

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

FNB Bank N.A. VS Lynn Fensler, owner

NO. 111 ED NO. 1585-10 JD

DATE/TIME OF SALE: Mar 30 0900

BID PRICE (INCLUDES COST) \$ 4941.65

POUNDAGE - 2% OF BID \$ 98.83

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5040.48

PURCHASER(S): Charles A Menochi, FNB

ADDRESS: PO Box 246, Hummels Wharf 17831 - mailing address

NAMES(S) ON DEED: FNB BANK, N.A., 354 Main St Danville, VA

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 5040.48

LESS DEPOSIT: \$ 1359.00

DOWN PAYMENT: \$ —

TOTAL DUE IN 8 DAYS \$ 3681.48

SHERIFF'S SALE COST SHEET

FNB Bank, PA VS. Lynn Foster et al
 NO. 7-11 ED NO. 1588-10 JD DATE/TIME OF SALE May 30 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>40.00</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>1.50</u>
NOTARY	\$ <u>2.00</u>
TOTAL ***** \$ <u>272.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1087.62</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1212.62</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>152.50</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>2937.93</u>
TOTAL ***** \$ <u>3090.43</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$
WATER 20	\$
TOTAL ***** \$ <u>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC.	\$
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 4947.05

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

53077

CASHIER'S
CHECK

FNB Bank
N.A.
A MEMBER OF THE PNC FINANCIAL GROUP

DATE

3/3/11

CHECK

Three thousand six hundred ninety and 48/100 -

\$ 3,690.48

TO
THE
ORDER
OF
Mary of Columbia Co

FOR
PURCHASER

Farmhouse

Charles A. Menech
AUTHORIZED SIGNATURE

⑈053077⑈ ⑈031305745⑈ 2995 96079⑈

SHERIFF'S SALE
WEDNESDAY MARCH 30, 2011 AT 9:00 /
BY VIRTUE OF A WRIT OF EXECUTION NO. 7 C 11
ED AND CIVIL WRIT NO. 1588 OF 2010 JO ISSUED
OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece, parcel and tract of land situate in Pine Township, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at an iron railroad spike on the southerly edge of existing pavement of Pennsylvania State Highway Route No. 442 leading from Millville to Muncy and in lands now or formerly of Glen Brown; Thence along the lands now or formerly of Brown, south twelve (12) degrees West, two hundred (200) feet to a maple tree and being in line of lands now or formerly of Murry Holdren; Thence along the lands now or formerly of Murry Holdren, South eighty-four (84) degrees East, two hundred seventy (270) feet to an iron pin in corner in line of lands now or formerly of Mason; Thence along line of lands now or formerly of Mason, twenty-six (26) degrees East, one hundred thirty-seven (137) feet to a point along the southerly edge of State Highway Route No. 442 leading from Millville to Muncy; Thence along the southerly edge of said State Highway North sixty-nine (69) degrees West, two hundred eighty-nine (289) feet to an iron railroad spike, being the point and place of beginning. CONTAINING 1.1 acres of land.

UNDER AND SUBJECT to all legal right-of-ways for roads and highways.

ALSO SUBJECT TO easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats.

Together with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

BEING THE SAME PREMISES which Michael E. Fry and Sandra M. Fry, husband and wife, by their Deed dated August 4, 2004 and recorded on August 11, 2004, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, as Instrument No. 200409218, granted and conveyed unto Lynn F. Fenstermacher, single, and Carrie A. Whipple, single.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS COLUMBIA COUNTY TAX PARCEL NUMBER 29-03-014-01 IN THE OFFICE OF THE TAX ASSESSOR.

PROPERTY ADDRESS: 635 State Route 442, Millville, Columbia County, PA 17846

TAX PARCEL NUMBER: 29-03-014-01

Improved upon thereon by Residential Dwelling known as: 635 State Route 442, Millville, Columbia County, PA 17846

TITLE TO SAID PREMISES IS VESTED in Lynn F. Fenstermacher

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10 %) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid with eight (8) days after the sale in cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff unless the Columbia County

} SS

n according to law deposes and says that Press Enterprise is in with its principal office and place of business at 3185 rg, County of Columbia and State of Pennsylvania, and was ch, 1902, and has been published daily, continuously in said at day and on the attached notice March 9, 16, 23, 2011 as fiant is one of the officers or publisher or designated agent of wspaper in which legal advertisement was published; that rprise is interested in the subject matter of said notice and allegations in the foregoing statement as to time, place, and

ore me this 23rd day of March 2011

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

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



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

FNB BANK, NA

VS.

