

B91 (Official Form 91) (Chapter 13 Case) (12/11)

Case Number 5:12-bk-01286-JJT

UNITED STATES BANKRUPTCY COURT Middle District of Pennsylvania**Notice of
Chapter 13 Bankruptcy Case, Meeting of Creditors, & Deadlines**

The debtor(s) listed below filed a chapter 13 bankruptcy case on 3/6/12.

You may be a creditor of the debtor. This notice lists important deadlines. You may want to consult an attorney to protect your rights. All documents filed in the case may be inspected at the bankruptcy clerk's office at the address listed below. NOTE: The staff of the bankruptcy clerk's office cannot give legal advice.

See Reverse Side For Important Explanations

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

Robert L Maynard
441 East 5th Street
Berwick, PA 18603

Betty R Maynard
441 East 5th Street
Berwick, PA 18603

Case Number:
5:12-bk-01286-JJT

Social Security / Individual Taxpayer ID / Employer Tax ID / Other
no:
209-50-2337

Attorney for Debtor(s) (name and address):

Robert L Maynard
441 East 5th Street
Berwick, PA 18603
Telephone number: 570-594-2337

Bankruptcy Trustee (name and address):

Charles J. DeHart, III (Trustee)
8125 Adams Drive, Suite A
Hummelstown, PA 17036
Telephone number: 717-566-3997

Meeting of Creditors

Date: April 16, 2012

Time: 10:00 AM

Location: Genett Hotel, 77 East Market Street, Wilkes-Barre, PA 18701

Deadlines:

Papers must be received by the bankruptcy clerk's office by the following deadlines:

Deadline to File a Proof of Claim:

For all creditors (except a governmental unit): 7/15/12

For a governmental unit (except as otherwise provided in Fed. R. Bankr. P. 3002 (c)(1)): 9/2/12

Creditor with a Foreign Address:

A creditor to whom this notice is sent at a foreign address should read the information under "Claims" on the reverse side.

Deadline to Object to Debtor's Discharge or to Challenge Dischargeability of Certain Debts: 6/15/12**Deadline to Object to Exemptions:**

Thirty (30) days after the conclusion of the meeting of creditors.

Filing of Plan, Hearing on Confirmation of Plan

The debtor has not filed a plan as of this date. You will be sent separate notice of the hearing on confirmation of the plan.

Creditors May Not Take Certain Actions:

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor, the debtor's property, and certain codebtors. 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.

Address of the Bankruptcy Clerk's Office:

U.S. Bankruptcy Court
274 Max Rosen U.S. Courthouse
197 South Main Street
Wilkes-Barre, PA 18701
Telephone number: (570) 831-2500

For the Court:

Clerk of the Bankruptcy Court:
Terrence S. Miller

Hours Open: Monday - Friday 9:00 AM - 4:00 PM

Date: 3/6/12

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



Plaintiff
SERVICE 1ST FEDERAL CREDIT UNION vs.

Defendant
BETTY MAYNARD
ROBERT MAYNARD

Attorney for the Plaintiff:
LONNIE C. HILL
47 NORTH THIRD STREET
LEWISBURG, PA 17837

Sheriff's Sale Date: Wednesday, March 7, 2012
Writ of Execution No. : 2011CV1466
Advance Sheriff Costs: 1,350.00

Location of the real estate: 441 EAST 5TH STREET, BERWICK, PA 18603

Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	24.00
Crying Sale	10.00
Service	195.00
Advertising Sale Bills & Copies	17.50
Surcharge	140.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,150.98
Web Posting	100.00
Notary Fee	15.00
Mailing Costs	36.00
Copies	6.50
Tax Claim Search	5.00
Sheriff Automation Fund	50.00
Total Sheriff Costs	1,809.98

Grand Total: 1,809.98

Deposit CK # 100509 50.00
CK # 100665 1300.00
Q2 # 102132 4127.50

5477.50
1809.98

Refund \$ 3667.52

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)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



Plaintiff

SERVICE 1ST FEDERAL CREDIT UNION vs.

Defendant

BETTY MAYNARD
ROBERT MAYNARD

Attorney for the Plaintiff:

LONNIE C. HILL
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Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	24.00
Crying Sale	10.00
Service	195.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	140.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,150.98
Web Posting	100.00
Notary Fee	15.00
Transfer Tax Form	25.00
Mailing Costs	36.00
Copies	6.50
Solicitor Services	75.00
Sheriff Automation Fund	50.00
Total Sheriff Costs	1,974.98

Municipal Costs

Delinquent Taxes	3,043.54
Sewer	296.58
Total Municipal Costs	3,340.12

Distribution Costs

Recording Fees	55.00
Total Distribution Costs	55.00

Grand Total: 5,370.10

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

LONNIE C. HILL

Attorney at Law
47 North Third Street
Lewisburg, PA 17837-1501

Telephone: (570) 524-4055

Fax: (570) 523-0754

FACSIMILE COVER SHEET

TO: Sheriff Timothy T. Chamberlain

OF: Columbia County Sheriff's Office

FAX NUMBER: - 389- 5625

FROM: Lonnie C. Hill, Esquire

DATE: March 13, 2012

Total Pages (including cover sheet): 2

RE: Service 1st Federal Credit Union vs.
Betty R. and Robert L. Maynard

Additional Information:

IMPORTANT: This communication is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivery of this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify this office immediately by telephone ("Collect", if necessary) to arrange for the return of the materials. Thank you!



Friends you can bank on.
1419 Montour Blvd • PO Box 159
Danville, PA 17821-9122

2313

*** FOUR THOUSAND ONE HUNDRED TWENTY-SEVEN DOLLARS AND ***
*** 50 CENTS ***

PAY **EXACTLY \$4,127 Dollars 50 cents**

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF'S OFFICE

VOID AFTER 60 DAYS

Andre L. Bar

AUTHORIZED SIGNATURE



CU SERVICE CENTERS.
The Member's Priority Financial Network

No. 0000102132

60-8760/2313

03/07/12

\$4,127.50

⑈0000102132⑈ ⑆231387602⑈90010000⑈78

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Service 1st FCU vs Betty + Robert Maynard

NO. 175-11 ED NO. 1466-11 JD

DATE/TIME OF SALE: Mar 7 0900

BID PRICE (INCLUDES COST) \$ 5370.10

POUNDAGE - 2% OF BID \$ 107.40

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5477.50

PURCHASER(S): James C. Hufattm for Service 1st Federal
ADDRESS: Credit Union

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 5477.50

LESS DEPOSIT: \$ 1356.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 4121.50

LONNIE C. HILL
Attorney at Law
47 North Third Street
Lewisburg, PA 17837-1501

Telephone: (570) 524-4055

Fax: (570) 523-0754

March 7, 2012

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

Re: Service 1st Federal Credit Union vs.
Betty Maynard
Mortgage Foreclosure

Dear Sheriff Chamberlain:

Reference is made to the above-captioned matter. Please be advised the following information for the preparation of the Deed.

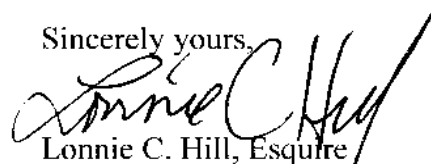
Grantee should be listed as "Service 1st Federal Credit Union, established pursuant to the Federal Credit Union Act having an address of 1419 Montour Boulevard, P. O. Box 159, Danville, Pennsylvania, 17821".

Enclosed are the following:

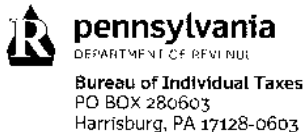
1. Realty Transfer Tax Statement of Value (2).
2. One copy of the Mortgage dated January 23, 2007.
3. One copy of the Note dated January 27, 2007.

Should you have any questions or need further information, please do not hesitate to contact my office.

Sincerely yours,


Lonnie C. Hill, Esquire

LCH:ced
Enclosures



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name	Telephone Number:		
Lonnie C. Hill, Esquire	(570) 524-4055		
Mailing Address	City	State	ZIP Code
47 North Third Street	Lewisburg	PA	17837

B. TRANSFER DATA

Grantor(s)/Lessor(s)
Timothy T. Chamberlain, Sheriff of Columbia County

Mailing Address
35 West Main Street

City	State	ZIP Code
Bloomsburg	PA	17815

C. Date of Acceptance of Document

03/07/12

Grantee(s)/Lessee(s)
Service 1st Federal Credit Union

Mailing Address
1419 Montour Boulevard, P.O. Box 159

City	State	ZIP Code
Danville	PA	17821

D. REAL ESTATE LOCATION

Street Address	City, Township, Borough	
441 East Fifth Street	Borough of Berwick	
County	School District	Tax Parcel Number
Columbia	Berwick Area School District	04A-08-111-00,000

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
	+	=
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
21,715.00	x 3.79	= 82,299.85

F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
	100%	100%

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

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

Signature of Correspondent or Responsible Party

Date

2-21-12

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



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

Name Lonnie C. Hill, Esquire		Telephone Number: (570) 524-4055	
Mailing Address 47 North Third Street		City Lewisburg	State PA
		ZIP Code 17837	

B. TRANSFER DATA

Grantor(s)/Lessor(s)
Timothy T. Chamberlain, Sheriff of Columbia County

Mailing Address
35 West Main Street

City Bloomsburg	State PA	ZIP Code 17815
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C. Date of Acceptance of Document

03/07/12

Grantee(s)/Lessee(s)
Service 1st Federal Credit Union

Mailing Address
1419 Montour Boulevard, P.O. Box 159

City Danville	State PA	ZIP Code 17821
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D. REAL ESTATE LOCATION

Street Address
441 East Fifth Street

County
Columbia

School District
Berwick Area School District

City, Township, Borough
Borough of Berwick

Tax Parcel Number
04A-08-111-00,000

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration	2. Other Consideration +	3. Total Consideration =
4. County Assessed Value 21,715.00	5. Common Level Ratio Factor x 3.79	6. Fair Market Value = 82,299.85

F. EXEMPTION DATA

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

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

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

Signature of Correspondent or Responsible Party

Date

Lonnie C Hill

2-21-12

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



**COUNTY OF COLUMBIA
RECORDER OF DEEDS
Beverly J. Michael, Recorder
35 West Main Street
Bloomsburg, PA 17815**

Instrument Number - 200701424
Recorded On 2/7/2007 At 11:08:52 AM

* Total Pages - 10

* Instrument Type - MORTGAGE
Invoice Number - 105561
* Mortgagor - MAYNARD, BETTY R
* Mortgagee - SERVICE 1ST FEDERAL CREDIT UNION
User - TSA

*** FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
AFFORDABLE HOUSING	\$23.00
RECORDING FEES -	\$23.00
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$61.50

This is a certification page

DO NOT DETACH

**This page is now part
of this legal document.**

**RETURN DOCUMENT TO:
MAIL SERVICE 1ST**

I hereby CERTIFY that this document is
recorded in the Recorder's Office of
Columbia County, Pennsylvania.



