

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

June 28, 2013

Dear Mr. Barnhill,

An execution sale was held on a property located at 136 Country Road Stillwater, PA 17815 on June 5, 2013. The proceeds of this sale exceeded the judgment and you may be entitled to a portion of the remaining proceeds. Please contact this office as soon as possible at 570-389-5622.

Respectfully,

A handwritten signature in black ink, appearing to read "Timothy T. Chamberlain", is written over a horizontal line.

Timothy T. Chamberlain
Sheriff

Wm & Barnhill, Jr

8204 N. Court Street

Cenastota, Ia 50506

315-491 _____

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



0712
0313

No. 40508

Date: June 11, 2013

Pay to the
Order of Columbia County Sheriff's Office

Amount \$*****252,385.34

Two Hundred Fifty-Two Thousand Three Hundred Eighty-Five and 34/100

DOLLARS

CASHIERS CHECK

John Thomas Miller

Authorized Signature *Constantine Stephens*

⑈040508⑈ ⑆031307125⑆ 5000100053⑈

SHERIFF'S SALE

Distribution Sheet

The Northumberland National Bank
 NO. 523-2012 JD
 NO. 19ed2013 ED

VS. William Alan Barnhill, Jr., Executor of the
 Estate of Wilbur A. Barnhill, deceased
 DATE OF SALE: June 5, 2013

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) June 5, 2013 and (time) 9:00 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to John T. Miller for the price or sum of (280,428.16 (Two Hundred Eighty Thousand Four Hundred Twenty Eight and 16/100)) Dollars. John T. Miller being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$	<u>270,000.00</u>	
Poundage		<u>5,100.00</u>	
Transfer Taxes		<u>5,078.16</u>	
Total Needed to Purchase		<u>280,178.16</u>	
Amount Paid Down		<u>28,042.82</u>	
Balance Needed to Purchase		<u>252,135.34</u>	


EXPENSES:

Columbia County Sheriff - Costs	\$	<u>520.00</u>	
Poundage		<u>5,100.00</u>	
Newspaper		<u>1,436.10</u>	
Printingx.....Lien Search Certificate		<u>250.00</u>	
Solicitor		<u>75.00</u>	
Columbia County Prothonotary		<u>10.00</u>	
Columbia County Recorder of Deeds -		<u>55.00</u>	
		<u>2,539.08</u>	
		<u>2,539.08</u>	
		<u>-0-</u>	
Tax Collector (<u>3,350.89</u>	
Columbia County Tax Assessment Office		<u>180.00</u>	
State Treasurer		<u>150.00</u>	
Other: Web Posting		<u>10.00</u>	
Notary		<u>9,000.00</u>	
Inheritance Tax		<u>25,215.15</u>	
TOTAL EXPENSES:	\$	<u>25,215.15</u>	

Total Needed to Purchase	\$	<u>280,428.16</u>	
Less Expenses		<u>25,215.15</u>	
Net to First Lien Holder		<u>255,213.01</u>	
Plus Deposit		<u>1,350.00</u>	
Total to First Lien Holder	\$	<u>104,335.66</u>	
William Alan Barnhill, Jr.		<u>152,227.35</u>	

Sheriff's Office, Bloomsburg, Pa. }

So answers



Sheriff

PENNSYLVANIA
INHERITANCE AND ESTATE TAX
OFFICIAL RECEIPT

NO. **CO004609**

Received From:

COLUMBIA COUNTY SHERIFF OFFICE
35 WEST MAIN STREET
P O BOX 380
BLOOMSBURG, PA 17815

ACN
ASSESSMENT
CONTROL
NUMBER

AMOUNT

101

9,000.00

ESTATE INFORMATION:

SSN: 063-32-6376

FILE NUMBER

1910-0318

NAME OF DECEDENT (LAST) (FIRST) (MI)

BARNHILL WILBUR A

DATE OF PAYMENT

07/24/2013

POSTMARK DATE

07/24/2013

COUNTY

COLUMBIA

DATE OF DEATH

11/10/2010

REMARKS

ON ACCOUNT

TOTAL AMOUNT PAID 9,000.00

RECEIVED BY

Brenda S. Dupont

SEAL

TAXPAYER

Timothy Chamberlain

From: Michael Balducci [balducci@balduccilaw.com]
Sent: Wednesday, June 05, 2013 5:09 PM
To: Timothy Chamberlain
Subject: Fw: Barnhill Payoff

Sheriff Chamberlain,

Northumberland National Bank's total claim in the Barnhill foreclosure is \$104,333.66 as set forth below.

