

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

First Keystone Comm Bank VS Paul + Shirley Becht

NO. 126-12 ED NO. 1200-2011 JD

DATE/TIME OF SALE: Nov. 11 0900

BID PRICE (INCLUDES COST) \$ 49731.06

POUNDAGE - 2% OF BID \$ 986.2

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5079.68

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Paul + Shirley

TOTAL DUE: \$ 5079.68

LESS DEPOSIT: \$ 1380.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 3679.68

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FIRST KEYSTONE COMMUNITY BANK vs.

Defendant
PAUL BROBST
SHIRLEY BROBST

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

Sheriff's Sale Date: Wednesday, November 14, 2011

Writ of Execution No. : 2011CV1200

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 237 SOUTH 3RD STREET, CATAWISSA, PA 17821

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.98
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Surcharge	\$130.00

Total Sheriff Costs **\$1,923.48**

Municipal Costs

Other	CATA BORO	\$739.87
Water		\$623.25
Delinquent Taxes		\$1,589.46

Total Municipal Costs **\$2,952.58**

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs **\$55.00**

Grand Total: **\$4,931.06**

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)

(c) CountyState Sheriff Teleconsult, Inc.

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

First
Keystone
COMMUNITY BANK
PO Box 289
111 West Front Street
Berwick, PA 18603-0289

No. 1010

605-712-0013

PAY TO THE
ORDER OF

Columbia Levy Sheriff

DATE 11/14/2012

\$ 3,679.68

Three Thousand Six hundred Seventy nine dollars & 68/100's
DOLLARS

CASHIERS CHECK

REMITTER NAME:

MEMO: Paul Bredt Property

Authorized Signature

[Signature]

⑈001010⑈

⑈031307125⑈ 5000255542⑈

Bull, Bull & McDonald, LLP
106 Market Street
Berwick, PA 18603

(570) 759-1231
Fax (570) 759-3880

NOVEMBER 14, 2012

TO: COLUMBIA COUNTY SHERIFF, TIMOTHY CHAMBERLAIN
FROM: ANGIE

DEAR TIM,
PER YOUR REQUEST, ATTACHED IS A COPY OF THE MORTGAGE REGARDING THE
SHERIFF SALE WHICH TOOK PLACE ON NOVEMBER 14, 2012 REGARDING BROBST,
SHIRLEY AND PAUL. WITH REGARD TO THE DEED, PLEASE USE FIRST KEYSTONE
COMMUNITY BANK, 111 WEST FRONT STREET, BERWICK, PA AS THE GRANTEE.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT ME.

THANK YOU,
ANGIE

SHERIFF'S SALE COST SHEET

VS. _____
 NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

✓ DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
✓ LEVY (PER PARCEL	\$15.00
✓ MAILING COSTS	\$ <u>24.00</u>
✓ ADVERTISING SALE BILLS & COPIES	\$17.50
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
✓ POSTING HANDBILL	\$15.00
✓ CRYING/ADJOURN SALE	\$10.00
✓ SHERIFF'S DEED	\$35.00
✓ TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>407.50</u>	

✓ WEB POSTING	\$150.00
✓ PRESS ENTERPRISE INC.	\$ <u>1186.98</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>1589.46</u>
TOTAL ***** \$ <u>1589.46</u>	

MUNICIPAL FEES DUE:	<u>120.50</u>	\$ <u>738.87</u>
SEWER 20	\$ _____	
WATER 20	\$ <u>673.25</u>	
TOTAL ***** \$ <u>1363.12</u>		

SURCHARGE FEE (DSTE)	\$ <u>139.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 4791.06

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

PLAINTIFF

VS.

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

IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH, PA
CIVIL ACTION - LAW
MORTGAGE FORECLOSURE ACTION

DOCKET NO. 2011 CV 1200

2012-ED-126

NOTICE OF SHERIFF'S SALE
OF REAL ESTATE

TO: PAUL L. BROBST
237 S. 3RD STREET
CATAWISSA, PA 17820

AND

SHIRLEY L. BROBST
237 S. 3RD STREET
CATAWISSA, PA 17820

Defendants herein and owners of the Real Estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution issued under the above-captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on **November 14, 2012**, at **9:00 o'clock a.m.**, eastern time, in the forenoon of the said day, all your right, title and interest in and to ALL that certain piece or parcel of land situate at **237 South 3rd Street, Catawissa, Columbia County, Pennsylvania**, the same more particularly described in Exhibit "A", attached hereto and

Tax Notice 2012 County & Municipality
CATAWISSA BORO

MAKE CHECKS PAYABLE TO:

PAULA CLARK
138 SOUTH STREET
CATAWISSA PA 17820

HOURS: EVERY TUESDAY: 8PM - 8PM
EXCEPT MAY 1 - JUNE 15, SEPT 1 - OCT 15
AFTER OCT 31 - APPT. ONLY
PHONE: 570-356-2189

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

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

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

FOR: COLUMBIA County

DATE
03/01/2012

BILL NO.
12407

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING FIRE TAX BORO RE	14,666	7.146	102.70	104.80	115.28
		1.345	19.34	19.73	21.70
		5.42	14.38	14.67	16.14
			77.90	79.49	87.44

The discount & penalty have been calculated for your convenience

PAY THIS AMOUNT

214.32

218.69

240.56

CNTY TWP
Discount 2% 2%
Penalty 10% 10%
PARCEL: 08-01-103-00,000
237 S THIRD ST
.0603 Acres
Land Buildings
2,000 12,666
Total Assessment 14,666

This tax returned to courthouse on: January 1, 2013

FILE COPY

SOUTHERN COLUMBIA AREA SD 2012 SCHOOL REAL ESTATE DATE 07/01/2012 BILL# 000354 TAXCOLLECTOR COPY
CATAWISSA BOROUGH
MAKE CHECKS PAYABLE TO:
PAULA CLARK
138 SOUTH ST
CATAWISSA, PA 17820

INSTALLMENT PLAN	ASSESSMENT VALUE	REAL ESTATE	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
FIRST INSTALLMENT	138.07		14666	34.200	405.92	414.20	455.62
SECOND INSTALLMENT	138.07						
THIRD INSTALLMENT	138.06						

M LEMONS SHIRLEY L
A BROBST PAUL L
I 237 SOUTH THIRD STREET
L CATAWISSA PA 17820

School Penalty @ 10%

PROPERTY DESCRIPTION	ACCT.
PARCEL 08 01 10300000	30945
237 S THIRD ST	2000.00
20000-8268	12666.00
0.06 ACRES	

This tax returned to Court House January 1, 2013

INCLUDE YOUR PHONE NUMBER ON CHECK



Paula Clark
138 South Street
Catavissa, PA 17820
(570) 356-2189

TAX COLLECTOR

11/12/12

Catawissa Borough
307 Main Street
Catawissa PA 17820-

Statement

Phone Number: (570)-356-2561

STATEMENT DATE: 11/09/2012

ACCOUNT NUMBER: 000609-00

CUSTOMER:
SHIRLEY BROBST
239 S. THIRD ST.
CATAWISSA PA 17820-

SERVICE ADDRESS:
237 S. THIRD ST

PREVIOUS BALANCE	\$671.25
CURRENT CHARGES	\$49.62

TOTAL AMOUNT DUE IF PAID BY 11/20/2012	\$720.87
--	----------

RETURN THIS PORTION WITH YOUR PAYMENT

Catawissa Borough
307 Main Street
Catawissa PA 17820-

ACCOUNT NO: 000609-00

CUSTOMER: SHIRLEY BROBST
239 S. THIRD ST.
CATAWISSA

PA 17820-

AMOUNT REMITTED: _____

Catawissa Borough
307 Main Street
Catawissa PA 17820-

Statement

Phone Number: (570)-356-2561

STATEMENT DATE: 11/09/2012

ACCOUNT NUMBER: 000609-03

CUSTOMER:
SHIRLEY BROBST
229 S. THIRD ST
CATAWISSA PA 17820-

SERVICE ADDRESS:
237 S. THIRD ST.

PREVIOUS BALANCE	\$19.00
CURRENT CHARGES	\$0.00

TOTAL AMOUNT DUE IF PAID BY 04/20/2012	\$19.00
--	---------

RETURN THIS PORTION WITH YOUR PAYMENT

Catawissa Borough
307 Main Street
Catawissa PA 17820-

ACCOUNT NO: 000609-03

CUSTOMER: SHIRLEY BROBST
229 S. THIRD ST
CATAWISSA

PA 17820-

AMOUNT REMITTED: _____

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Fax: 570-356-7695

November 7, 2012

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

RE: First Keystone Community Bank vs. Paul L Brobst & Shirley L Brobst
Docket # 2011 CV 1200 2012-ED-126

Philadelphia Fed. Credit Union vs. Robert G Eisenhower III & Amanda D Eisenhower
Docket # 2010 CV 2159 2012-ED-114

Bank of America, N.A. vs. Brandon James & Stacy James
Docket # 2012 CV-583

Dear Sheriff Chamberlain:

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

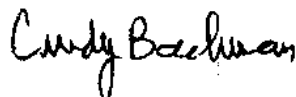
The following is a summation of amounts owed as of November 7, 2012:

Paul & Shirley Brobst - 237 South 3rd St., Catawissa, PA	\$ 623.25
Robert & Amanda Eisenhower - 213 South St., Catawissa, PA	\$ 167.05
Brandon & Stacy James - 531 Mill St., Catawissa, PA	\$ 360.66

The water to the above three properties has been turned off and, not knowing if the properties have been "winterized", there may be damage to the water meters. Costs to repair and/or replace a meter will not be known until we have access to the property.