Beverly J. Michael

Beverly J. Michael
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

PREPARED BY

Service 1st Federal Credit Union
 1207 Bloom Street
 Danville PA 17821
 570-271-6060

WHEN RECORDED, MAIL TO

Service 1st Federal Credit Union
 1207 Bloom Street
 Danville PA 17821

UNIFORM PARCEL IDENTIFIER:

PREMISES: 441 EAST FIFTH STREET

COLUMBIA
 BERWICK

PA 18603

MORTGAGE

THIS MORTGAGE is made on 01-23-2007, between the Mortgagor,
BETTY R MAYNARD
ROBERT L MAYNARD

(herein "Borrower"), and the Mortgagee, Service 1st Federal Credit Union
 a corporation organized and existing under the laws of _____,
United States Federal Credit Union Act, whose
 address is 1207 Bloom Street
Danville, PA 17821 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 63,088.40,
 which indebtedness is evidenced by Borrower's note dated 01/23/07 and extensions and
 renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with
 the balance of the indebtedness, if not sooner paid, due and payable on 01/27/12;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest
 thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to
 protect the security of this Mortgage; and the performance of the covenants and agreements of
 Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the
 following described property located in the County of COLUMBIA
 State of Pennsylvania:

SEE EXHIBIT A

which has the address of 441 EAST FIFTH STREET
(Street)
BERWICK, Pennsylvania 18603
(City) (Zip Code)
(herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional Lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if

Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage. If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

4. Prior Mortgages and Deeds of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", flood and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

10. Borrower Not Released; Forbearance by Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. Governing Law; Severability. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs", "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

15. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

16. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

17. Acceleration; Remedies. Upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided by applicable law specifying, among other things: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 30 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding, and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees, and cost of documentary evidence, abstracts and title reports.

18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to at least one hour before the commencement of bidding at a sheriff's sale or other sale pursuant to this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

19. Assignment of Rents; Appointment of Receiver; Lender in Possession. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender, in person, by agent or by judicially appointed receiver shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees,

premiums on receiver's bond and reasonable attorneys' fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for those rents actually received.

20. Release. Upon payment of all sums secured by this Mortgage, Lender shall discharge this Mortgage. Borrower shall pay all costs of recordation, if any. Lender may charge Borrower a fee for releasing this Mortgage, if permitted by applicable law.

21. Interest Rate After Judgment. Borrower agrees that the interest rate payable after a judgment is entered on the Note or in an action of mortgage foreclosure shall be the rate stated in the Note.

**REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE
UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Witness:

X Scott Temple
SCOTT TEMPLE

X Scott Temple Witness
SCOTT TEMPLE

X _____
Witness

X _____
Witness

X Betty R Maynard
BETTY R MAYNARD (Seal)

X Robert L Maynard Borrower
ROBERT L MAYNARD (Seal)

X _____ (Seal)
Borrower

X _____ (Seal)
Borrower

(Sign Original Only)

Exhibit A

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the North side of East Fifth Street as extended from the Borough of Berwick; Thence in an easterly direction along the extension of East Fifth Street a distance of Sixty-six (66) feet to the corner of Lot No. 2; Thence in a northerly direction along Lot No. 2, a distance of One Hundred Sixty-five (165) feet to an alley; Thence in a westerly direction along said alley a distance of Sixty-six (66) feet to the former Borough line; Thence in a southerly direction along said Borough line a distance of One Hundred Sixty-five (165) feet to a corner, the place of BEGINNING.

Exhibit B

BALLOON LOAN ACKNOWLEDGEMENT

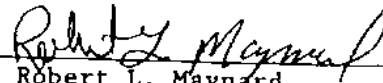
Loan Date: January 23, 2007

Loan Amount: \$ 63,088.40

Maturity Date: January 27, 2012

We have signed a note requiring that the balance of our debt be paid in full to the Credit Union on or before the Maturity Date. We acknowledge that we understand that the Credit Union has no obligation to extend our loan or make us any new loans. If we will require new financing to pay our debt to the Credit Union on or before the Maturity Date, we understand that we may apply to the Credit Union or any other lender and have funds from that financing available on or before the Maturity Date. We acknowledge that there are no expressed or implied commitments from the Credit Union as to any future financing or the terms of such future financing.

We acknowledge these facts as of the Loan Date above.


Robert L. Maynard


Betty R. Maynard

I hereby certify that the precise address of the Lender (Mortgagee) is: _____

1207 Bloom Street
Danville, PA 17821

On behalf of the Lender. By: SCOTT TEMPLE

Scott Temple

Title: BUSINESS & INDIRECT LENDING MGR.

COMMONWEALTH OF PENNSYLVANIA, MONTGOMERY

County ss:

On this, the 23rd day of January, 2007, before me,
Eileen Cizewski the undersigned
officer, personally appeared Betty R. Maynard & Robert L. Maynard

known to me (or satisfactorily proven) to be the person(s) whose name(s) are subscribed to
the within instrument and acknowledged that they executed the same for the purposes
herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

Eileen Cizewski
Notary Public

Title of Officer

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Eileen Cizewski, Notary Public
Mahoning Twp., Montour County
My Commission Expires Aug. 18, 2010
Member, Pennsylvania Association of Notaries

Robert L. Maynard
Betty R. Maynard
441 East Fifth Street
Berwick PA 18603

Service is' 'eral Credit Union
1207 Bloom .et
Danville PA 17821

Loan Number 569122-03
Date January 23, 2007
Maturity Date January 27, 2012
Loan Amount \$ 63,088.40
Renewal Of 569122-01 &
569122-02

BORROWER'S NAME AND ADDRESS
"I" includes each borrower above, jointly and severally.

LENDER'S NAME AND ADDRESS
"You" means the lender, its successors and assigns.

For value received, I promise to pay to you, or your order, at your address listed above the PRINCIPAL sum of sixty three thousand eighty eight dollars and 40/100 Dollars \$ 63,088.40

☒ Single Advance: I will receive all of this principal sum on January 27, 2007. No additional advances are contemplated under this note.

☐ Multiple Advance: The principal sum shown above is the maximum amount of principal I can borrow under this note. On I will receive the amount of \$ and future principal advances are contemplated.

Conditions: The conditions for future advances are

☐ Open End Credit: You and I agree that I may borrow up to the maximum principal sum more than one time. This feature is subject to all other conditions and expires on

☐ Closed End Credit: You and I agree that I may borrow (subject to all other conditions) up to the maximum principal sum only one time.

INTEREST: I agree to pay interest on the outstanding principal balance from January 27, 2007 at the rate of 9.59 % per year until the balloon maturity date of January 27, 2012.

☐ Variable Rate: This rate may then change as stated below.

☐ Index Rate: The future rate will be the following index rate:

☐ No Index: The future rate will not be subject to any internal or external index. It will be entirely in your control.

☐ Frequency and Timing: The rate on this note may change as often as

A change in the interest rate will take effect

☐ Limitations: During the term of this loan, the applicable annual interest rate will not be more than % or less than %. The rate may not change more than % each

Effect of Variable Rate: A change in the interest rate will have the following effect on the payments:

☐ The amount of each scheduled payment will change.

☐ The amount of the final payment will change.

ACCRUAL METHOD: Interest will be calculated on a 365/365 day basis.

POST MATURITY RATE: I agree to pay interest on the unpaid balance of this note owing after maturity, and until paid in full, as stated below:

☐ on the same fixed or variable rate basis in effect before maturity (as indicated above).

☒ at a rate equal to 3.00% above the prime rate as listed in the Wall Street Journal.

☒ LATE CHARGE: If a payment is made more than 15 days after it is due, I agree to pay a late charge of 5.00% of the monthly payment.

☐ RETURNED CHECK CHARGE: I agree to pay a fee of \$ for each check, negotiable order of withdrawal or draft I issue in connection with this loan that is returned because it has been dishonored.

☒ ADDITIONAL CHARGES: In addition to interest, I agree to pay the following charges which ☒ are ☐ are not included in the principal amount above: \$150 appraisal, \$150 doc prep, \$80 property search, \$65 recording, \$77 satisfaction fees, \$20 Flood search

PAYMENTS: I agree to pay this note as follows:

☐ Interest: I agree to pay accrued interest

☐ Principal: I agree to pay the principal

☒ Installments: I agree to pay this note in 60 payments. The first payment will be in the amount of \$ 766.90 and will be due February 27, 2007. A payment of \$ 766.90 will be due on the 27th day of each month thereafter. The final payment of the entire

unpaid balance of principal and interest will be due on or before the balloon maturity date of January 27, 2012.

PURPOSE: The purpose of this loan is to consolidate two delinquent loans with Service let PCU

☐ WARRANT OF AUTHORITY TO CONFESS JUDGMENT. Upon default, in addition to all other remedies and rights available to you, by signing below Borrower irrevocably authorizes the prothonotary, clerk, or any attorney to appear in any court of record having jurisdiction over this matter and to confess judgment against me at any time without stay of execution. I waive notice, service of process and process. I agree and understand that judgment may be confessed against me for any unpaid principal, accrued interest and accrued charges due on this note, plus collection costs and reasonable attorneys' fees up to 15 percent of the judgment. The exercise of the power to confess judgment will not exhaust this warrant of authority to confess judgment and may be done as often as you elect. I further understand that my property may be seized without prior notice to satisfy the debt owed. I knowingly, intentionally, and voluntarily waive any and all constitutional rights I have to pre-deprivation notice and hearing under federal and state laws and fully understand the consequences of this waiver.

ADDITIONAL TERMS:

SECURITY INTEREST: I give you a security interest in all of the Property described below that I own or have sufficient rights in which to transfer an interest, now or in the future, wherever the Property is or will be located, and all proceeds and products of the Property. "Property" includes all parts, accessories, repairs, replacements, improvements, and accessions to the Property; any original evidence of title or ownership; and all obligations that support the payment or performance of the Property. "Proceeds" includes anything acquired upon the sale, lease, license, exchange, or other disposition of the Property; any rights and claims arising from the Property; and any collections and distributions on account of the Property.

☐ Accounts and Other Rights to Payment: All rights to payment, whether or not earned by performance, including, but not limited to, payment for property or services sold, leased, rented, licensed, or assigned. This includes any rights and interests (including all liens) which I have by law or agreement against any account debtor or obligor.

☐ Inventory: All inventory held for ultimate sale or lease, or which has been or will be supplied under contracts of service, or which are raw materials, work in process, or materials used or consumed in my business.

☐ Equipment: All equipment including, but not limited to, machinery, vehicles, furniture, fixtures, manufacturing equipment, farm machinery and equipment, shop equipment, office and record keeping equipment, pans, and tools. The Property includes any equipment described in a list or schedule I give to you, but such a list is not necessary to create a valid security interest in all of my equipment.

☐ Instruments and Chattel Paper: All instruments, including negotiable instruments and promissory notes and any other writings or records that evidence the right to payment of a monetary obligation, and tangible and electronic chattel paper.

☐ General Intangibles: All general intangibles including, but not limited to, tax refunds, patents and applications for patents, copyrights, trademarks, trade secrets, goodwill, trade names, customer lists, permits and franchises, payment intangibles, computer programs and all supporting information provided in connection with a transaction relating to computer programs, and the right to use my name.

☐ Documents: All documents of title including, but not limited to, bills of lading, dock warrants and receipts, and warehouse receipts.