LYNN FENSTERMACHER

WRIT OF EXECUTION #7 OF 2011 ED

POSTING OF PROPERTY

FEBRUARY 24, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF LYNN FENSTERMACHER AT 635 SR 442 MILLVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF JAMES ARTER.

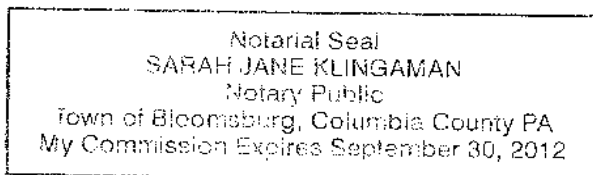
SQ ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25TH DAY OF FEBRUARY 2011



TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6100

FNB BANK, N.A.

Docket # 7ED2011

VS

MORTGAGE FORECLOSURE

LYNN F. FENSTERMACHER

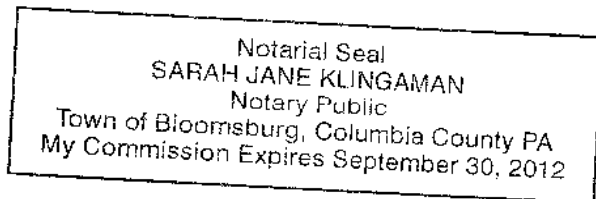
AFFIDAVIT OF SERVICE

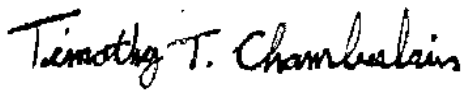
NOW, THIS MONDAY, FEBRUARY 07, 2011, AT 4:05 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LYNN FENSTERMACHER AT 635 SR 442, MILLVILLE BY HANDING TO LYNN FENSTERMACHER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, FEBRUARY 08, 2011

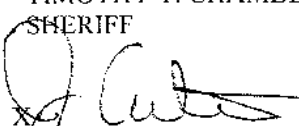

NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF


J. CARTER

DEPUTY SHERIFF

PETERS & TRIPOLI
POB 116
Suite
DANVILLE, PA 17821

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 1/25/2011

SERVICE# 1 - OF - 10 SERVICES
DOCKET # 7ED2011

PLAINTIFF FNB BANK, N.A.

DEFENDANT LYNN F. FENSTERMACHER
ATTORNEY FIRM PETERS & TRIPOLI

PERSON/CORP TO SERVED
LYNN FENSTERMACHER
635 SR 442
MILLVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE
~~244~~ 244-7956

SERVED UPON LYNN FENSTERMACHER

RELATIONSHIP DEF IDENTIFICATION _____

DATE 2-7-11 TIME 1605 MILEAGE _____ OTHER _____


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

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

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>1-26-11</u>	<u>1400</u>	<u>2</u>	<u>L.C.</u>
<u>1-27-11</u>	<u>0815</u>	<u>2</u>	<u>Called L.C.</u>

DEPUTY



DATE 2-7-11

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

DATE: 31 JAN-12

FEE: \$5.00

CERT. NO9271

FEINSTERMACHER LYNN F
635 STATE ROUTE 442
MILLVILLE PA 17846

DISTRICT: PINE TWP
DEED 20100-7808
LOCATION: 635 STATE ROUTE 442 MILLVILLE
PARCEL: 29 -03 -014-01,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2008	PRIM	708.81	8.12	0.00	716.93
2009	PRIM	1,131.15	22.42	0.00	1,153.57
2010	PRIM	1,011.51	22.42	30.00	1,063.93
TOTAL DUE :					\$2,934.43

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

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

REQUESTED BY:

Timothy Chamberlain, Sheriff Col. Co.
(Signature)