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

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2011CV1200

SHERIFF'S RETURN OF SERVICE

10/10/2012 08:12 AM - DEPUTY SCOTT MAYERNICK, 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 237 SOUTH 3RD STREET, CATAWISSA, PA 17821.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


October 10, 2012

Affirmed and subscribed to before me this

NOTARY

10TH day of OCTOBER, 2012

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

 KPB

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2011CV1200

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires: 10/12/2012

Zone:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 237 SOUTH 3RD STREET
CATAWISSA, PA 17821

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10-10-12

Time: 08:12

Deputy: 4

Mileage:

Attorney / Originator:

Name: BULL BULL & KNECHT

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2011CV1200

237 SOUTH 3RD STREET, CATAWISSA, PA 17821

EXP: 10/12/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2011CV1200

SHERIFF'S RETURN OF SERVICE

09/26/2012 09:40 AM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE PAUL BROBST, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR SHIRLEY BROBST AT 229 S 3RD STREET, CATAWISSA, PA 17820.


JEFFREY PRICE, DEPUTY

SO ANSWERS.


TIMOTHY T. CHAMBERLAIN, SHERIFF

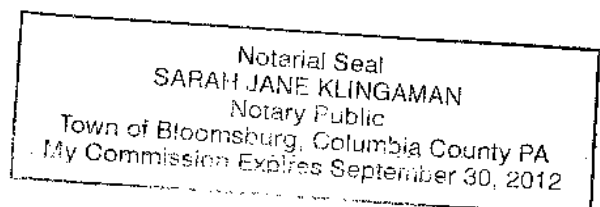
September 26, 2012

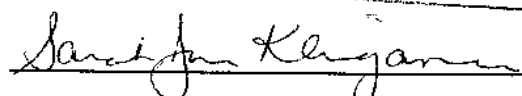
NOTARY

Affirmed and subscribed to before me this

26TH day of SEPTEMBER, 2012

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





SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK

vs.

PAUL BROBST (et al.)

Case Number

2011CV1200

SHERIFF'S RETURN OF SERVICE

09/26/2012 09:40 AM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: PAUL BROBST AT 229 S 3RD STREET, CATAWISSA, PA 17821.


JEFFREY PRICE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

September 26, 2012

NOTARY

Affirmed and subscribed to before me this

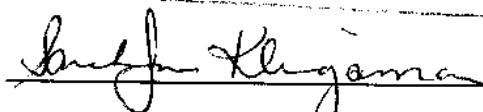
26TH

day of

SEPTEMBER

2012

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



Plaintiff Attorney: BULL BULL & KNECHT, 106 MARKET STREET, BERWICK, PA 17603

and County/Clerk Sheriff's Office Seal

106 MARKET STREET
BERWICK, PA 18603

BULL, BULL & MCDONALD, LLP

Telephone (570) 759-1231
Fax (570) 759-3880

FAX COVER SHEET

PLEASE DELIVER THE FOLLOWING PAGES TO:

TO: SARA
COLUMBIA COUNTY SHERIFF'S OFFICE

FAX: 389-5625
PHONE: 389-5622

FROM: Angie
DATE: October 1, 2012
PAGES: 2

THE FOLLOWING INFORMATION CONTAINED IN THIS FAX MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY THE TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

RE: BROBST SHERIFF SALE

SARA,
ATTACHED IS A COPY OF THE ORDER FROM THE BANKRUPTCY COURT FOR TIM.