☐ Farm Products and Supplies: All farm products including, but not limited to, all poultry and livestock and their young, along with their produce, products, and replacements; all crops, annual or perennial, and all products of the crops; and all feed, seed, fertilizer, medicines, and other supplies used or produced in my farming operations.

☐ Government Payments and Programs: All payments, accounts, general intangibles, and benefits including, but not limited to, payments in kind, deficiency payments, letters of entitlement, warehouse receipts, storage payments, emergency assistance and diversion payments, production flexibility contracts, and conservation reserve payments under any preexisting, current, or future federal or state government program.

☐ Investment Property: All investment property including, but not limited to, certificated securities, uncertificated securities, securities entitlements, securities accounts, commodity contracts, commodity accounts, and financial assets.

☐ Deposit Accounts: All deposit accounts including, but not limited to, demand, time, savings, passbook, and similar accounts.

☒ Specific Property Description: The Property includes, but is not limited by, the following: First mortgage on real estate located at 441 East Fifth Street, Berwick PA 18603 and title to a 1997 Ford F-250 Pickup,

VIN #1FTHX26G5VEC16595

If applicable, enter real estate descriptions and record owner information:

Borrower/Owner State of organization/registration (if applicable)

SIGNATURES: I AGREE TO THE TERMS OF THIS AGREEMENT (INCLUDING THOSE ON PAGE 2). I have received a copy on today's date.

Robert L. Maynard
Robert L. Maynard
Betty R. Maynard
Betty R. Maynard

The Property will be used for a ☒ personal ☒ business

☐ agricultural ☐ purpose.

SIGNATURE FOR LENDER

Scott Temple, Business & Indirect Lending Mgr.

UNIVERSAL NOTE AND SECURITY AGREEMENT

Exhibit © 1984, 1997 Bankers Systems Inc. St. Cloud, MN Form UNIS-PA 2/29/2001

EXHIBIT

B

DEFINITIONS - As used on page 1, "I" means the terms that apply to this "I" "me" or "my" means each Borrower who signs this note and each other person or legal entity (including guarantors, endorser, and sureties) who agrees to pay this note (together referred to as "us"). "You" or "your" means the Lender and its successors and assigns.

APPLICABLE LAW - The law of the state of Pennsylvania will govern this agreement. Any term of this agreement which is contrary to applicable law will not be effective, unless the law permits you and me to agree to such a variation. If any provision of the agreement cannot be enforced according to its terms, the fact will not affect the enforceability of the remainder of the agreement. No modification of this agreement may be made without your express written consent. Time is of the essence in this agreement. Any provision that appoints you as an agent is not subject to the provisions of 20 Pa.C.S.A. Section 5601 et seq. (Chapter 56: Decedents, Estates and Fiduciaries Code). By exercising any of your rights under this note, you do so for your sole benefit.

PAYMENTS - Each payment I make on this note will first reduce the amount I owe you for charges which are neither interest nor principal. The remainder of each payment will then reduce accrued unpaid interest, and then unpaid principal. If you and I agree to a different application of payments, we will describe our agreement on this note. I may prepay a part of, or the entire balance of this loan without penalty, unless we specify to the contrary on this note. Any partial prepayment will not excuse or reduce any later scheduled payment until this note is paid in full (unless, when I make the prepayment, you and I agree in writing to the contrary).

INTEREST - Interest accrues on the principal remaining unpaid from time to time, until paid in full. If I receive the principal in more than one advance, each advance will start to earn interest only when I receive the advance. The interest rate in effect on this note at any given time will apply to the entire principal sum outstanding at that time. Notwithstanding anything to the contrary, I do not agree to pay and you do not intend to charge any rate of interest that is higher than the maximum rate of interest you could charge under applicable law for the extension of credit that is agreed to in this note (either before or after maturity). If any notice of interest accrual is sent and is in error, we mutually agree to correct it, and if you actually collect more interest than allowed by law and this agreement, you agree to refund it to me.

INDEX RATE - The index will serve only as a device for setting the interest rate on this note. You do not guarantee by selecting this index, or the margin, that the interest rate on this note will be the same rate you charge on any other loans or class of loans you make to me or other borrowers.

POST MATURITY RATE - For purposes of deciding when the "Post Maturity Rate" (shown on page 1) applies, the term "maturity" means the earliest of the following:

- (a) the date of the last scheduled payment indicated on page 1 of this note;
- (b) the date you accelerate payment on the note; or
- (c) after the entry of judgment on this note by confession or otherwise and applies to amounts owed under this note on any such judgment until paid in full.

SINGLE ADVANCE LOANS - If this is a single advance loan, you and I expect that you will make only one advance of principal. However, you may add other amounts to the principal if you make any payments described in the "PAYMENTS BY LENDER" paragraph below.

MULTIPLE ADVANCE LOANS - If this is a multiple advance loan, you and I expect that you will make more than one advance of principal. If this is closed and credit, repaying a part of the principal will not entitle me to additional credit.

ADVANCE PROCEDURE AND MEANS - You will advance the loan proceeds by way of check, cash, wire transfer, credit to an account or any combination as You and I agree. The advance(s) will occur upon consummation of the loan and as You and I agree, except that no advance(s) will occur until after three business days from the date of consummation if the loan is rescindable pursuant to Regulation Z (12 C.F.R. § 226).

SET-OFF - I agree that you may set off any amount due and payable under this note against any right I have to receive money from you.

- "Right to receive money from you" means:
- (1) any deposit account balance I have with you;
 - (2) any money owed to me on an item presented to you or in your possession for collection or exchange; and
 - (3) any repurchase agreement or other nondeposit obligation.

"Any amount due and payable under this note" means the total amount of which you are entitled to demand payment under the terms of this note at the time you set off. This total includes any balance due the date for which you properly accelerate under this note.

If my right to receive money from you is also owned by someone who has not agreed to pay this note, your right of set-off will apply to my interest in the

ADDITIONAL TERMS OF THE SECURITY AGREEMENT

GENERALLY - This agreement secures this note and any other debt I have with you, now or later. However, it will not secure other debts if you fail with respect to such other debts, to make any required disclosure about this security agreement or if you fail to give any required notice of the right of rescission, if property described in this agreement is located in another state, this agreement may also, in some circumstances, be governed by the law of the state in which the Property is located.

NAME AND LOCATION - My name indicated on page 1 is my exact legal name. If I am an individual, my address is my principal residence. If I am not an individual, my address is the location of my chief executive offices or sole place of business. If I am an entity organized and registered under state law, my address is located in the state in which I am registered, unless otherwise indicated on page 1. I will provide verification of registration and location upon your request. I will provide you with at least 30 days notice prior to any change in my name, address, or state of organization or registration.

OWNERSHIP AND DUTIES TOWARD PROPERTY - I represent that I own all of the Property, or to the extent this is a purchase money security interest I will acquire ownership of the Property with the proceeds of the loan. I will defend it against any other claim. Your claim to the property ahead of the claims of any other creditor. I agree to do whatever you require to protect your security interest and to keep your claim in the Property ahead of the claims of other creditors. I will not do anything to harm your position. I will not use the Property for a purpose that will violate any laws or subject the Property to forfeiture or seizure.

I will keep books, records and accounts about the Property and my business in general. I will let you examine these records at any reasonable time. I will prepare any report or accounting you request, which deals with the Property.

I will keep the Property in my possession and will keep it in good repair and use it only for the purpose(s) described on page 1 of this agreement. I will not change this specified use without your express written permission. I represent that I am the original owner of the Property and, if I am not, that I have provided you with a list of prior owners of the Property. I will not use the Property for a purpose that will violate any laws or subject the Property to forfeiture or seizure.

I will keep the Property at my address listed on page 1 of this agreement, unless we agree I may keep it at another location. If the Property is to be used in another state, I will give you a list of those states. I will not try to sell the Property unless it is inventory or I receive your written permission to do so. If I sell the Property I will have the payment made payable to the order of you and me.

You may demand immediate payment of the debt if the debtor is not a natural person and without your prior written consent: (1) a beneficial interest in the debt is sold or transferred; or (2) there is a change in either the identity or number of members of a partnership; or (3) there is a change in ownership of more than 25 percent of the voting stock of a corporation.

I will pay all taxes and charges on the Property as they become due. You have the right to reasonable access in order to inspect the Property. I will immediately inform you of any loss or damage to the Property.

If I fail to perform any of my duties under this security agreement, or any mortgage, deed of trust, lien or other security interest, you may without notice to me perform the duties or cause them to be performed. Your right to perform for me shall not create an obligation to perform and your failure to perform will not preclude you from exercising any of your other rights under the law or this security agreement.

PURCHASE MONEY SECURITY INTEREST - For the sole purpose of determining the extent of a purchase money security interest arising under this security agreement: (a) payments on any nonpurchase money loan also secured by this agreement will not be deemed to apply to the Purchase Money Loan; and (b) payments on the Purchase Money Loan will be deemed to apply first to the nonpurchase money portion of the loan, if any, and then to the purchase money obligations in the order in which the items of collateral were acquired or if acquired at the same time, in the order selected by you. No security interest will be terminated by application of this formula. "Purchase Money Loan" means any loan the proceeds of which, in whole or in part, are used to acquire any collateral securing the loan and all extensions, renewals, consolidations and refinancing of such loan.

obligation and to any other amounts I could withdraw on my sole request or endorsement. Your right of set-off does not apply to an account or other obligation where my rights are only as a representative. It also does not apply to any Individual Retirement Account or other tax-deferred retirement account.

You will not be liable for the dishonor of any check when the dishonor occurs because you set off this debt against any of my accounts. I agree to hold you harmless from any such claims arising as a result of your exercise of your right to set-off.

DEFAULT - I will be in default if any one or more of the following occur: (1) I fail to make a payment on time or in the amount due; (2) I fail to keep the Property insured, if required; (3) I fail to pay, or keep any promise, on any debt or agreement I have with you; (4) any other creditor of mine attempts to collect any debt I owe him through court proceedings; (5) I die, am declared incompetent, make an assignment for the benefit of creditors, or become insolvent (either before or after); (6) I make any written statement or provide any financial information that is untrue or inaccurate at the time it was provided; (7) I do or fail to do something which causes you to believe you will have difficulty collecting the amount I owe you; (8) any collateral securing this note is used in a manner or for a purpose which threatens confiscation by a legal authority; (9) I change my name or default; you do not waive or consent to my failure to make such a change; (10) I fail to plant, cultivate and harvest crops in due season if I am a farmer; (11) any loan proceeds are used for a purpose that will contribute to excessive erosion of highly erodible land or to the conversion of wetlands to produce an agricultural commodity, as further explained in 7 C.F.R. Part 1940, Subpart G, EROSION M.

REMEDIES - If I am in default on this note you have, but are not limited to, the following remedies:

- (1) You may demand immediate payment of all I owe you under this note including accrued unpaid interest and other accrued unpaid charges;
- (2) You may set off this debt against any right I have to the payment of money from you, subject to the terms of the "SET-OFF" paragraph herein;
- (3) You may demand security, additional security, or additional parties to be obligated to pay this note as a condition for not using any other remedy;
- (4) You may refuse to make advances to me or allow purchases on credit by me;
- (5) You may use any remedy you have under state or federal law;
- (6) You may make use of any remedy given to you in any agreement securing this note.