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/25/2011

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 8ED2011

PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A
BENEFICIAL MORTGAGE CO OF PENNSYLVANIA

DEFENDANT JASON A. YOHEY
JESSICA A. RESSEGUIE A/K/A JESSICA A. YOHEY
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN COLE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 1-28-11 TIME 0930 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

[Signature]

DATE 1-28-11

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/25/2011

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 8ED2011

PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A
BENEFICIAL MORTGAGE CO OF PENNSYLVANIA

DEFENDANT JASON A. YOHEY
JESSICA A. RESSEGUIE A/K/A JESSICA A. YOHEY
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

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

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 1-28-11 TIME 0930 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Adler

DATE 1-28-11

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 1/25/2011

SERVICE# 3 - OF - 10 SERVICES
DOCKET # 7ED2011

PLAINTIFF FNB BANK, N.A.

DEFENDANT LYNN F. FENSTERMACHER
ATTORNEY FIRM PETERS & TRIPOLI

PERSON/CORP TO SERVED	PAPERS TO SERVED
DEBRA PIATT-TAX COLLECTOR	MORTGAGE FORECLOSURE
211 BEECH GLENN ROAD	
BENTON	

SERVED UPON DEB PIATT

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 1-26-11 TIME 1310 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Arter

DATE 1-26-11

SHERIFF'S SALE

WEDNESDAY MARCH 30, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 7 OF 2011 ED AND CIVIL WRIT NO. 1588 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece, parcel and tract of land situate in Pine Township, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron railroad spike on the southerly edge of existing pavement of Pennsylvania State Highway Route No. 442 leading from Millville to Muncy and in lands now or formerly of Glen Brown; Thence along the lands now or formerly of Brown, south twelve (12) degrees West, two hundred (200) feet to a maple tree and being in line of lands now or formerly of Murry Holdren; Thence along the lands now or formerly of Murry Holdren, South eighty-four (84) degrees East, two hundred seventy (270) feet to an iron pin in corner in line of lands now or formerly of Mason; Thence along line of lands now or formerly of Mason, twenty-six (26) degrees East, one hundred thirty-seven (137) feet to a point along the southerly edge of State Highway Route No. 442 leading from Millville to Muncy; Thence along the southerly edge of said State Highway North sixty-nine (69) degrees West, two hundred eighty-nine (289) feet to an iron railroad spike, being the point and place of beginning. CONTAINING 1.1 acres of land.

UNDER AND SUBJECT to all legal right-of-ways for roads and highways.

ALSO SUBJECT TO easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats.

Together with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

BEING THE SAME PREMISES which Michael E. Fry and Sandra M. Fry, husband and wife, by their Deed dated August 4, 2004 and recorded on August 11, 2004, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, as Instrument No. 200409218, granted and conveyed unto Lynn F. Fenstermacher, single, and Carrie A. Whipple, single.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS COLUMBIA COUNTY TAX PARCEL NUMBER 29-03-014-01 IN THE OFFICE OF THE TAX ASSESSOR.

PROPERTY ADDRESS: 635 State Route 442, Millville, Columbia County, PA 17846

TAX PARCEL NUMBER: 29-03-014-01

Improved upon thereon by Residential Dwelling known as: 635 State Route 442, Millville, Columbia County, PA 17846

TITLE TO SAID PREMISES IS VESTED in Lynn F. Fenstermacher

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10 %) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid with eight (8) days after the sale in cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

Plaintiff's Attorney
Wendy Tripoli
PO Box 116
Danville, PA 17821

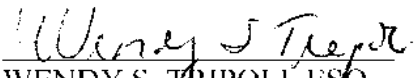
Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

FNB BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF,	:	OF THE 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PENNA.
vs.	:	
	:	CIVIL ACTION – LAW
LYNN F. FENSTERMACHER,	:	NO. 2010-CV-1588
DEFENDANT.	:	MORTGAGE FORECLOSURE
	:	WRIT OF EXECUTION

WAIVER OF WATCHMAN

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

BY:


WENDY S. TRIPOLI, ESQ.
Attorney for Plaintiff

Document Receipt

Trans # 12693 Carrier / service: POST 2PM 1/25/2011

Ship to: 12693

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000007043

Doc Ref #: 7ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 12694 Carrier / service: POST 2PM 1/25/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000007050

Doc Ref #: 7ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 12695 Carrier / service: POST 2PM 1/25/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000007067

Doc Ref #: 7ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 12696 Carrier / service: POST 2PM 1/25/2011

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000007074

Doc Ref #: 7ED2011

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 12697 Carrier / service: POST 2PM 1/25/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000007081

Doc Ref #: 7ED2011

PHILADELPHIA PA 19106

REAL ESTATE OUTLINE

ED # 7-11

DATE RECEIVED 1-25-11
DOCKET AND INDEX 1-25-11

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒
COPY OF DESCRIPTION ☒
WHEREABOUTS OF LKA ☒
NON-MILITARY AFFIDAVIT ☒
NOTICES OF SHERIFF SALE ☒
WAIVER OF WATCHMAN ☒
AFFIDAVIT OF LIENS LIST ☒
CHECK FOR \$1,350.00 OR ☒ *called* CK# 1022001724
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Mar 30, 11 TIME 0900
POSTING DATE Feb. 23, 11
ADV. DATES FOR NEWSPAPER
1ST WEEK Mar 6, 11
2ND WEEK Mar 13, 11
3RD WEEK Mar 20, 11

FNB BANK, N.A. : IN THE COURT OF COMMON PLEAS
PLAINTIFF, : OF THE 26TH JUDICIAL DISTRICT
 : COLUMBIA COUNTY BRANCH, PENNA.
vs. :
 : CIVIL ACTION - LAW
LYNN F. FENSTERMACHER, : NO. 2010-CV-1588
DEFENDANT. : MORTGAGE FORECLOSURE
 : WRIT OF EXECUTION 2011-ELS 7

WRIT OF EXECUTION
NOTICE

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

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

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

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

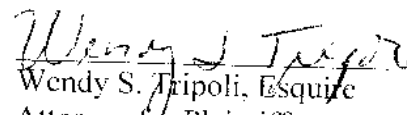
In addition you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in the sale; or (4) fraud. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered his deed to the property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE
ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY
OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO
FEE.

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

By:


Wendy S. Tripoli, Esquire
Attorney for Plaintiff
16 East Market Street
P.O. Box 116
Danville, PA 17821
(570) 275-1211

FNB BANK, N.A.
PLAINTIFF,

vs.

LYNN F. FENSTERMACHER,
DEFENDANT.

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

:
: CIVIL ACTION - LAW
: NO. 2010-CV-1588
: MORTGAGE FORECLOSURE
: WRIT OF EXECUTION

2011-ED-71

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises:

See attached description.

Principal due	\$65,003.37
Interest to 1/11/2011	6,041.37
To date of sale	
@ \$16.46 per diem	
Attorney's fees	3,414.00
Late charges	392.46 and costs (to be added).

BY THE PROTHONOTARY:

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

Tamara B. Kline [Signature] (SEAL)
1-25-11

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

FNB BANK, N.A.	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF,	:	OF THE 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PENNA.
vs.	:	
	:	CIVIL ACTION - LAW
LYNN F. FENSTERMACHER,	:	NO. 2010-CV-1588
DEFENDANT.	:	MORTGAGE FORECLOSURE
	:	WRIT OF EXECUTION

WRIT OF EXECUTION
NOTICE

2011-ED-17

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

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

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

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

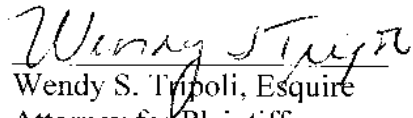
In addition you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in the sale; or (4) fraud. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered his deed to the property.

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IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

By:


Wendy S. Tripoli, Esquire
Attorney for Plaintiff
16 East Market Street
P.O. Box 116
Danville, PA 17821
(570) 275-1211

FNB BANK, N.A.
PLAINTIFF,

vs.

LYNN F. FENSTERMACHER,
DEFENDANT.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PENNA.
:
: CIVIL ACTION – LAW
: NO. 2010-CV-1588
: MORTGAGE FORECLOSURE
: WRIT OF EXECUTION

WRIT OF EXECUTION

2011-ES-7

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises:

See attached description.