THANK YOU,
ANGIE

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:

PAUL L. BROBST and SHIRLEY L.
BROBST,

CHAPTER 13

CASE NO. 5:12-bk-03384-JJT

Debtors

FIRST KEYSTONE COMMUNITY BANK,

Movant

and

PAUL L. BROBST and SHIRLEY L.
BROBST, DEBTORS and CHARLES J.
DeHART, III, TRUSTEE,

Respondents

ORDER

ORDER MODIFYING SECTION 362 AUTOMATIC STAY

Upon consideration of the Motion for Relief from the Automatic Stay (the "Motion") filed by First Keystone Community Bank (the "Bank"), it is hereby:

ORDERED, that the automatic stay imposed by 11 U.S.C. Section 362(a) be, and is, modified, to allow the Bank to: (1) foreclose on the August 3rd Mortgage (as defined in the Motion) and to foreclose on the August 8th Mortgage (as defined in the Motion); and (2) enforce its rights and interests in the 237 South Third Street Property (as more particularly defined and identified in the Motion). Relief as to 227 South Third Street Property (as more particularly defined and identified in the Motion) is DENIED.

By the Court,



John J. Thomas, Bankruptcy Judge
JTB

Dated: September 13, 2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2011CV1200

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/12/2012

Warrant:

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

Serve To:

Name: PAUL BROBST

Primary Address: 237 SOUTH 3RD STREET
CATAWISSA, PA 17821

Phone: DOB:

Alternate Address: 229 S 3rd St
Catawissa

Phone:

Final Service:

Served: Personally Adult in Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: BULL BULL & KNECHT

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BROBST, PAUL

2011CV1200

237 SOUTH 3RD STREET, CATAWISSA, PA 17821

EXP: 10/12/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2011CV1200

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/12/2012

Warrant:

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

Serve To:

Name: SHIRLEY BROBST

Primary Address: 237 SOUTH 3RD STREET
CATAWISSA, PA 17821

Phone: DOB:

Alternate Address: 229 South 3rd
Catawissa

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Paul Brobst

Relation: Def Spouse

Date: 9/26/12

Time: 0940

Deputy: L

Mileage:

Attorney / Originator:

Name: BULL BULL & KNECHT

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BROBST, SHIRLEY

2011CV1200

237 SOUTH 3RD STREET, CATAWISSA, PA 17821

EXP: 10/12/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2011CV1200

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 10/12/2012

Zone:

Warrant:

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

Serve To:

Name: CATAWISSA BOROUGH

Primary Address: 307 MAIN STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: BULL BULL & KNECHT

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. (6080)

2.

3.

4.

5.

6.

CATAWISSA BOROUGH

2011CV1200

307 MAIN STREET, CATAWISSA, PA 17820

EXP: 10/12/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2011CV1200

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/12/2012

Warrant:

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

Serve To:

Name: Paula Clark

Primary Address: 138 South Street
Catawissa, PA 17820

Phone: 570-356-2189

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Mike Gregorowicz

Relation:

Secretary

Date:

9/26/12

Time:

0910

Deputy:

6

Mileage:

Attorney / Originator:

Name: BULL BULL & KNECHT

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

CLARK, PAULA

2011CV1200

138 SOUTH STREET, CATAWISSA, PA 17820

EXP: 10/12/2012

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

DATE:25-SEP-12

FEE:\$5.00

CERT. NO12945

LEMONS SHIRLEY L
BROBST PAUL L
229 SOUTH THIRD STREET
CATAWISSA PA 17820

DISTRICT: CATAWISSA BORO
DEED 20000-8268
LOCATION: 237 S THIRD ST CATAWISSA
PARCEL: 08 -01 -103-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2011	PRIM	714.67	0.00	0.00	714.67
2010	PRIM	869.79	0.00	0.00	869.79
TOTAL DUE :					\$1,584.46

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

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

REQUESTED BY:

Columbia Co. Sheriff Tim Chamberlain
(172)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2011CV1200

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	10/12/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Domestic Relations Office of Columbia Co.
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	DOT FRANK		
Relation:	CLERK		
Date:	9.21.12	Time:	10/7
Deputy:	5	Mileage:	

Attorney / Originator:

Name: BULL BULL & KNECHT	Phone:
---------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2011CV1200 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 10/12/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2011CV1200

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/12/2012

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: NEATHING 11/12/12

Relation: CLERK

Date: 9.21.12

Time: 1015

Deputy: 5

Mileage:

Attorney / Originator:

Name: BULL BULL & KNECHT

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2011CV1200

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 10/12/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2011CV1200

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/12/2012

Warrant:

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

Serve To:

Name: CATAWISSA SEWER TREATMENT PLANT

Primary Address: SOUTH FIRST STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: BULL BULL & KNECHT

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

CATAWISSA SEWER TREA

2011CV1200

SOUTH FIRST STREET, CATAWISSA, PA 17820

EXP: 10/12/2012

Document Receipt

Trans #	36875	Carrier / service:	POST	2PM	9/20/2012
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Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000016649