By selecting any one or more of these remedies you do not give up your right to use later any other remedy. By waiving your right to declare a default if I continue or happens again:

COLLECTION COSTS AND ATTORNEY'S FEES - I agree to pay all costs of collection, replevin or any other or similar type of cost if I am in default. In addition, if you hire an attorney to collect this note, I also agree to pay any fee you incur with such attorney plus court costs (except where prohibited by law). To the extent permitted by the United States Bankruptcy Code, I also agree to pay the reasonable attorneys' fees and costs you incur to collect this debt as awarded by any court exercising jurisdiction under the Bankruptcy Code.

WAIVER - I give up my rights (to the extent permitted by law) to require you to do certain things. I will not require you to:

- (1) demand payment of amounts due (presently); or
- (2) obtain official certification of nonpayment (presently); or
- (3) give notice that amounts due have not been paid (notice of dishonor).

I waive any defenses I have based on suretyship or impairment of collateral. **OBLIGATIONS INDEPENDENT** - I understand that I must pay this note even if someone else has agreed to pay it (by, for example, signing this form or a separate guarantee or endorsement). You may sue me alone, or anyone else who is obligated on this note, or any number of us together, to collect this note. You may without notice release any party to this agreement without releasing any other party. If you give up any of your rights, with or without notice, it will not affect my duty to pay this note. Any extension of new credit to any of us, or renewal of the note by all or less than all of us will not release you from my duty to pay it. (C) If you give up any of your rights, with or without notice, it will not affect my duty to pay this note or the debt represented by this note, or any portion of the note or debt, from time to time without limit or notice and for any term without affecting my liability for payment of the note. I will not assign my obligation under this agreement without your prior written approval.

FINANCIAL INFORMATION - I agree to provide you, upon request, any financial statement or information you may reasonably require. I warrant that the financial statements and information I provide to you are or will be accurate, correct and complete.

THE SECURITY AGREEMENT

PAYMENTS BY LENDER - You are authorized to pay, on my behalf, charges I am or may become obligated to pay to preserve or protect the secured property (such as property insurance premiums). You may treat those payments as advances and add them to the unpaid principal under the note secured by this agreement or you may demand immediate payment of the amount advanced.

INSURANCE - I agree to buy insurance on the Property against the risks and for the amounts you require and to furnish you continuing proof of coverage. I will have the insurance company name you as loss payee on any such policy. You may require added security if you agree that insurance proceeds may be used to repair or replace the Property. I will buy insurance from a firm licensed to do business in the state where you are located. The firm will be reasonably acceptable to me. The insurance will last until the Property is released from this agreement. If I fail to buy or maintain the insurance for fail to name you as loss payee you may purchase it yourself.

WARRANTIES AND REPRESENTATIONS - If this agreement includes accounts, I will not settle any account for less than its full value without your written permission. I will collect all accounts until you tell me otherwise. I will keep the proceeds from all the accounts and any goods which are returned to me or which I take in trust for you. I will not mix them with any other property of mine. I will deliver them to you at your request. If you ask me to pay you the full price on any returned items or items retained by myself, I will do so. You may exercise my rights with respect to obligations of any account debtors, or other persons obligated on the Property, to pay or perform, and you may enforce any security interest that secures such obligations.

If this agreement covers inventory, I will not dispose of it except in my ordinary course of business at the fair market value for the Property, or at a minimum price established between you and me.

If this agreement covers farm products I will provide you, at your request, a written list of the buyers, commission merchants or selling agents to or through whom I may sell my farm products. In addition to those parties named on the written list, I authorize you to notify at your sole discretion any additional parties regarding your security interest in my farm products. I remain subject to all applicable penalties for selling my farm products in violation of my agreement with you and the Food Security Act. In this paragraph the terms farm products, buyers, commission merchants and selling agents have the meanings given to them in the Federal Food Security Act of 1955.

If this agreement covers chattel paper or instruments, either as original collateral or if it secures the Property, I will note your interest on the face of the chattel paper or instruments.

REMEDIES - I will be in default on this security agreement if I am in default on any note this agreement secures or if I fail to keep any promise contained in the terms of this agreement. If I default, you have all of the rights and remedies provided in the note and under the Uniform Commercial Code. You may require me to take the secured property available to you at a place which is reasonably convenient. You may take possession of the secured property and sell it as provided by law. The proceeds will be applied first to your expenses and then to the debt. I agree that 10 days written notice sent to my last known address by first class mail will be reasonable notice under the Uniform Commercial Code. My current address is on page 1.

PERFECTION OF SECURITY INTEREST - I authorize you to file a financing statement covering the Property. I will comply with, facilitate, and otherwise assist you in connection with obtaining possession of or control over the Property for purposes of perfecting your security interest under the Uniform Commercial Code.

Any person who signs within this box does so to give you a security interest in the Property described on page 1. This person does not promise to pay the note. It is used in this security agreement to include the borrower and any person who signs within this box.

Signed _____ Date _____

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Service 1st FCU vs Betty + Robert Maynard

NO. 175-11 ED NO. 1466-11 JD

DATE/TIME OF SALE: Mar 7 0900

BID PRICE (INCLUDES COST) \$ 5370.16

POUNDAGE - 2% OF BID \$ 107.40

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5477.50

PURCHASER(S): Thomas C. Hill attn for Service 1st Federal Credit Union

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 5477.50

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 4127.50

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1466

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, MARCH 07, 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.

PROPERTY ADDRESS: 441 East 5th Street Berwick, PA 18603

TAX ID NUMBER: 04A-08-111-00,000

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the North side of East Fifth Street as extended from the Borough of Berwick;

THENCE in an easterly direction along the extension of East Fifth Street a distance of sixty-six (66) feet to the corner of Lot No. 2;

THENCE in a northerly direction along Lot No. 2, a distance of one hundred sixty-five (165) feet to an alley;

THENCE in a westerly direction along said alley a distance of sixty-six (66) feet to the former Borough line;

THENCE in a southerly direction along said Borough line a distance of one hundred sixty-five (165) feet to a corner, the PLACE OF BEGINNING.

BEING Lot No. 1 in Davenport and Traugh's Addition.

BEING THE SAME PREMISES which Betty A. Slusser a widow, by her Deed dated May 28, 2003 and recorded May 29, 2003 in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania as instrument number 200306471, granted and conveyed unto Betty R. Maynard and Robert L. Maynard, her husband.

PROPERTY ADDRESS: 441 EAST 5TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-08-111

Seized and taken into execution to be sold as the property of **BETTY MAYNARD, ROBERT MAYNARD** in suit of **SERVICE 1ST FEDERAL CREDIT UNION**.

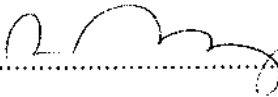
TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to 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:
LONNIE C. HILL
LEWISBURG, PA

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

aw deposes and says that Press Enterprise is al office and place of business at 3185 umbia and State of Pennsylvania, and was been published daily, continuously in said attached notice February 15, 22, 29, 2012 as officers or publisher or designated agent of legal advertisement was published; that d in the subject matter of said notice and foregoing statement as to time, place, and



th day of February, 2012



(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>195.00</u>	
✓	LEVY (PER PARCEL	\$15.00	
✓	MAILING COSTS	\$ <u>36.00</u>	
✓	ADVERTISING SALE BILLS & COPIES	\$17.50	
✓	ADVERTISING SALE (NEWSPAPER)	\$15.00	
✓	MILEAGE	\$ <u>34.00</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>6.50</u>	
✓	NOTARY	\$ <u>15.00</u>	
TOTAL *****			\$ <u>449.00</u>

✓	WEB POSTING	\$150.00	
✓	PRESS ENTERPRISE INC.	\$ <u>1150.98</u>	
✓	SOLICITOR'S SERVICES	\$75.00	
TOTAL *****			\$ <u>1375.98</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>3043.54</u>	
TOTAL *****			\$ <u>3043.54</u>

MUNICIPAL FEES DUE:

✓	SEWER 20	\$ <u>296.58</u>	
	WATER 20	\$	
TOTAL *****			\$ <u>296.58</u>

✓	SURCHARGE FEE (DSTE)		\$ <u>140.00</u>
	MISC. _____	\$ _____	
	_____	\$ _____	
TOTAL *****			\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 5570.10

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy

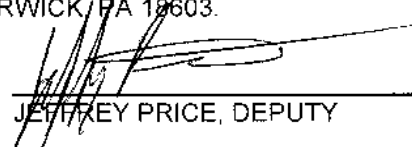


SERVICE 1ST FEDERAL CREDIT UNION
vs.
BETTY MAYNARD (et al.)

Case Number
2011CV1466

SHERIFF'S RETURN OF SERVICE

01/31/2012 11:50 AM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 441 EAST 5TH STREET, BERWICK, PA 19603.


JEFFREY PRICE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

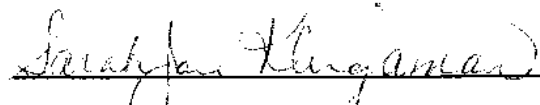
February 01, 2012

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

NOTARY

Affirmed and subscribed to before me this

1ST day of FEBRUARY, 2012


Plaintiff Attorney: LONNIE C. HILL, 47 NORTH THIRD STREET, LEWISBURG, PA 17837



February 1, 2012

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

SERVICE 1ST FEDERAL CREDIT UNION

VS.

**BETTY R. MAYNARD
ROBERT L. MAYNARD**

NO.: 2011-ED-175

Dear Timothy:

The amount due on the sewer account #123980 for the property located at 441 E. 5th Street Berwick, Pa through March 31, 2012 is \$296.58.

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

Sincerely,

Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

1108 Freas Avenue • Berwick, Pennsylvania 18603

"BAJSA is an Equal Opportunity Provider and Provider"

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

SERVICE 1ST FEDERAL CREDIT UNION
vs.
BETTY MAYNARD (et al.)

Case Number
2011CV1466

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill		Zone:	
Manner:	< Not Specified >	Expires:	01/13/2012	Warrant:
Notes:	SHERIFF'S SALE BILL			

Serve To:

Name:	(POSTING)
Primary Address:	441 EAST 5TH STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other	
Adult In Charge:		
Relation:		
Date:	01/31/12	Time: 1150
Deputy:	6	Mileage:

Attorney / Originator:

Name:	LONNIE C. HILL	Phone:	
-------	----------------	--------	--

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2011CV1466

441 EAST 5TH STREET, BERWICK, PA 18603

EXP: 01/13/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



SERVICE 1ST FEDERAL CREDIT UNION
vs.
BETTY MAYNARD (et al.)

Case Number
2011CV1466

SHERIFF'S RETURN OF SERVICE

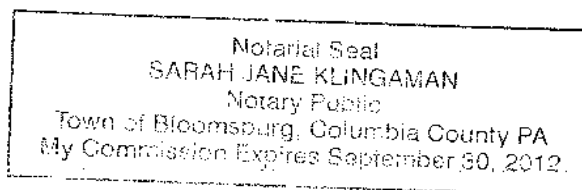
01/04/2012 10:35 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ROBERT MAYNARD AT 441 EAST 5TH STREET, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

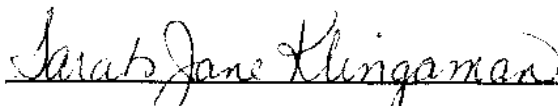
January 04, 2012



NOTARY

Affirmed and subscribed to before me this

4TH day of JANUARY, 2012



Plaintiff Attorney: LONNIE C. HILL, 47 NORTH THIRD STREET, LEWISBURG, PA 17837

2011 Sheriff/Deputy Sheriff Form 602-1-11

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



SERVICE 1ST FEDERAL CREDIT UNION
vs.
BETTY MAYNARD (et al.)