Principal due	\$65,003.37
Interest to 1/11/2011	6,041.37
To date of sale	
@ \$16.46 per diem	
Attorney's fees	3,414.00
Late charges	392.46 and costs (to be added).

BY THE PROTHONOTARY:

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

Theresa B. Keene (SEAL)
1-25-11

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

FNB BANK, N.A. : IN THE COURT OF COMMON PLEAS
PLAINTIFF. : OF THE 26TH JUDICIAL DISTRICT
 : COLUMBIA COUNTY BRANCH, PENNA.
vs. :
 : CIVIL ACTION – LAW
LYNN F. FENSTERMACHER. : NO. 2010-CV-1588
DEFENDANT. : MORTGAGE FORECLOSURE
 : WRIT OF EXECUTION 2011-EB-7

WRIT OF EXECUTION
NOTICE

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

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

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

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

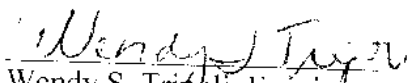
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YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE
ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY
OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO
FEE.

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

By:


Wendy S. Trippoli, Esquire
Attorney for Plaintiff
16 East Market Street
P.O. Box 116
Danville, PA 17821
(570) 275-1211

FNB BANK, N.A. : IN THE COURT OF COMMON PLEAS
PLAINTIFF, : OF THE 26TH JUDICIAL DISTRICT
 : COLUMBIA COUNTY BRANCH, PENNA.
vs. :
 : CIVIL ACTION – LAW
LYNN F. FENSTERMACHER, : NO. 2010-CV-1588
DEFENDANT. : MORTGAGE FORECLOSURE
 : WRIT OF EXECUTION

WRIT OF EXECUTION

2011-EB-7

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises:

See attached description.

Principal due	\$65,003.37
Interest to 1/11/2011	6,041.37
To date of sale	
@ \$16.46 per diem	
Attorney's fees	3,414.00
Late charges	392.46 and costs (to be added).

BY THE PROTHONOTARY:

Proth & Clerk of Sev. Courts
My Comm. Expires 12/31/2012

Tamara B. Klein /RPS/ (SEAL)
1-25-11

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

FNB BANK, N.A.	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF,	:	OF THE 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PENNA.
vs.	:	
	:	CIVIL ACTION – LAW
LYNN F. FENSTERMACHER,	:	NO. 2010-CV-1588
DEFENDANT.	:	MORTGAGE FORECLOSURE
	:	WRIT OF EXECUTION

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

To: Defendant Lynn F. Fenstermacher

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

Your house (real estate) at 635 State Route 442, Millville, PA 17846 is scheduled to be sold at the Sheriff's Sale on _____, 2011 at _____m. at the Columbia County Courthouse located in Bloomsburg, PA to enforce the Court Judgment of _____ obtained by FNB Bank, N.A. (the mortgagee) against you. If the Sale is postponed, the property will be relisted for sale. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

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

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

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (570) 275-1211.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (570)-275-1211.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (570)-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At this time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A proposed Schedule of Distribution of the money bid for your house will be prepared by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back if you act immediately after the sale.

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

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

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

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. _____ issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by venue or outcry to the highest and best bidders, for cash in the Courthouse, in Bloomsburg, Columbia County, Pennsylvania on _____, 2011 at _____ .m., all rights, title and interest of the Defendant in and to:

DESCRIPTION

ALL that certain piece, parcel and tract of land situate in Pine Township, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron railroad spike on the southerly edge of existing pavement of Pennsylvania State Highway Route No. 442 leading from Millville to Muncy and in lands now or formerly of Glen Brown; Thence along the lands now or formerly of Brown, south twelve (12) degrees West, two hundred (200) feet to a maple tree and being in line of lands now or formerly of Murry Holdren; Thence along the lands now or formerly of Murry Holdren, South eighty-four (84) degrees East, two hundred seventy (270) feet to an iron pin in corner in line of lands now or formerly of Mason; Thence along line of lands now or formerly of Mason, twenty-six (26) degrees East, one hundred thirty-seven (137) feet to a point along the southerly edge of State Highway Route No. 442 leading from Millville to Muncy; Thence along the southerly edge of said State Highway North sixty-nine (69) degrees West, two hundred eighty-nine (289) feet to an iron railroad spike, being the point and place of beginning. CONTAINING 1.1 acres of land.