Doc Ref #: 126ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans #	36874	Carrier / service:	POST	2PM	9/20/2012
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Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE
DEPARTMENT 281230

Tracking #: 9171924291001000016632

Doc Ref #: 126ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 36873 Carrier / service: POST 2PM 9/20/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000016625

Doc Ref #: 126ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 36872 Carrier / service: POST 2PM 9/20/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000016618

Doc Ref #: 126ED2012

KING OR PA 19406
PRUSSIA

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1200

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, NOVEMBER 14, 2012
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN parcel of lot of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the East by Third Street; On the South by land formerly of J.H. Vastine; ON the North land formerly of Henry Pfahler; and ON the West by land formerly of Jacob Haines.

FRONTING on Third Street 35 feet and extending in depth 75 feet.

WHEREON is erected a frame dwelling house.

BEING THE SAME PREMISES conveyed to Shirley L. Lemons and Paul L. Brobst, by Deed of Ronald Brobst, Executor of the Estate of Charles W. Brobst, a/k/a Charles William Brobst, dated August 30, 2000 and recorded in the Columbia County Recorder of Deeds Office on August 31, 2000 to Instrument Number 200008268.

PREMISES IMPROVED with a single family dwelling more commonly known as 237 South 3rd Street, Catawissa, PA 17820.

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is 08-01-103-00,000.

PROPERTY ADDRESS: 237 SOUTH 3RD STREET, CATAWISSA, PA 17821

UPI / TAX PARCEL NUMBER: 08-01-103

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

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 126-12

DATE RECEIVED 9-20-12

DOCKET AND INDEX 9-20-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

☒

COPY OF DESCRIPTION

☒

WHEREABOUTS OF LKA

☒

NON-MILITARY AFFIDAVIT

☒

NOTICES OF SHERIFF SALE

☒

WAIVER OF WATCHMAN

☒

AFFIDAVIT OF LIENS LIST

☒

CHECK FOR \$1,350.00 OR

☒

CK# 66102

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

SALE DATE

Nov. 14, 12 TIME 2:00

POSTING DATE

Oct. 10, 12

ADV. DATES FOR NEWSPAPER

1ST WEEK Oct. 24

2ND WEEK 31

3RD WEEK Nov. 7, 12

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

PLAINTIFF

VS.

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

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

DOCKET NO. 2011 CV 1200

2012-ED-126

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
PA R.C.P. 3180-3183

TO THE PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due	\$ 50,492.91
Interest	\$ 3,929.49
Attorney's Commission	\$ 7,573.94

TOTAL \$ 61,996.34 and costs*

* Plus a per diem charge at the rate of \$9.32 from June 11, 2010, through to the date of any Sheriff's Sale pursuant to the Judgment demanded herewith, together with all costs of suit and any money expended by Plaintiff in payment of taxes, sewer and water rents, claims or charges for insurance or repairs, and any and all other expenses hereafter made by Plaintiff.

Dated: September 19, 2012



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

CLERK OF COURTS OFFICE
CITY OF COLUMBIA, PA

SEP 20 11 07

FILED
PROTHONOTARY

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

PLAINTIFF

VS.

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

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

DOCKET NO. 2011 CV 1200

2012-ED-126

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
PA R.C.P. 3180-3183

TO THE PROTHONOTARY:

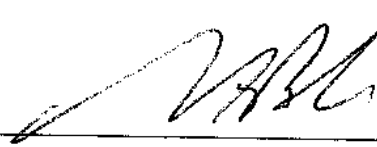
Issue writ of execution in the above matter:

Amount Due	\$ 50,492.91
Interest	\$ 3,929.49
Attorney's Commission	\$ 7,573.94

TOTAL \$ 61,996.34 and costs*

* Plus a per diem charge at the rate of \$9.32 from June 11, 2010, through to the date of any Sheriff's Sale pursuant to the Judgment demanded herewith, together with all costs of suit and any money expended by Plaintiff in payment of taxes, sewer and water rents, claims or charges for insurance or repairs, and any and all other expenses hereafter made by Plaintiff.

Dated: September 19, 2012



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2012 SEP 20 P 1:07

FILED
PROTHONOTARY

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

PLAINTIFF

VS.

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

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

DOCKET NO. 2011 CV 1200

2012-ED-126

WRIT OF EXECUTION

TO: THE SHERIFF OF COLUMBIA COUNTY:

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

(1) You are directed to levy upon the property of the Defendant and to
sell their interest therein which property is located at **237 S. 3rd Street, Catawissa,
PA 17820, Catawissa Borough, Columbia County, Pennsylvania**, and which is
particularly described in Instrument Number 200008268.