Case Number
2011CV1466

SHERIFF'S RETURN OF SERVICE

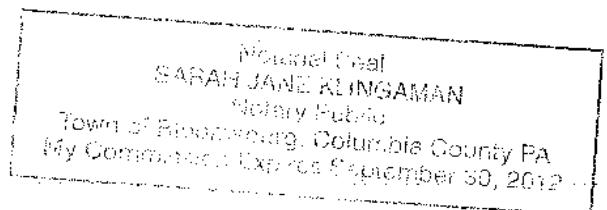
01/04/2012 10:35 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE ROBERT MAYNARD, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BETTY MAYNARD AT 441 EAST 5TH STREET, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

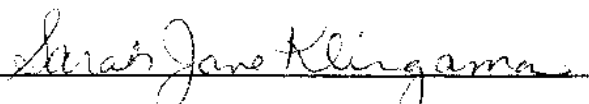
January 04, 2012



NOTARY

Affirmed and subscribed to before me this

4TH day of JANUARY, 2012



Plaintiff Attorney: LONNIE C. HILL, 47 NORTH THIRD STREET, LEWISBURG, PA 17837

Sheriff.

Lewisburg, PA 17837-1501

(570) 524-4055
Fax: (570) 523-0754

January 25, 2012

Tami Kline, Prothonotary & Clerk of Courts
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: Service 1st Federal Credit Union vs.
Betty R. Maynard and Robert L. Maynard
CV-2011-1466
2011-ED-175

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

FILED JAN 26 2012

PROTHONOTARY

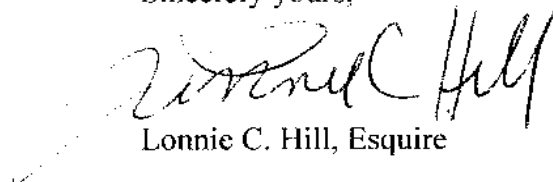
Dear Ms. Kline:

Reference is made to the above-captioned matter. Please find enclosed one original and three copies of the Affidavit Pursuant to Rule 3129.1.

Please forward one filed copy to the Sheriff's Office and return my copies in the enclosed the self-addressed stamped envelope.

Should you have any questions or need further information, please do not hesitate to contact my office.

Sincerely yours,


Lonnie C. Hill, Esquire

LCH:ced

Enclosures (5)

cc: Matthew Brown, Collection Specialist
Service 1st Federal Credit Union

SERVICE 1ST FEDERAL CREDIT UNION.
Plaintiff

vs.

BETTY R. MAYNARD and
ROBERT L. MAYNARD
Defendants

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: MORTGAGE FORECLOSURE
: NO. 2011-CV-1466
: No. 2011-ED-175

AFFIDAVIT PURSUANT TO RULE 3129.1

Lonnie C. Hill, Attorney for the 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 441 East Fifth Street, Berwick, PA 18603: See attached Exhibit A.

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

Name	Address
Betty R. Maynard	441 East Fifth Street Berwick, PA 18603
Robert L. Maynard	441 East Fifth Street Berwick, PA 18603

2. Name and address of defendant(s) in the judgement:

Name	Address
Betty R. Maynard	441 East Fifth Street Berwick, PA 18603
Robert L. Maynard	441 East Fifth Street Berwick, PA 18603

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

Name	Address
County of Columbia 2008-CV-1424-JU	35 West Main Street Bloomsburg, PA 17815
Adrian E. Slusser, Jr. & Estate of Betty A. Slusser	Hummel & Lewis 3 East 5th Street Bloomsburg, PA 17815

CLERK OF COURT'S OFFICE
JUDICIAL DISTRICT OF BERK, PA

2012 JUN 25 PM 3:40

FILED
PROTHONOTARY

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

Name	Address
Betty R. Maynard	441 East Fifth Street Berwick, PA 18603
Robert L. Maynard	441 East Fifth Street Berwick, PA 18603

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

Name	Address
County of Columbia 2008-CV-1424-JU	35 West Main Street Bloomsburg, PA 17815
Adrian E. Slusser, Jr. & Estate of Betty A. Slusser	Hummel & Lewis 3 East 5th Street Bloomsburg, PA 17815

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

Name	Address
US Department of the Treasury Internal Revenue Service IRS Advisory Group	600 Arch Street Room 3259 Philadelphia, PA 19106
Department of Public Welfare Bureau of Financial Operations Third Party Liability Unit Estate Recovery Unit	P.O. Box 8486 Harrisburg, PA 17105-8486
Columbia County Domestic Relations	15 Perry Avenue Bloomsburg, PA 17815

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

Name	Address
Columbia County Tax Claim Bureau	11 West Main Street Main Street County Annex Bloomsburg, PA 17815

**Commonwealth of Pennsylvania
Department of Welfare**

Occupants

**P.O. Box 2675
Harrisburg, PA 17105**

**441 East Fifth Street
Berwick, PA 18603**

VERIFICATION

I verify that the statements made in the 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.

Date: 1-25-12

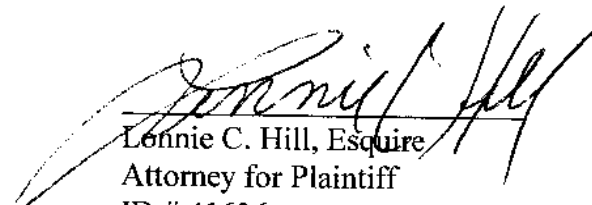

Lonnie C. Hill, Esquire
Attorney for Plaintiff
ID # 41636
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055

EXHIBIT A



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From: Lonnie C. Hill, Esquire
47 North Third St
Lewisburg PA 17837

To: Department of Public Welfare
Estate Recovery Unit
P.O. Box 8486
Harrisburg PA 17105

PS Form 3817, April 2007 PSN 7530-02-000-9065

1000

UNITED STATES
POSTAL SERVICE



U.S. POSTAGE
PAID
LEWISBURG, PA
JAN 13 12
AMOUNT
\$1.15
00025781-03



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From: Lonnie C. Hill, Esquire
47 North Third St
Lewisburg PA 17837

To: Columbia County Domestic
Relations
15 Perry Avenue
Bloomsburg PA 17815

PS Form 3817, April 2007 PSN 7530-02-000-9065

1000

UNITED STATES
POSTAL SERVICE



U.S. POSTAGE
PAID
LEWISBURG, PA
JAN 13 12
AMOUNT
\$1.15
00025781-03



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From: Lonnie C. Hill, Esquire
47 North Third St
Lewisburg PA 17837

To: Columbia County Tax Claim
11 West Main Street
Main Street County Annex
Bloomsburg PA 17815

PS Form 3817, April 2007 PSN 7530-02-000-9065

1000

UNITED STATES
POSTAL SERVICE



U.S. POSTAGE
PAID
LEWISBURG, PA
JAN 13 12
AMOUNT
\$1.15
00025781-03

EXHIBIT A



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Lonnie C. Hill, Esquire
47 North Third St
Lewisburg PA 17837

To: Commonwealth of Pennsylvania
Dept. of Welfare
P.O. Box 2675
Harrisburg PA 17105

PS Form 3817, April 2007 PSN 7530-02-000-9065

1000



00025761-03

\$1.15

U.S. POSTAGE
 PAID
 LEWISBURG, PA
 JAN 13, 12
 PMOUNT



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Lonnie C. Hill, Esquire
47 North Third St
Lewisburg PA 17837

To: Betty B. Maynard
441 East Fifth Street
Berwick PA 18603

PS Form 3817, April 2007 PSN 7530-02-000-9065

1000



00025761-03

\$1.15

U.S. POSTAGE
 PAID
 LEWISBURG, PA
 JAN 13, 12
 PMOUNT



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Lonnie C. Hill, Esquire
47 North Third St
Lewisburg PA 17837

To: Robert L. Maynard
441 East Fifth St
Berwick PA 18603

PS Form 3817, April 2007 PSN 7530-02-000-9065

1000



00025761-03

\$1.15

U.S. POSTAGE
 PAID
 LEWISBURG, PA
 JAN 13, 12
 PMOUNT

EXHIBIT A



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Lonnie C. Hill, Esquire
47 North Third St
Lewisburg PA 17837

To: County of Columbia
35 West Main Street
Bloomsburg PA 17815

PS Form 3817, April 2007 PSN 7530-02-000-9065

1000



U.S. POSTAGE
 PAID
 LEWISBURG, PA
 JAN 13 2012
 AMOUNT
 \$1.15
 00025761-03



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Lonnie C. Hill, Esquire
47 North Third St
Lewisburg PA 17837

To: Estate of Betty A. Slusser
Hummel + Lewis
3 East 5th Street
Bloomsburg PA 17815

PS Form 3817, April 2007 PSN 7530-02-000-9065

1000



U.S. POSTAGE
 PAID
 LEWISBURG, PA
 JAN 13 2012
 AMOUNT
 \$1.15
 00025761-03



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Lonnie C. Hill, Esquire
47 North Third St
Lewisburg PA 17837

To: Internal Revenue Service
IRS Advisory Group
600 Arch Street, Rm 3259
Philadelphia PA 19106

PS Form 3817, April 2007 PSN 7530-02-000-9065

1000



U.S. POSTAGE
 PAID
 LEWISBURG, PA
 JAN 13 2012
 AMOUNT
 \$1.15
 00025761-03



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Lonnie C. Hill, Esquire
47 North Third St
Lewisburg PA 17837

To: Occupants
441 East Fifth Street
Berwick PA 18603

PS Form 3817, April 2007 PSN 7530-02-000-9065

1000



U.S. POSTAGE
 PAID
 LEWISBURG, PA
 JAN 13 2012
 AMOUNT
 \$1.15
 00025761-03

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

DATE: 20 JAN-12

FEE: \$5.00

CERT. NO: 11249

MAYNARD BETTY R & ROBERT L
441 EAST FIFTH STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED: 20030-6471
LOCATION: LOT 1
PARCEL: 04A-08 -111-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING- COSTS	TOTAL AMOUNT DUE
2010	PRIM	1,552.95	31.12	0.00	1,584.07
2011	PRIM	1,393.46	31.01	30.00	1,454.47
TOTAL DUE :					\$3,038.54

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

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2011

REQUESTED BY:

Columbia County Sheriff

(Signature)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

SERVICE 1ST FEDERAL CREDIT UNION
vs.
BETTY MAYNARD (et al.)