UNDER AND SUBJECT to all legal right-of-ways for roads and highways.

ALSO SUBJECT TO easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats.

Together with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

BEING THE SAME PREMISES which Michael E. Fry and Sandra M. Fry, husband and wife, by their Deed dated August 4, 2004 and recorded on August 11, 2004, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, as Instrument No. 200409218, granted and conveyed unto Lynn F. Fenstermacher, single, and Carrie A. Whipple, single.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS COLUMBIA COUNTY TAX PARCEL NUMBER 29-03-014-01 IN THE OFFICE OF THE TAX ASSESSOR.


PROPERTY ADDRESS: 635 State Route 442, Millville, Columbia County, PA 17846
TAX PARCEL NUMBER: 29-03-014-01
Improved upon thereon by Residential Dwelling known as: 635 State Route 442,
Millville, Columbia County, PA 17846

TITLE TO SAID PREMISES IS VESTED in Lynn F. Fenstermacher

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

SEIZED AND TAKEN into execution at the suit of FNB Bank, N.A. against Lynn F. Fenstermacher and will be sold by:

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County


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

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. _____ issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by venue or outcry to the highest and best bidders, for cash in the Courthouse, in Bloomsburg, Columbia County, Pennsylvania on _____, 2011 at _____ .m., all rights, title and interest of the Defendant in and to:

DESCRIPTION

ALL that certain piece, parcel and tract of land situate in Pine Township, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron railroad spike on the southerly edge of existing pavement of Pennsylvania State Highway Route No. 442 leading from Millville to Muncy and in lands now or formerly of Glen Brown; Thence along the lands now or formerly of Brown, south twelve (12) degrees West, two hundred (200) feet to a maple tree and being in line of lands now or formerly of Murry Holdren; Thence along the lands now or formerly of Murry Holdren, South eighty-four (84) degrees East, two hundred seventy (270) feet to an iron pin in corner in line of lands now or formerly of Mason; Thence along line of lands now or formerly of Mason, twenty-six (26) degrees East, one hundred thirty-seven (137) feet to a point along the southerly edge of State Highway Route No. 442 leading from Millville to Muncy; Thence along the southerly edge of said State Highway North sixty-nine (69) degrees West, two hundred eighty-nine (289) feet to an iron railroad spike, being the point and place of beginning. CONTAINING 1.1 acres of land.

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Sheriff of Columbia County


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

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. _____ issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by venue or outcry to the highest and best bidders, for cash in the Courthouse, in Bloomsburg, Columbia County, Pennsylvania on _____, 2011 at _____ m., all rights, title and interest of the Defendant in and to:

DESCRIPTION

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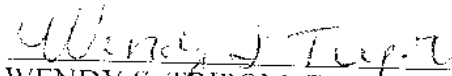
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TAX PARCEL NUMBER: 29-03-014-01
Improved upon thereon by Residential Dwelling known as: 635 State Route 442,
Millville, Columbia County, PA 17846

TITLE TO SAID PREMISES IS VESTED in Lynn F. Fenstermacher

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TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County


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

FNB BANK, N.A. : IN THE COURT OF COMMON PLEAS
PLAINTIFF, : OF THE 26TH JUDICIAL DISTRICT
 : COLUMBIA COUNTY BRANCH, PENNA.
vs. :
 : CIVIL ACTION - LAW
LYNN F. FENSTERMACHER, : NO. 2010-CV-1588
DEFENDANT. : MORTGAGE FORECLOSURE
 : WRIT OF EXECUTION

7-11 FD

AFFIDAVIT PURSUANT TO RULE 3129.1

FNB Bank, N.A., Plaintiff in the above action, by its attorney, WENDY S. TRIPOLI, ESQUIRE, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 635 State Route 442, Millville, Columbia County, Pennsylvania, 17846.