1. Principal	\$ 50,492.91
2. Interest	\$ 3,929.49
3. Attorney's Commission	\$ 7,573.94
Real Debt	\$ 61,996.34 and costs

DATED: September 20, 2012

Jami B. Kline
PROTHONOTARY

Notarized on 09/20/2012
Notary Public for the State of PA

FIRST KEYSTONE COMMUNITY BANK,	:	IN THE COURT OF COMMON PLEAS
F/K/A THE FIRST NATIONAL BANK OF	:	OF THE 26 TH JUDICIAL DISTRICT
BERWICK,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF	:	CIVIL ACTION – LAW
	:	MORTGAGE FORECLOSURE ACTION
VS.	:	
	:	DOCKET NO. 2011 CV 1200
PAUL L. BROBST AND SHIRLEY L.	:	
BROBST, F/K/A SHIRLEY L. LEMONS,	:	2012 - E.D. - 126
DEFENDANTS	:	

WRIT OF EXECUTION NOTICE

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

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

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

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

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

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

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

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

LAW OFFICES OF BULL, BULL & KNECHT, LLP

Dated: September 19, 2012



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

FIRST KEYSTONE COMMUNITY BANK,	:	IN THE COURT OF COMMON PLEAS
F/K/A THE FIRST NATIONAL BANK OF	:	OF THE 26 TH JUDICIAL DISTRICT
BERWICK,	:	COLUMBIA COUNTY BRANCH, PA
	:	CIVIL ACTION – LAW
PLAINTIFF	:	MORTGAGE FORECLOSURE ACTION
	:	
VS.	:	DOCKET NO. 2011 CV 1200
	:	
PAUL L. BROBST AND SHIRLEY L.	:	
BROBST, F/K/A SHIRLEY L. LEMONS,	:	2012 - E.D. - 126
DEFENDANTS	:	

NOTICE OF SHERIFF'S SALE
OF REAL ESTATE

TO: PAUL L. BROBST	AND	SHIRLEY L. BROBST
237 S. 3 RD STREET		237 S. 3 RD STREET
CATAWISSA, PA 17820		CATAWISSA, PA 17820

Defendants herein and owners of the Real Estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution issued under the above-captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on **November 14, 2012**, at **9:00 o'clock a.m.**, eastern time, in the forenoon of the said day, all your right, title and interest in and to ALL that certain piece or parcel of land situate at **237 South 3rd Street, Catawissa, Columbia County, Pennsylvania**, the same more particularly described in Exhibit "A", attached hereto and

incorporated herein.

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

LAW OFFICES OF
BULL, BULL & KNECHT, LLP

Dated: September 19, 2012



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

EXHIBIT "A"

ALL THAT CERTAIN parcel of lot of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the East by Third Street; On the South by land formerly of J.H. Vastine; ON the North land formerly of Henry Pfahler; and ON the West by land formerly of Jacob Haines.

FRONTING on Third Street 35 feet and extending in depth 75 feet. WHEREON is erected a frame dwelling house.

BEING THE SAME PREMISES conveyed to Shirley L. Lemons and Paul L. Brobst, by Deed of Ronald Brobst, Executor of the Estate of Charles W. Brobst, a/k/a Charles William Brobst, dated August 30, 2000 and recorded in the Columbia County Recorder of Deeds Office on August 31, 2000 to Instrument Number 200008268.

PREMISES IMPROVED with a single family dwelling more commonly known as **237 South 3rd Street, Catawissa, PA 17820.**

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is 08-01-103-00,000.

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution issued under Docket No. 2011 CV 1200, out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on **November 14, 2012**, at **9:00 o'clock a.m.**, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL THAT CERTAIN parcel of lot of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the East by Third Street; On the South by land formerly of J.H. Vastine; ON the North land formerly of Henry Pfahler; and ON the West by land formerly of Jacob Haines.

FRONTING on Third Street 35 feet and extending in depth 75 feet.
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PREMISES IMPROVED with a single family dwelling more commonly known as **237 South 3rd Street, Catawissa, PA 17820.**

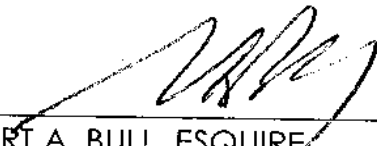
THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is 08-01-103-00,000.