Michael Balducci

From: Todd Troxell
Sent: Wednesday, June 05, 2013 11:11 AM
To: Michael Balducci
Subject: Barnhill Payoff

Mike, Here it is

Loan Payoff of all Principal, Interest and loan fees = \$93,662.38

2013 and 2012 Collection Costs/Legal fees: \$7,626.51
2012 and 2013 Property maintenance costs and miscellaneous costs: \$1,646.77
Unpaid/unbilled insurance fees: \$300.00
Estimated unbilled legal fees: \$1,100.00

Total Due: \$104,335.66

J. Todd Troxell
Sr. Vice President of Lending
The Northumberland National Bank
245 Front St., PO Box 271
Northumberland PA 17857
My Direct Line: 570-701-3519
Bank Phone 570-473-3531
Fax 570-473-9697
email: ttroxell@norrybank.com

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COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

The North of Nat. Bank vs William Bonhill

NO. 19-2013 ED NO. 523-2012 JD

DATE/TIME OF SALE: June 5 0900

BID PRICE (INCLUDES COST) \$ 270,000.00

POUNDAGE - 2% OF BID \$ 5100.00

TRANSFER TAX - 2% OF FAIR MKT \$ 5078.16

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 280428.16

PURCHASER(S): JOHN THOMAS MILLER 204-3198

ADDRESS: 1040 FIRST ST., NESCOPECK, PA.

NAMES(S) ON DEED: JOHN T. MILLER, PATRICIA M. MALIA MILLER,
SHANE P. MALIA, JESSICA R. MALIA

PURCHASER(S) SIGNATURE(S): John T. Miller

TOTAL DUE: \$ 280428.16

LESS DEPOSIT: \$ 28042.82

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 252385.34

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

THE NORTHUMBERLAND NATIONAL BANK vs.

Defendant

WILLIAM ALAN BARNHILL
BARNHILL / OCCUPANTS

Attorney for the Plaintiff:

MICHAEL BALDUCCI
35 NORTH FOURTH STREET
SUNBURY, PA 17801

Sheriff's Sale Date: Wednesday, June 5, 2013

Writ of Execution No. : 2012CV523

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 136 COUNTRY ROAD, STILLWATER, PA 17878

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	\$72.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,436.10
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	\$255.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$8.50
Notary Fee	\$10.00
Surcharge	\$180.00

Total Sheriff Costs \$2,381.10

Municipal Costs

Delinquent Taxes	\$3,350.89
Other	
INHERITANCE TAX	\$9,000.00

Total Municipal Costs \$12,350.89

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs \$55.00

Grand Total: \$14,786.99

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)

For Countywide Sheriff's, Inc. 2012-13

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
111 West Front Street
Berwick, PA 18603-0289

-0712
0313

No. 40373

Date: June 05, 2013

Pay to the

Order of COLUMBIA COUNTY SHERIFF'S OFFICE

Amount \$*****28,042.82

Twenty-Eight Thousand Forty-Two and 82/100*****

DOLLARS

CASHIERS CHECK

JOHN T. MILLER

Memo

Authorized Signature

⑈040373⑈ ⑆031307125⑆ 5000100053⑈

Timothy Chamberlain

From: Woody Harding [woody@hardingandhill.com]
Sent: Tuesday, June 04, 2013 5:17 PM
To: Timothy Chamberlain
Cc: balducci@balduccilaw.com
Subject: Tomorrow's sheriff sale

Tim,

Since the attorney for the Department of Revenue has confirmed in writing (email or letter) that Revenue will take \$9,000 to release the inheritance tax lien, I would suggest comments along the following line before the auction starts:

The premises up for sale today are subject to a lien in favor of the Commonwealth for unpaid inheritance tax. The Department of Revenue through its legal counsel has confirmed that it will release that lien upon payment of \$9,000.00. A letter to that effect is available for review. That lien is not automatically discharged by the sheriff's sale. However, in consultation with Plaintiff's counsel, we will be including the \$9,000 payment as part of the costs. Accordingly, that payment will be made by this office to the Register of Wills, Agent, as indicated in the letter.

I am copying this email to Attorney Balducci and invite any comments he might have.