1. Name and address of owner or reputed owner:

Lynn F. Fenstermacher 635 State Route 442
Millville, PA 17846

2. Name and address of defendant in the judgment:

Lynn F. Fenstermacher 635 State Route 442
Millville, PA 17846

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

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

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

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

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

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

- | | |
|--|---|
| a. Domestic Relations of
Columbia County | 700 Sawmill Road
Bloomsburg, PA 17815 |
| b. Columbia County
Tax Claim Bureau | Columbia County Courthouse
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815 |
| c. Columbia County
Tax Office | P.O. Box 380
Bloomsburg, PA 17815 |
| d. Commonwealth of
Pennsylvania Dept.
of Welfare | P.O. Box 2675
Harrisburg, PA 17105 |

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

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

1/24/2011
Date:

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

FNB BANK, N.A.	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF,	:	OF THE 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PENNA.
vs.	:	
	:	CIVIL ACTION – LAW
LYNN F. FENSTERMACHER,	:	NO. 2010-CV-1588
DEFENDANT.	:	MORTGAGE FORECLOSURE
	:	WRIT OF EXECUTION

AFFIDAVIT PURSUANT TO RULE 3129.1

FNB Bank, N.A., Plaintiff in the above action, by its attorney, WENDY S. TRIPOLI, ESQUIRE, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 635 State Route 442, Millville, Columbia County, Pennsylvania. 17846.

1. Name and address of owner or reputed owner:

Lynn F. Fenstermacher	635 State Route 442
	Millville, PA 17846

2. Name and address of defendant in the judgment:

Lynn F. Fenstermacher	635 State Route 442
	Millville, PA 17846

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

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

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

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

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


FNB BANK, N.A.	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF,	:	OF THE 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PENNA.
vs.	:	
	:	CIVIL ACTION – LAW
LYNN F. FENSTERMACHER,	:	NO. 2010-CV-1588
DEFENDANT.	:	MORTGAGE FORECLOSURE
	:	WRIT OF EXECUTION

CERTIFICATION

WENDY S. TRIPOLI, ESQUIRE hereby states that she is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 PA.C.S. 4904 relating to unsworn falsification to authorities.


WENDY S. TRIPOLI, ESQUIRE
Attorney for Plaintiff

FNB BANK, N.A.
PLAINTIFF.

vs.

LYNN F. FENSTERMACHER,
DEFENDANT.

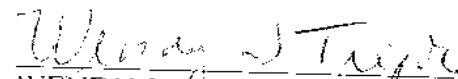
: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PENNA.
:
: CIVIL ACTION -- LAW
: NO. 2010-CV-1588
: MORTGAGE FORECLOSURE
: WRIT OF EXECUTION

CERTIFICATION

WENDY S. TRIPOLI, ESQUIRE hereby states that she is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () an FHA Mortgage
- () non-owner occupied
- () vacant
- (x) Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 P.A.C.S. 4904 relating to unsworn falsification to authorities.


WENDY S. TRIPOLI, ESQUIRE
Attorney for Plaintiff

FNB BANK, N.A. : IN THE COURT OF COMMON PLEAS
PLAINTIFF. : OF THE 26TH JUDICIAL DISTRICT
 : COLUMBIA COUNTY BRANCH, PENNA.
vs. :
 : CIVIL ACTION - LAW
LYNN F. FENSTERMACHER, : NO. 2010-CV-1588
DEFENDANT. : MORTGAGE FORECLOSURE
 : WRIT OF EXECUTION

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF MONTOUR)

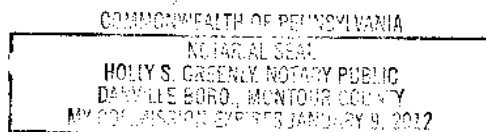
Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Wendy S. Tripoli, Esquire, attorney for and authorized representative of Plaintiff who, being duly sworn according to law, deposes and says that the Defendant Lynn F. Fenstermacher is not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