Case Number
2011CV1466

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/13/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS ESTATE OF BETTY SLUSSER		

Serve To:

Name:	HUMMEL & LEWIS LLP
Primary Address:	3 EAST FIFTH STREET BLOOMSBURG, PA 17815
Phone:	570-784-7666
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted Other		
Adult In Charge:	Barry Lewis		
Relation:	partner		
Date:	01/05/12	Time:	16:15
Deputy:	#7	Mileage:	

Attorney / Originator:

Name: LONNIE C. HILL	Phone:
-----------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

HUMMEL & LEWIS LLP

2011CV1466

3 EAST FIFTH STREET, BLOOMSBURG, PA 17815

EXP: 01/13/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

SERVICE 1ST FEDERAL CREDIT UNION
vs.
BETTY MAYNARD (et al.)

Case Number
2011CV1466

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/13/2012

Warrant:

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 Adult In Charge Posted Other

Adult In Charge: Maureen Cole

Relation: Clerk

Date: 01/05/12 Time: 15:45

Deputy: #7 Mileage:

Attorney / Originator:

Name: LONNIE C. HILL

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS

2011CV1466

15 PERRY AVENUE, BLOOMSBURG, PA 17815

EXP: 01/13/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

SERVICE 1ST FEDERAL CREDIT UNION
vs.
BETTY MAYNARD (et al.)

Case Number
2011CV1466

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	01/13/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	Columbia County Tax Office	
Primary Address:	PO Box 380 Bloomsburg, PA 17815	
Phone:	570-389-5649	DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally (Adult In Charge) Posted · Other	
Adult In Charge:	Heather Hyatt	
Relation:	Clerk	
Date:	01/05/12	Time:
Deputy:	# 7	Mileage:

Attorney / Originator:

Name:	LONNIE C. HILL	Phone:
-------	----------------	--------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX

2011CV1466

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 01/13/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

SERVICE 1ST FEDERAL CREDIT UNION
vs.
BETTY MAYNARD (et al.)

Case Number
2011CV1466

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/13/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BETTY MAYNARD
Primary Address:	441 EAST 5TH STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	ROBERT MAYNARD
Relation:	HUSBAND
Date:	01-09-12
Time:	1035
Deputy:	DONALD W
Mileage:	

Attorney / Originator:

Name:	LONNIE C. HILL
Phone:	

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

MAYNARD, BETTY

2011CV1466

441 EAST 5TH STREET, BERWICK, PA 18603

EXP: 01/13/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

SERVICE 1ST FEDERAL CREDIT UNION
vs.
BETTY MAYNARD (et al.)

Case Number
2011CV1466

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/13/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	ROBERT MAYNARD
Primary Address:	441 EAST 5TH STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	ROBERT MAYNARD		
Relation:			
Date:	01-04-12	Time:	1035
Deputy:	DANIELA	Mileage:	

Attorney / Originator:

Name: LONNIE C. HILL	Phone:
-----------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

MAYNARD, ROBERT

2011CV1466

441 EAST 5TH STREET, BERWICK, PA 18603

EXP: 01/13/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

SERVICE 1ST FEDERAL CREDIT UNION
vs.
BETTY MAYNARD (et al.)

Case Number
2011CV1466

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/13/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Connie C. Gingher		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	POSTED		
Relation:			
Date:	01.04.12	Time:	1005
Deputy:	DANGELO	Mileage:	

Attorney / Originator:

Name: LONNIE C. HILL	Phone:
-----------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

GINGHER, CONNIE C.

2011CV1466

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 01/13/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

SERVICE 1ST FEDERAL CREDIT UNION
vs.
BETTY MAYNARD (et al.)

Case Number
2011CV1466

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/13/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK SEWER AUTHORITY
Primary Address:	1108 FREAS AVE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	KELLI GREER		
Relation:	CLERK		
Date:	01.04.12	Time:	10 00
Deputy:	DANIELLO	Mileage:	

Attorney / Originator:

Name: LONNIE C. HILL	Phone:
-----------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

BERWICK SEWER

2011CV1466

1108 FREAS AVE, BERWICK, PA 18603

EXP: 01/13/2012

SHERIFF SALE
Wednesday, March 7, 2012
AT 9:00 a.m. EST
In the Office of the Columbia County Sheriff
REAL ESTATE

By Virtue of a Writ of Execution issued out of the County of Common Pleas of Columbia County Civil Division, Pennsylvania, to Execution Docket No. 2011-ED-175; Service 1st Federal Credit Union v. Betty R. Maynard and Robert L. Maynard

PROPERTY ADDRESS: 441 East 5th Street
Berwick, PA 18603

TAX ID NUMBER: 04A-08-111-00,000

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the North side of East Fifth Street as extended from the Borough of Berwick;

THENCE in an easterly direction along the extension of East Fifth Street a distance of sixty-six (66) feet to the corner of Lot No. 2;

THENCE in a northerly direction along Lot No. 2, a distance of one hundred sixty-five (165) feet to an alley;

THENCE in a westerly direction along said alley a distance of sixty-six (66) feet to the former Borough line;

THENCE in a southerly direction along said Borough line a distance of one hundred sixty-five (165) feet to a corner, the **PLACE OF BEGINNING**.

BEING Lot No. 1 in Davenport and Traugh's Addition.

BEING THE SAME PREMISES which Betty A. Slusser a widow, by her Deed dated May 28, 2003 and recorded May 29, 2003 in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania as instrument number 200306471, granted and conveyed unto Betty R. Maynard and Robert L. Maynard, her husband..

CONDITIONS OF SALE

The real property will be sold subject to the following conditions of sale; ten percent (10%) of the higher sum bid struck off shall be deposited in each case with the Sheriff by the highest bidder when his bid is registered, provided that in no case shall less than One Hundred Dollars (\$100.00) be deposited and that in each case the deposit shall be sufficient to cover the Sheriff's

costs; otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefits of his bid and the property may be immediately put up again and sold unless a deposit of the required bid made by a second bidder willing to take the property at the highest bid price. The balance shall be paid on or before *February 16, 2012*. The sale is also subject to Pennsylvania Transfer Tax, plus County Poundage.

Notice is hereby given all claimants and parties in interest that the Sheriff will for all sales where filing of schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed thereto within twenty (20) days thereafter.

LONNIE C. HILL, ESQUIRE
ATTORNEY FOR THE PLAINTIFF
47 North Third Street
Lewisburg, PA 17837

SHERIFF OF COLUMBIA COUNTY
TIMOTHY T. CHAMBERLAIN
<http://www.sheriffofcolumbiacounty.com/>

Document Receipt

Trans # 10214 Carrier / service: POST 2PM 1/3/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000012016

Doc Ref #: 175ED2011

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 10213 Carrier / service: POST 2PM 1/3/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000012009

Doc Ref #: 175ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 10212 Carrier / service: POST 2PM 1/3/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000011996

Doc Ref #: 175ED2011

Document Receipt

Trans # 10211 Carrier / service: POST 2PM 1/3/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000011989

DEPARTMENT 281230

Doc Ref #: 175ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 10210 Carrier / service: POST 2PM 1/3/2012

Ship to: 10210

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000011972

Doc Ref #: 175ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 10209 Carrier / service: POST 2PM 1/3/2012

Ship to: 10209

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000011965

Doc Ref #: 175ED2011

HARRISBURG PA 17105

REAL ESTATE OUTLINE

ED # 175-11

DATE RECEIVED 1-3-12
DOCKET AND INDEX 1-3-12

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>	050.00 100509
CHECK FOR \$1,350.00 OR <u>1300,00</u>	<u>✓</u>	CK# <u>100665</u>

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

SALE DATE	<u>Mar 7, 12</u>	TIME <u>0900</u>
POSTING DATE	<u>1-31-12</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Feb, 15</u>	
	2 ND WEEK <u>22</u>	
	3 RD WEEK <u>27, 12</u>	

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1466

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, MARCH 07, 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.

PROPERTY ADDRESS: 441 East 5th Street Berwick, PA 18603

TAX ID NUMBER: 04A-08-111-00,000

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the North side of East Fifth Street as extended from the Borough of Berwick;

THENCE in an easterly direction along the extension of East Fifth Street a distance of sixty-six (66) feet to the corner of Lot No. 2;

THENCE in a northerly direction along Lot No. 2, a distance of one hundred sixty-five (165) feet to an alley;

THENCE in a westerly direction along said alley a distance of sixty-six (66) feet to the former Borough line;

THENCE in a southerly direction along said Borough line a distance of one hundred sixty-five (165) feet to a corner, the PLACE OF BEGINNING.

BEING Lot No. 1 in Davenport and Traugh's Addition.

BEING THE SAME PREMISES which Betty A. Slusser a widow, by her Deed dated May 28, 2003 and recorded May 29, 2003 in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania as instrument number 200306471, granted and conveyed unto Betty R. Maynard and Robert L. Maynard, her husband.

PROPERTY ADDRESS: 441 EAST 5TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-08-111

Seized and taken into execution to be sold as the property of BETTY MAYNARD, ROBERT MAYNARD in suit of SERVICE 1ST FEDERAL CREDIT UNION.

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:
LONNIE C. HILL
LEWISBURG, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SERVICE 1ST FEDERAL CREDIT UNION
Plaintiff

vs.

BETTY R. MAYNARD and
ROBERT L. MAYNARD
Defendants


: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: MORTGAGE FORECLOSURE
: NO. 2011-CV-1466
: EX- 2011-ED-175

PRAECIPE FOR WRIT OF EXECUTION - MORTGAGE FORECLOSURE

To the Prothonotary:

Please issue writ of execution in the above matter:

Principal	\$ 63,090.74
Interest from May 27, 2011 through November 4, 2011 at \$16.5764 per day	\$2,482.56
Late charges from May 27, 2011 to November 4, 2011 at \$25.00 month	\$150.00
Reasonable Attorney fees	\$2,791.25
Filing Fee-Complaint	\$115.00
Sheriff's Costs	\$50.00
Filing Fee-Praecipe	\$20.50
Filing Fee-Writ	\$25.00
Sheriff's Costs	\$50.00
Total real debt	<u>\$68,775.05</u>


Lonnie C. Hill, Esquire
Attorney for Plaintiff
ID # 41636
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055

SERVICE 1ST FEDERAL CREDIT UNION
Plaintiff

vs.

BETTY R. MAYNARD and
ROBERT L. MAYNARD
Defendants

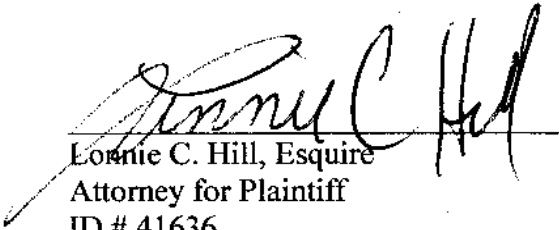
: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: MORTGAGE FORECLOSURE
: NO. 2011-CV-1466
: EX- 2011-EJ-175

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Sheriff's Costs	\$50.00
Filing Fee-Praecipe	\$20.50
Filing Fee-Writ	\$25.00
Sheriff's Costs	\$50.00
Total real debt	<u>\$68,775.05</u>


Lonnie C. Hill, Esquire
Attorney for Plaintiff
ID # 41636
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055

FILED
2011 NOV 14 PM 4:06
CLERK OF COURT
JUDICIAL DISTRICT #26
COLUMBIA COUNTY, PA

SERVICE 1ST FEDERAL CREDIT UNION
Plaintiff

vs.