Woody

CONFIDENTIALITY NOTICE: The information contained in this electronic mail transmission (including any accompanying attachments) is intended solely for its authorized recipient(s), and may be confidential and/or legally privileged. If you are not an intended recipient, or responsible for delivering some or all of this transmission to an intended recipient, you have received this transmission in error and are hereby notified that you are strictly prohibited from reading, copying, printing, distributing or disclosing any of the information contained in it. In that event, please contact us immediately by telephone (570)784-6770 or by electronic mail at woody@hardingandhill.com and delete the original and all copies of this transmission (including any attachments) without reading or saving in any manner.

Timothy Chamberlain

From: Woody Harding [woody@hardingandhill.com]
Sent: Wednesday, June 05, 2013 5:06 AM
To: Michael Balducci; Timothy Chamberlain
Subject: RE: Tomorrow's sheriff sale

Tim,

When you make the payment to the Register of Wills, be sure to get the official receipt form. Otherwise, the Department of Revenue will not issue the needed release of the inheritance tax lien.

Woody

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From: Michael Balducci [<mailto:balducci@balduccilaw.com>]
Sent: Tuesday, June 04, 2013 5:54 PM
To: Woody Harding; tchamberlain@columbiapa.org
Subject: Re: Tomorrow's sheriff sale

Woody,

Looks good. No comments. Just thanks to you and Sheriff Tim. I will need the receipt for the \$9,000 payment so I can receive the Release.

Mike

From: Woody Harding
Sent: Tuesday, June 04, 2013 5:16 PM
To: tchamberlain@columbiapa.org
Cc: balducci@balduccilaw.com
Subject: Tomorrow's sheriff sale

Tim,

Since the attorney for the Department of Revenue has confirmed in writing (email or letter) that Revenue will take \$9,000 to release the inheritance tax lien, I would suggest comments along the following line before the auction starts:

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Plaintiff's counsel, we will be including the \$9,000 payment as part of the costs. Accordingly, that payment will be made by this office to the Register of Wills, Agent, as indicated in the letter.

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Woody

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June 4, 2013

Michael Balducci, Esq.
Law Office of Michael Balducci
35 North Fourth Street
Sunbury, PA 17801

By Fax and Regular Mail
Fax No. (570) 286-5414

Re: Estate of Wilbur A. Barnhill
Property Location: 136 Country Road, Township of Fishing Creek,
Columbia County, Stillwater, PA

Dear Mr. Balducci:

Reference is made to your letter to me dated June 3, 2014, requesting that the Department of Revenue (Department) prepare and provide to you an inheritance tax release of lien for the Estate of Wilbur A. Barnhill in order to clear the property situated at the above-captioned address from an inheritance tax lien associated with the aforementioned Estate. Your letter includes an offer of payment of \$9,000.00 as adequate consideration for the release of lien.

Please be advised that the Department will prepare and provide to you the requested release of lien. Your offer to pay \$9,000.00 as adequate consideration is accepted.

The payment of \$9,000.00 should be made to the Register of Wills of Columbia County by check made payable to "Register of Wills, Agent". Request that the payment be applied to the inheritance tax record of the Estate of Wilbur A. Barnhill, estate file no. 1910-0318. A receipt will be provided. Fax to my attention a copy of the receipt. I will return to you an original and copy of the release of lien. You will be instructed to file the original release of lien with the Register of Wills of Columbia County. The copy may be retained for your records.

The process outlined above for an inheritance tax release of lien is the customary protocol followed. My Office has no contact with the Sheriff's Office. You should feel free to share this letter with the Sheriff of Columbia County. I will be available if there are any questions.

If you have any questions or require additional information, please contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Kenneth D. Henderson'.

Kenneth D. Henderson
Deputy Chief Counsel

KDH:aef
246263

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

THE NORTHUMBERLAND NATIONAL BANK vs.