Wendy S. Tripoli

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 24th DAY OF January, 2011

Holly S. Greenly
Notary Public



FNB BANK, N.A.	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF,	:	OF THE 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PENNA.
vs.	:	
	:	CIVIL ACTION - LAW
LYNN F. FENSTERMACHER,	:	NO. 2010-CV-1588
DEFENDANT,	:	MORTGAGE FORECLOSURE
	:	WRIT OF EXECUTION

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

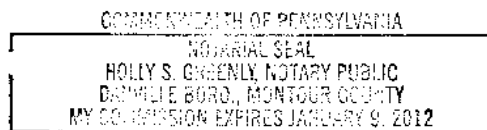
COMMONWEALTH OF PENNSYLVANIA)
) SS.
COUNTY OF MONTGOMERY)

Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Wendy S. Tripoli, Esquire, attorney for the Plaintiff, who being duly sworn according to law deposes and says that on April 28, 2010, Lynn F. Fenstermacher was mailed a Notice of Homeowner's Emergency Mortgage Assistance Act of 1983 by certified mail, return receipt requested, and first-class U.S. Mail.

Wendy S. Tripoli

SWORN TO AND SUBSCRIBED BEFORE
ME THIS 24th DAY OF January 2011

Holly S. Greenly
Notary Public



FNB BANK, N.A. : IN THE COURT OF COMMON PLEAS
PLAINTIFF, : OF THE 26TH JUDICIAL DISTRICT
 : COLUMBIA COUNTY BRANCH, PENNA.
vs. :
 : CIVIL ACTION -- LAW
LYNN F. FENSTERMACHER, : NO. 2010-CV-1588
DEFENDANT. : MORTGAGE FORECLOSURE
 : WRIT OF EXECUTION

AFFIDAVIT OF WHEREABOUTS OF THE DEFENDANT

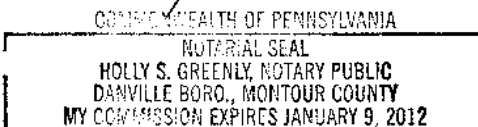
COMMONWEALTH OF PENNSYLVANIA)
)SS:
COUNTY OF MONTOUR)

Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Wendy S. Tripoli, Esquire, attorney for the Plaintiff, who being duly sworn according to law, deposes and says that the owner of the property located at 635 State Route 442, Millville, PA 17846 is Lynn F. Fenstermacher. To the best of her information, knowledge and belief, she believes that he is residing at 635 State Route 442, Millville, PA 17846.

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SWORN TO AND SUBSCRIBED BEFORE
ME THIS 24th DAY OF JANUARY, 2011

Holly S. Beverly
Notary Public



FNB BANK, N.A.
PLAINTIFF,
vs.

LYNN F. FENSTERMACHER,
DEFENDANT.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PENNA.
:
: CIVIL ACTION – LAW
: NO. 2010-CV-1588
: MORTGAGE FORECLOSURE
: WRIT OF EXECUTION

AFFIDAVIT OF WHEREABOUTS OF THE DEFENDANT

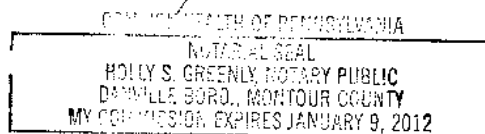
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF MONTOUR)SS:
)

Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Wendy S. Tripoli, Esquire, attorney for the Plaintiff, who being duly sworn according to law, deposes and says that the owner of the property located at 635 State Route 442, Millville, PA 17846 is Lynn F. Fenstermacher. To the best of her information, knowledge and belief, she believes that he is residing at 635 State Route 442, Millville, PA 17846.

Wendy S. Tripoli

SWORN TO AND SUBSCRIBED BEFORE
ME THIS 24th DAY OF JANUARY, 2011

Holly S. Greenly
Notary Public



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

FNB Bank
N.A.

LISTENING IS JUST THE BEGINNING.

CASHIER'S CHECK

CHECK DATE
January 24, 2011

AMOUNT
\$1,350.00

1000001224

PAY TO THE ORDER OF One Thousand Three Hundred Fifty Dollars and No Cents

Columbia County Sheriff

REMITTER Fenstermacher

[Signature]

⑈10000001224⑈ ⑆031305745⑆ 2995 96079⑈