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 First Keystone Community Bank, f/k/a The First National Bank of Berwick against Defendants, Paul L. Brobst and Shirley L. Brobst, f/k/a Shirley L. Lemons, and will be sold by:

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County

Dated: September 19, 2012



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution issued under Docket No. 2011 CV 1200, out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on **November 14, 2012**, at **9:00 o'clock a.m.**, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL THAT CERTAIN parcel of lot of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the East by Third Street; On the South by land formerly of J.H. Vastine; ON the North land formerly of Henry Pfahler; and ON the West by land formerly of Jacob Haines.

FRONTING on Third Street 35 feet and extending in depth 75 feet.
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PREMISES IMPROVED with a single family dwelling more commonly known as **237 South 3rd Street, Catawissa, PA 17820.**

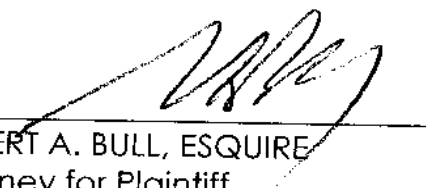
THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is 08-01-103-00,000.

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 First Keystone Community Bank, f/k/a The First National Bank of Berwick against Defendants, Paul L. Brobst and Shirley L. Brobst, f/k/a Shirley L. Lemons, and will be sold by:

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County

Dated: September 19, 2012



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution issued under Docket No. 2011 CV 1200, out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on **November 14, 2012**, at **9:00 o'clock a.m.**, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL THAT CERTAIN parcel of lot of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the East by Third Street; On the South by land formerly of J.H. Vastine; ON the North land formerly of Henry Pfahler; and ON the West by land formerly of Jacob Haines.

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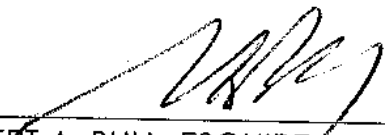
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TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County

Dated: September 19, 2012



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

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

PLAINTIFF

VS.

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

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

DOCKET NO. 2011 CV 1200

2012-ED-126

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA :

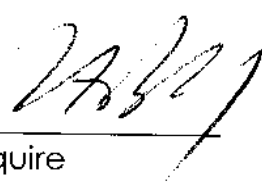
: SS

COUNTY OF COLUMBIA :

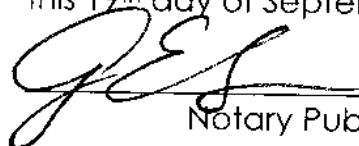
ROBERT A. BULL, ESQUIRE, being duly sworn according to law, does depose and say that he is the Attorney for the Plaintiff and that he makes this Affidavit on the Plaintiff's behalf and that he is authorized to do so on behalf of the Plaintiff; and that to the best of his knowledge, information and belief,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

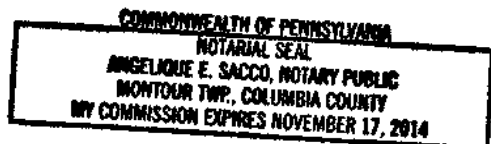
PAUL L. BROBST
237 SOUTH 3RD STREET
CATAWISSA, PA 17820

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


Robert A. Bull, Esquire

Sworn to and subscribed to before me
this 19th day of September, 2012


Notary Public



FIRST KEYSTONE COMMUNITY BANK,	:	IN THE COURT OF COMMON PLEAS
F/K/A THE FIRST NATIONAL BANK OF	:	OF THE 26 TH JUDICIAL DISTRICT
BERWICK,	:	COLUMBIA COUNTY BRANCH, PA
	:	CIVIL ACTION – LAW
PLAINTIFF	:	MORTGAGE FORECLOSURE ACTION
	:	
VS.	:	
	:	DOCKET NO. 2011 CV 1200
PAUL L. BROBST AND SHIRLEY L.	:	
BROBST, F/K/A SHIRLEY L. LEMONS,	:	2012-ED-126
DEFENDANTS	:	

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

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF COLUMBIA :

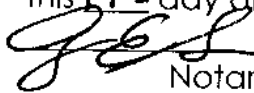
Lee A. Hess, being duly sworn according to law, does depose and say that he did, upon request of First Keystone Community Bank, f/k/a The First National Bank of Berwick, investigate the status of Defendants, Paul L. Brobst and Shirley L. Brobst, f/k/a Shirley L. Lemons, the above-captioned Defendants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

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



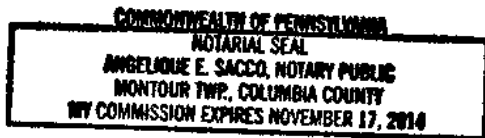
Lee A. Hess, Vice President

Sworn to and subscribed to before me
this ~~19th~~ day of September, 2012



Notary Public

My Commission Expires:



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

PLAINTIFF

VS.

