SHIRLEY L.	:	
BROBST, F/K/A SHIRLEY L. LEMONS,	:	2011-ED-162
DEFENDANTS	:	

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

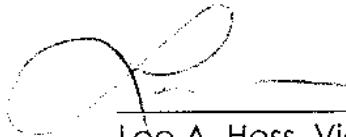
\*\*\*\*\*

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF COLUMBIA :

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

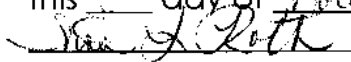


Soldiers' and Sailors' Civil Relief Act of 1940; and that the last known address of said Defendants, Paul L. Brobst and Shirley L. Brobst, f/k/a Shirley L. Lemons is 237 South 3<sup>rd</sup> Street, Catawissa, PA 17820; and the address of the above Plaintiff is 111 West Front Street, Berwick, PA 18603.

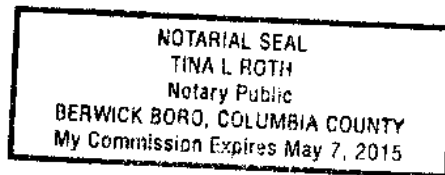


Lee A. Hess, Vice President

Sworn to and subscribed to before me  
this 1<sup>st</sup> day of December, 2011

  
Notary Public

My Commission Expires:



FIRST KEYSTONE COMMUNITY BANK,  
F/K/A THE FIRST NATIONAL BANK OF  
BERWICK,

PLAINTIFF

VS.

PAUL L. BROBST AND SHIRLEY L.  
BROBST, F/K/A SHIRLEY L. LEMONS,  
DEFENDANTS

IN THE COURT OF COMMON PLEAS  
OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
COLUMBIA COUNTY BRANCH, PA  
CIVIL ACTION – LAW  
MORTGAGE FORECLOSURE ACTION

DOCKET NO. 2011 CV 1201

2011 - ED - 162

**AFFIDAVIT PURSUANT TO RULE 3129.1**

First Keystone Community Bank, f/k/a First Keystone National Bank, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **227, 229 and 231 South 3<sup>rd</sup> Street, Catawissa, Columbia County, Pennsylvania**, the same being more particularly described in Exhibit "A", attached.

**1. Name and address of Owner or Reputed Owner:**

Paul L. Brobst and Shirley L. Brobst, f/k/a Shirley L. Lemons  
237 S. 3<sup>rd</sup> Street  
Catawissa, PA 17820

**2. Name and address of Defendant in Judgment:**

Paul L. Brobst and Shirley L. Brobst, f/k/a Shirley L. Lemons  
237 S. 3<sup>rd</sup> Street  
Catawissa, PA 17820

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

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

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

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

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

N/A

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

N/A

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

Catawissa Sewer Treatment Plant  
South First Street  
Catawissa, PA 17820

Catawissa Borough Tax Collector  
Attn: Paul Clark  
138 South Street  
Catawissa, PA 17820

Columbia County Tax Claim Bureau  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Our records indicated that you may hold a mortgage, judgment, lien, leasehold or other interest in the property subject to the Sheriff Sale which may be extinguished by the sale. You may wish to attend the sale to protect your interest. The Sheriff Sale is to satisfy the judgment in mortgage foreclosure

obtained by First Keystone Community Bank, f/k/a The First National Bank of Berwick on October 17, 2011 in the amount of \$65,598.42 plus per diem at the rate of \$11.20 from June 8, 2010.

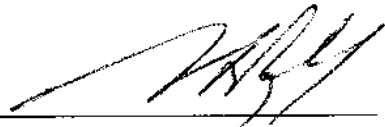
A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff but no later than thirty (30) days after the Sale. Distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

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

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

BULL, BULL & KNECHT, LLP

Dated: November 9, 2011

  
\_\_\_\_\_  
Robert A. Bull  
Attorney for Plaintiff

**EXHIBIT "A"**

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BEGINNING at the corner of the lot of R.E. Tilley on Third Street in said Borough; THENCE along said South Third Street, 90 feet to land of Amanda Haines; THENCE along the said Haines, westwardly 75 feet to the lot of S.S. Haines; THENCE in a northerly direction, 90 feet to the said R.E. Tilley; THENCE by said Tilley, eastwardly 75 feet to the place of BEGINNING.

WHEREON are erected 5 frame dwellings.

**PREMISES IMPROVED** with five family dwellings more commonly known as **227, 229 and 231 South 3<sup>rd</sup> Street, Catawissa, PA 17820.**

**THE PROPERTY IDENTIFICATION NUMBER** of the above-described parcel is 08-01-102-00,000.

THIS CHECK HAS A COLORED BACKGROUND - DO NOT CASH THIS CHECK IF ANY OF THE SECURITY FEATURES LISTED ON THE BACK ARE NOT PRESENT



0712  
0313

No. 24992

Date: November 23, 2011

Pay to the  
Order of Columbia County Sheriff

Amount \$\*\*\*\*\*1,350.00

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

DOLLARS

CASHIERS CHECK

Sheriff fee 511119270 Brobst

Memo

Authorized Signature

*Steen M. Kistel*

⑈024992⑈ ⑆031307125⑆ 5000100053⑈