BETTY R. MAYNARD and
ROBERT L. MAYNARD
Defendants

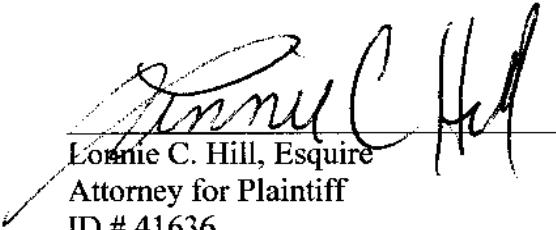
: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: MORTGAGE FORECLOSURE
: NO. 2011-CV-1466
: EX- 2011-ED-175

PRAECIPE FOR WRIT OF EXECUTION - MORTGAGE FORECLOSURE

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Filing Fee-Writ	\$25.00
Sheriff's Costs	<u>\$50.00</u>
Total real debt	\$68,775.05


Lonnie C. Hill, Esquire
Attorney for Plaintiff
ID # 41636
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055

FILED
2011 NOV 14 PM 3:05
CLERK OF COURT
COLUMBIA COUNTY
PA

SERVICE 1ST FEDERAL CREDIT UNION.
Plaintiff

vs.

BETTY R. MAYNARD and
ROBERT L. MAYNARD
Defendants

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: MORTGAGE FORECLOSURE
: NO. 2011-CV-1466
: EX- 2011-ED-175

:
:SS
:

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

To the Sheriff of Columbia County:

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

441 East Fifth Street, Berwick, Pennsylvania, 18603

Principal	\$ 63,090.74
Interest from May 27, 2011 through November 4, 2011 at \$16.5764 per day	\$2,482.56
Late charges from May 27, 2011 to November 4, 2011 at \$25.00 month	\$150.00
Reasonable Attorney fees	\$2,791.25
Filing Fee-Complaint	\$115.00
Sheriff's Costs	\$50.00
Filing Fee-Pracipe	\$20.50
Filing Fee-Writ	\$25.00
Sheriff's Costs	<u>\$50.00</u>
Total real debt	\$68,775.05

John B. Kline
Prothonotary
Proth & Clerk of Sev Courts
My Com. Ex. 1st Monday in 2012
Deputy

Date: December 12, 2011

SERVICE 1ST FEDERAL CREDIT UNION.
Plaintiff

vs.

BETTY R. MAYNARD and
ROBERT L. MAYNARD
Defendants

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: MORTGAGE FORECLOSURE
: NO. 2011-CV-1466
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COMMONWEALTH OF PENNSYLVANIA

:
:SS

COUNTY OF COLUMBIA

:

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Tami B. Kleve

Prothonotary

Prothonotary & Clerk of Berks County

3rd Floor, Berks County Courthouse, Pottsville, PA 17860

Deputy

Date: December 12, 2011

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Plaintiff

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COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

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Tami B. Kline

Prothonotary

Prob & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2012

Deputy

Date: December 12, 2011

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COUNTY OF COLUMBIA

: IN THE COURT OF COMMON PLEAS
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Sami B. Kline

Prothonotary

Prothonotary, Columbia County
Filed for Record December 12, 2011

Deputy

Date:

December 12, 2011

SERVICE 1ST FEDERAL CREDIT UNION.
Plaintiff

vs.

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Defendants

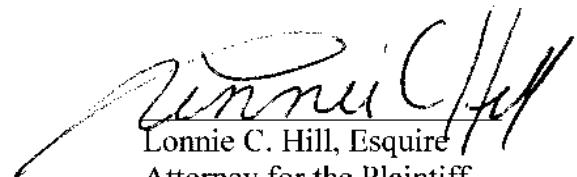
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: NO. 2011-CV-1466

CERTIFICATE OF RESIDENCE OF THE PARTIES

CERTIFICATE OF RESIDENCE

I certify that plaintiff, Service 1st Federal Credit Union has a corporate address of 1419 Montour Boulevard Danville, Pennsylvania, 17821, and that the defendants, Betty R. Maynard and Robert L. Maynard reside at 441 East Fifth Street, Berwick, Pennsylvania, 18603. I understand that false statements made in this certificate are subject to the penalties of 18 Pa. Cons. Stat. Ann. § 4904, relating to unsworn falsification to authorities.

Date: 12-1-11



Lonnie C. Hill, Esquire
Attorney for the Plaintiff
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055
I.D. No. 41636

SERVICE 1ST FEDERAL CREDIT UNION.
Plaintiff

vs.

BETTY R. MAYNARD and
ROBERT L. MAYNARD
Defendants

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

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Lonnie C. Hill, Esquire
Attorney for the Plaintiff
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055
I.D. No. 41636

SERVICE 1ST FEDERAL CREDIT UNION.
Plaintiff

vs.

BETTY R. MAYNARD and
ROBERT L. MAYNARD
Defendants

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
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Lonnie C. Hill, Esquire
Attorney for the Plaintiff
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055
I.D. No. 41636

SERVICE 1ST FEDERAL CREDIT UNION.
Plaintiff

vs.

BETTY R. MAYNARD and
ROBERT L. MAYNARD
Defendants

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
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12-1-11



Lonnie C. Hill, Esquire
Attorney for the Plaintiff
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055
I.D. No. 41636

SERVICE 1ST FEDERAL CREDIT UNION.
Plaintiff

vs.

BETTY R. MAYNARD and
ROBERT L. MAYNARD
Defendants


: IN THE COURT OF COMMON PLEAS
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Attorney for the Plaintiff
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055
I.D. No. 41636

SERVICE 1ST FEDERAL CREDIT UNION
Plaintiff

vs.

BETTY R. MAYNARD and
ROBERT L. MAYNARD
Defendants

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
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: MORTGAGE FORECLOSURE
: NO. 2011-CV-1466
: EX:- 2011-ED-175

December 27, 2011

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

Owners: Betty R. Maynard and Robert L. Maynard
Property: 441 East Fifth Street, Berwick, PA 18603
Improvements: Single family residential dwelling
Judgement Amount: \$68,775.05

The above-captioned property is scheduled to be sold at the COLUMBIA County Sheriff's Sale on **FEBRUARY 8, 2012** in the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** at **9:00 a.m.**

Our records indicate that you may hold a mortgage or judgment on the property which may be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as we are not permitted to give you legal advice.

LONNIE C. HILL
Attorney at Law
47 North Third Street
Lewisburg, PA 17837-1501

(570) 524-4055
Fax: (570) 523-0754
December 28, 2011

Timothy T. Chamberlain, Sheriff of Columbia County
Columbia County Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: Service 1st Federal Credit Union vs.
Betty R. Maynard and Robert L. Maynard
CV-2011-CV-1466
EX: 2011-ED-175

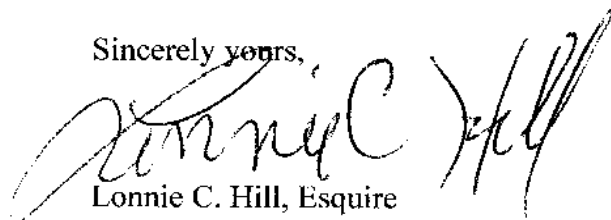
Dear Sheriff Chamberlain:

Reference is made to the above captioned matter. Please find enclosed the items as follows;

1. One copy of the Verification of Non-Military Service.
2. A check in the amount of \$1,300.00 for the deposit.
3. Six copies of the legal description.
4. Six copies of the Sheriff's Sale Notice.
5. Six copies of the Writ of Execution.

The Affidavit Pursuant to Rule 3129.1 is being filed by letter dated December 27, 2011. I have instructed the Prothonotary's office to forward a filed copy. Should you have any questions or need further information, please do not hesitate to contact my office.

Sincerely yours,



Lonnie C. Hill, Esquire

LCH:ced
Enclosures (20)
cc: Matthew Brown, Collection Specialist
Service 1st Federal Credit Union

SERVICE 1ST FEDERAL CREDIT UNION.
Plaintiff

vs.

BETTY R. MAYNARD and
ROBERT L. MAYNARD
Defendants

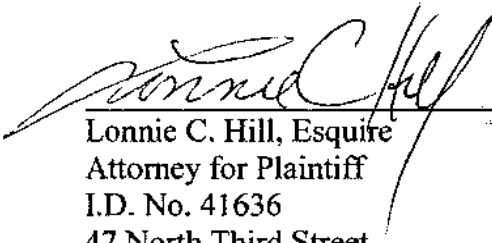
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:
: MORTGAGE FORECLOSURE
: NO. EX - 2011-ED-175

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit;

(a) that the defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that Defendants Robert L. Maynard and Betty R. Maynard are over 18 years of age and resides at 441 E. 5th Street, Berwick, PA 18603.



Lonnie C. Hill, Esquire
Attorney for Plaintiff
I.D. No. 41636
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055

C O F

LEGAL DESCRIPTION

PROPERTY ADDRESS: 441 East 5th Street
Berwick, PA 18603

TAX ID NUMBER: 04A-08-111-00,000

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the North side of East Fifth Street as extended from the Borough of Berwick;

THENCE in an easterly direction along the extension of East Fifth Street a distance of sixty-six (66) feet to the corner of Lot No. 2;

THENCE in a northerly direction along Lot No. 2, a distance of one hundred sixty-five (165) feet to an alley;

THENCE in a westerly direction along said alley a distance of sixty-six (66) feet to the former Borough line;

THENCE in a southerly direction along said Borough line a distance of one hundred sixty-five (165) feet to a corner, the **PLACE OF BEGINNING**.

BEING Lot No. 1 in Davenport and Traugh's Addition.

BEING THE SAME PREMISES which Betty A. Slusser a widow, by her Deed dated May 28, 2003 and recorded May 29, 2003 in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania as instrument number 200306471, granted and conveyed unto Betty R. Maynard and Robert L. Maynard, her husband..

SHERIFF SALE
Wednesday, February 8, 2012
AT 9:00 a.m. EST
In the Office of the Columbia County Sheriff
REAL ESTATE

By Virtue of a Writ of Execution issued out of the County of Common Pleas of Columbia County Civil Division, Pennsylvania, to Execution Docket No. 2011-ED-175; Service 1st Federal Credit Union v. Betty R. Maynard and Robert L. Maynard

PROPERTY ADDRESS: 441 East 5th Street
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CONDITIONS OF SALE

The real property will be sold subject to the following conditions of sale; ten percent (10%) of the higher sum bid struck off shall be deposited in each case with the Sheriff by the highest bidder when his bid is registered, provided that in no case shall less than One Hundred Dollars (\$100.00) be deposited and that in each case the deposit shall be sufficient to cover the Sheriff's

costs; otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefits of his bid and the property may be immediately put up again and sold unless a deposit of the required bid made by a second bidder willing to take the property at the highest bid price. The balance shall be paid on or before ***February 16, 2012***. The sale is also subject to Pennsylvania Transfer Tax, plus County Poundage.

Notice is hereby given all claimants and parties in interest that the Sheriff will for all sales where filing of schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed thereto within twenty (20) days thereafter.