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

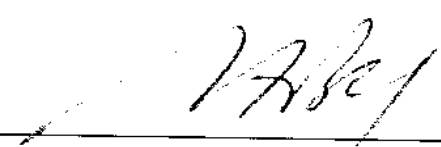
IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH, PA
CIVIL ACTION – LAW
MORTGAGE FORECLOSURE ACTION

DOCKET NO. 2011 CV 1200

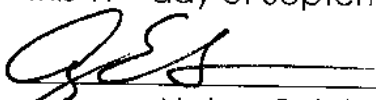
2012-ED-126

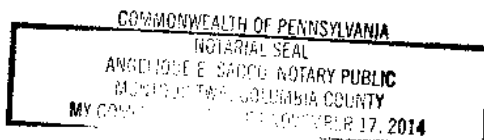
WATCHMAN RELEASE FORM

I, ROBERT A. BULL, ESQUIRE, being duly sworn according to law, depose and say that I am the Attorney for the Plaintiff, that I make this waiver on behalf of the within Plaintiff, First Keystone Community Bank, f/k/a First Keystone National Bank, and being authorized so to do, waive the right to the placing of a Watchman and/or insurance on the property located at **237 South 3rd Street, Catawissa, PA 17820**, Columbia County, Pennsylvania, in the above mortgage foreclosure action.


ROBERT A. BULL, ESQUIRE

Sworn to and subscribed to before
this 19th day of September, 2012


Notary Public



FIRST KEYSTONE COMMUNITY BANK,	:	IN THE COURT OF COMMON PLEAS
F/K/A THE FIRST NATIONAL BANK OF	:	OF THE 26 TH JUDICIAL DISTRICT
BERWICK,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF	:	CIVIL ACTION – LAW
VS.	:	MORTGAGE FORECLOSURE ACTION
	:	
	:	DOCKET NO. 2011 CV 1200
PAUL L. BROBST AND SHIRLEY L.	:	
BROBST, F/K/A SHIRLEY L. LEMONS,	:	2012-ED-126
DEFENDANTS	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

First Keystone Community Bank, f/k/a First Keystone National Bank, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **237 S. 3rd Street, Catawissa, PA 17820, Catawissa Borough, Columbia County, Pennsylvania**, the same being more particularly described in Exhibit "A", attached.

1. Name and address of Owner or Reputed Owner:

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

2. Name and address of Defendant in Judgment:

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

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

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

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

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

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

N/A

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

N/A

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

Catawissa Sewer Treatment Plant
South First Street
Catawissa, PA 17820

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

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

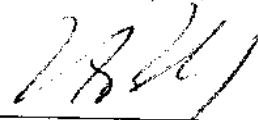
Our records indicated that you may hold a mortgage, judgment, lien, leasehold or other interest in the property subject to the Sheriff Sale which may be extinguished by the sale. You may wish to attend the sale to protect your interest. The Sheriff Sale is to satisfy the judgment in mortgage foreclosure obtained by First Keystone Community Bank, f/k/a The First National Bank of Berwick on **October 17, 2011** in the amount of **\$61,996.34** plus per diem at the rate of \$9.32 from June 11, 2010.

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

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

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

BULL, BULL & KNECHT, LLP



Robert A. Bull, Esquire
Attorney for Plaintiff

Dated: September 19, 2012

EXHIBIT "A"

ALL THAT CERTAIN parcel of lot of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the East by Third Street; On the South by land formerly of J.H. Vastine; ON the North land formerly of Henry Pfahler; and ON the West by land formerly of Jacob Haines.

FRONTING on Third Street 35 feet and extending in depth 75 feet. WHEREON is erected a frame dwelling house.

BEING THE SAME PREMISES conveyed to Shirley L. Lemons and Paul L. Brobst, by Deed of Ronald Brobst, Executor of the Estate of Charles W. Brobst, a/k/a Charles William Brobst, dated August 30, 2000 and recorded in the Columbia County Recorder of Deeds Office on August 31, 2000 to Instrument Number 200008268.

PREMISES IMPROVED with a single family dwelling more commonly known as **237 South 3rd Street, Catawissa, PA 17820.**

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is 08-01-103-00,000.

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



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

60-712/313

066102

09/19/12

*****\$1,350.00

PAY **One Thousand Three Hundred Fifty & 00/100 USD

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

EXPENSE CHECK

⑈066102⑈ ⑆031307125⑆ 50 00100 2 59⑈