LONNIE C. HILL, ESQUIRE
ATTORNEY FOR THE PLAINTIFF
47 North Third Street
Lewisburg, PA 17837

SHERIFF OF COLUMBIA COUNTY
TIMOTHY T. CHAMBERLAIN
<http://www.sheriffofcolumbiacounty.com/>

SERVICE 1ST FEDERAL CREDIT UNION.
Plaintiff

vs.

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: IN THE COURT OF COMMON PLEAS
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COMMONWEALTH OF PENNSYLVANIA

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Lami B. Klené
Prothonotary
Prothonotary & Clerk of the Court
Mr. Con. Ex. 1st Monday in 2012

Deputy

Date: December 12, 2011

SERVICE 1ST FEDERAL CREDIT UNION.
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Prothonotary
Prothonotary & Clerk of Berks County
My Comm. Exp. 11/1/2012

Deputy

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Proth & Clerk of Sec Courts

Mr. Clem. Ex. 11 Monday in 2012

Deputy

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: NO. 2011-CV-1466
: No. 2011-ED-175

JK

AFFIDAVIT PURSUANT TO RULE 3129.1

Lonnie C. Hill, Attorney for the 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 441 East Fifth Street, Berwick, PA 18603: See attached Exhibit A.

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

Name
Betty R. Maynard

Address
**441 East Fifth Street
Berwick, PA 18603**

Robert L. Maynard

**441 East Fifth Street
Berwick, PA 18603**

2. Name and address of defendant(s) in the judgement:

1 Name
Betty R. Maynard

Address
**441 East Fifth Street
Berwick, PA 18603**

2 **Robert L. Maynard**

**441 East Fifth Street
Berwick, PA 18603**

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

Name
**County of Columbia
2008-CV-1424-JU**

Address
**35 West Main Street
Bloomsburg, PA 17815**

3 **Adrian E. Slusser, Jr. &
Estate of Betty A. Slusser**

**Hummel & Lewis
3 East 5th Street
Bloomsburg, PA 17815**

FILED
PROTHONOTARY
2011 DEC 29 A 3:09
CLERK OF COURTS OFFICE
JAN 4 2012 COLUMBIA, PA

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

Name

Betty R. Maynard

Address

**441 East Fifth Street
Berwick, PA 18603**

Robert L. Maynard

**441 East Fifth Street
Berwick, PA 18603**

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

Name

**County of Columbia
2008-CV-1424-JU**

Address

**35 West Main Street
Bloomsburg, PA 17815**

**Adrian E. Slusser, Jr. &
Estate of Betty A. Slusser**

**Hummel & Lewis
3 East 5th Street
Bloomsburg, PA 17815**

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

Name

**US Department of the Treasury
Internal Revenue Service
IRS Advisory Group**

Address

**600 Arch Street
Room 3259
Philadelphia, PA 19106**

**Department of Public Welfare
Bureau of Financial Operations
Third Party Liability Unit
Estate Recovery Unit**

**P.O. Box 8486
Harrisburg, PA 17105-8486**

Columbia County Domestic Relations

**15 Perry Avenue
Bloomsburg, PA 17815**

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

Name

Columbia County Tax Claim Bureau

Address

**11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815**

5 Commonwealth of Pennsylvania
Department of Welfare

Occupants

P.O. Box 2675
Harrisburg, PA 17105

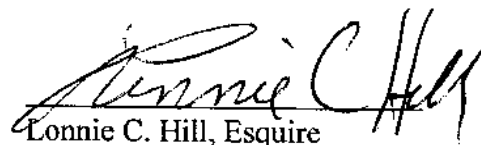
441 East Fifth Street
Berwick, PA 18603

VERIFICATION

I verify that the statements made in the 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.

Date:

12-27-11



Lonnie C. Hill, Esquire
Attorney for Plaintiff
ID # 41636
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From: Lonnie C. Hill, Esquire
47 North Third St
Lewisburg PA 17837

To: County of Columbia
35 West Main Street
Bloomsburg PA 17815

U.S. POSTAGE
PAID
LEWISBURG, PA
17837
DEC 27, 11
PMOUNT
\$1.15
00023886-09

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

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From: Lonnie C. Hill, Esquire
47 North Third St
Lewisburg PA 17837

To: Robert L. Maynard
441 East Fifth Street
Berwick PA 18603

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600 Arch Street RM 3259
Philadelphia, PA 19106

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From: Lonnie C. Hill, Esquire
47 North Third St
Lewisburg PA 17837

To: Columbia County Tax Claim
11 West Main St
Main Street County Annex
Bloomsburg PA 17815

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From: Lonnie C. Hill, Esquire
47 North Third St
Lewisburg PA 17837

To: Betty R. Maynard
441 East Fifth Street
Berwick PA 18603

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From: Lonnie C. Hill, Esquire
47 North Third St
Lewisburg PA 17837

To: Department of Public Welfare
P.O. Box 8486
Harrisburg PA 17105

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\$1.15
1000



U.S. POSTAGE
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From: Lonnie C Hill, Esquire
47 North Third St
Lewisburg PA 17837

To: Adrian E. Slusser, Jr and
Estate of Betty A. Slusser
40 Hammel and Lewis
3 East 5th Street Bloomsburg PA

00023886-09
\$1.15
1000



U.S. POSTAGE
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LEWISBURG, PA
DEC 27, 11
PMOUNT

PS Form 3817, April 2007 PSN 7530-02-000-9065 17815



Certificate Of Mailing

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From: Lonnie C. Hill, Esquire
47 North Third St
Lewisburg PA 17837

To: Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg PA 17105

00023886-09
\$1.15
1000



U.S. POSTAGE
PAID
LEWISBURG, PA
DEC 27, 11
PMOUNT

PS Form 3817, April 2007 PSN 7530-02-000-9065

SERVICE 1ST FEDERAL CREDIT UNION.
Plaintiff

vs.

BETTY R. MAYNARD and
ROBERT L. MAYNARD
Defendants

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: MORTGAGE FORECLOSURE
: NO. 2011-CV-1466
: No. 2011-ED-175

AFFIDAVIT PURSUANT TO RULE 3129.1

Lonnie C. Hill, Attorney for the 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 441 East Fifth Street, Berwick, PA 18603: See attached Exhibit A.

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

Name
Betty R. Maynard

Address
**441 East Fifth Street
Berwick, PA 18603**

Robert L. Maynard

**441 East Fifth Street
Berwick, PA 18603**

2. Name and address of defendant(s) in the judgement:

Name
Betty R. Maynard

Address
**441 East Fifth Street
Berwick, PA 18603**

Robert L. Maynard

**441 East Fifth Street
Berwick, PA 18603**

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

Name
**County of Columbia
2008-CV-1424-JU**

Address
**35 West Main Street
Bloomsburg, PA 17815**

**Adrian E. Slusser, Jr. &
Estate of Betty A. Slusser**

**Hummel & Lewis
3 East 5th Street
Bloomsburg, PA 17815**

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2011 DEC 29 A 10:09

FILED
PROTHONOTARY

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

Name	Address
Betty R. Maynard	441 East Fifth Street Berwick, PA 18603
Robert L. Maynard	441 East Fifth Street Berwick, PA 18603

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

Name	Address
County of Columbia 2008-CV-1424-JU	35 West Main Street Bloomsburg, PA 17815
Adrian E. Slusser, Jr. & Estate of Betty A. Slusser	Hummel & Lewis 3 East 5th Street Bloomsburg, PA 17815

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

Name	Address
US Department of the Treasury Internal Revenue Service IRS Advisory Group	600 Arch Street Room 3259 Philadelphia, PA 19106
Department of Public Welfare Bureau of Financial Operations Third Party Liability Unit Estate Recovery Unit	P.O. Box 8486 Harrisburg, PA 17105-8486
Columbia County Domestic Relations	15 Perry Avenue Bloomsburg, PA 17815

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

Name	Address
Columbia County Tax Claim Bureau	11 West Main Street Main Street County Annex Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Welfare

Occupants

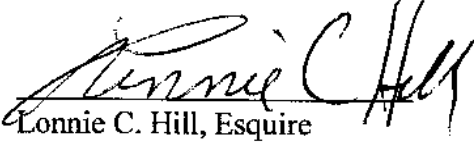
P.O. Box 2675
Harrisburg, PA 17105

441 East Fifth Street
Berwick, PA 18603

VERIFICATION

I verify that the statements made in the 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.

Date: 12-27-11


Lonnie C. Hill, Esquire
Attorney for Plaintiff
ID # 41636
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055



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47 North Third St
Lewisburg PA 17837

To: Department of Public Welfare
P.O. Box 8486
Harrisburg PA 17105

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Estate of Betty A. Slusser
c/o Hummel and Lewis
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Department of Welfare
P.O. Box 2675
Harrisburg PA 17105

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17837
DEC 27 11
AMOUNT
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PS Form 3817, April 2007 PSN 7530-02-000-9065

SERVICE 1ST FEDERAL CREDIT UNION
Plaintiff

vs.

BETTY R. MAYNARD and
ROBERT L. MAYNARD
Defendants

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: MORTGAGE FORECLOSURE
: NO. 2011-CV-1466
: EX-2011-ED-175

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within may leave same without a watchmen, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.


Lonnie C. Hill, Esquire
Attorney for Plaintiff
I.D. # 41636
47 North Third Street
Lewisburg, PA 17837
570-524-4055

SERVICE 1ST FEDERAL CREDIT UNION
Plaintiff

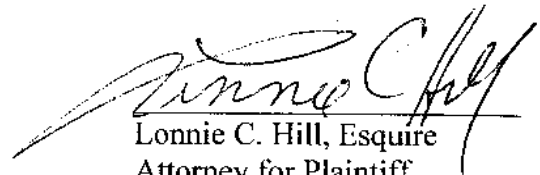
vs.

BETTY R. MAYNARD and
ROBERT L. MAYNARD
Defendants

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: MORTGAGE FORECLOSURE
: NO. 2011-CV-1466
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Lonnie C. Hill, Esquire
Attorney for Plaintiff
I.D. # 41636
47 North Third Street
Lewisburg, PA 17837
570-524-4055



service1st®

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1419 Montour Blvd • PO Box 159
Danville, PA 17821-9122
2313

*** FIFTY DOLLARS AND 00 CENTS ***

PAY

EXACTLY **50 Dollars 00 cents**

COLUMBIA COUNTY SHERIFF
RE: MAYNARD SHERIFF SERVICE

TO THE
ORDER
OF

VOID AFTER 60 DAYS

Andre L. Bern

AUTHORIZED SIGNATURE

⑈0000100509⑈ ⑆231387602⑆⑈90010000⑈78



CU SERVICE CENTERS.
The Member's Privilege Financial Network

No. 0000100509

60-8760/2313

12/07/11

\$50.00



service1st®

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Danville, PA 17821-9122
2313

*** ONE THOUSAND THREE HUNDRED DOLLARS AND 00 CENTS ***

PAY

EXACTLY **1,300 Dollars 00 cents**

COLUMBIA COUNTY SHERIFF'S DEPARTMENT

TO THE
ORDER
OF

VOID AFTER 60 DAYS

Andre L. Bern

AUTHORIZED SIGNATURE

No. 0000100665

60-8760/2313

12/14/11

\$1,300.00



CU SERVICE CENTERS.
The Member's Privilege Financial Network

⑈0000100665⑈ ⑆231387602⑆⑈90010000⑈78