Defendant

WILLIAM ALAN BARNHILL
BARNHILL / OCCUPANTS

Attorney for the Plaintiff:

MICHAEL BALDUCCI
35 NORTH FOURTH STREET
SUNBURY, PA 17801

Sheriff's Sale Date: Wednesday, June 5, 2013

Writ of Execution No. : 2012CV523

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 136 COUNTRY ROAD, STILLWATER, PA 17878

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	\$72.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,436.10
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	\$255.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$8.50
Notary Fee	\$10.00
Surcharge	\$180.00

Total Sheriff Costs \$2,381.10

Municipal Costs

Delinquent Taxes	\$3,350.89
Other	INHERITANCE TAX \$9,000.00

Total Municipal Costs \$12,350.89

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs \$55.00

Grand Total: \$14,786.99

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)

(a) County of Columbia, Pennsylvania

SHERIFF'S SALE COST SHEET

VS. _____
 NO. 19-13 ED NO. _____ JD DATE/TIME OF SALE _____

- DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>255.00</u>	
- LEVY (PER PARCEL	\$15.00	
- MAILING COSTS	\$ <u>72.00</u>	
- ADVERTISING SALE BILLS & COPIES	\$17.50	
- ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>72.00</u>	
- POSTING HANDBILL	\$15.00	
- CRYING/ADJOURN SALE	\$10.00	
- SHERIFF'S DEED	\$35.00	
- TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>530.00</u>

- WEB POSTING	\$150.00	
- PRESS ENTERPRISE INC.	\$ <u>1436.10</u>	
- SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1661.10</u>

- PROTHIONOTARY (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>3350.89</u>
TOTAL *****		\$ <u>3350.89</u>

MUNICIPAL FEES DUE:

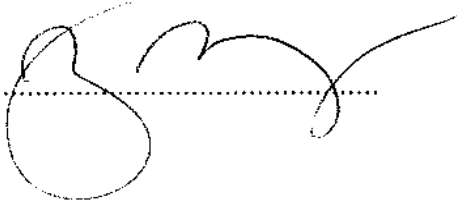
SEWER	20	\$ _____
WATER	20	\$ _____
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)		\$ <u>180.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 5786.99

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

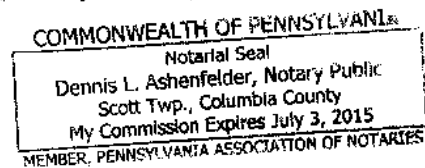
Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice May 15, 22, 29, 2013 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 29th day of May, 2013.

.....

(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

THE NORTHUMBERLAND NATIONAL BANK vs.

Defendant

WILLIAM ALAN BARNHILL
BARNHILL / OCCUPANTS

Attorney for the Plaintiff:

MICHAEL BALDUCCI
35 NORTH FOURTH STREET
SUNBURY, PA 17801

Sheriff's Sale Date: Wednesday, June 5, 2013

Writ of Execution No. : 2012CV523

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 136 COUNTRY ROAD, STILLWATER, PA 17878

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Levy	\$15.00
Mailing Costs	\$72.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,436.10
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	\$255.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$8.50
Notary Fee	\$10.00
Surcharge	\$180.00

Total Sheriff Costs \$2,381.10

Municipal Costs

Delinquent Taxes	\$3,350.89
------------------	------------

Total Municipal Costs \$3,350.89

Distribution Costs

Recording Fees	\$55.00
----------------	---------

Total Distribution Costs \$55.00

Grand Total: \$5,786.99

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

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

THE NORTHUMBERLAND NATIONAL BANK vs.

Defendant

WILLIAM ALAN BARNHILL
BARNHILL / OCCUPANTS

Attorney for the Plaintiff:

MICHAEL BALDUCCI
35 NORTH FOURTH STREET
SUNBURY, PA 17801

Sheriff's Sale Date: Wednesday, June 5, 2013

Writ of Execution No. : 2012CV523

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Total Sheriff Costs \$2,381.10

Municipal Costs

Delinquent Taxes	\$3,350.89
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Total Municipal Costs \$3,350.89

Distribution Costs

Recording Fees	\$55.00
----------------	---------

Total Distribution Costs \$55.00

Grand Total: \$5,786.99

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

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

DATE: 14 MAY-13

FEE: \$5.00

CERT. NO14500

BARNHILL WILBUR & KATHLEEN D
C/O WILLIAM A BARNHILL JR
2009 SENTRY CIR APT 302
ODINTON MD 21113

DISTRICT: FISHING CREEK TWP
DEED: 20010-9967
LOCATION: 136 COUNTRY RD STILLWATER
PARCEL: 15 -11 -009-01,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2011	PRIM	0.00	0.00		0.00	0.00
2012	PRIM	3,298.89	47.39		0.00	3,346.28
TOTAL DUE :						\$3,346.28

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July , 2013

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2012

REQUESTED BY:

Columbia Co. Sheriff - Tim Chamberlain

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE NORTHUMBERLAND NATIONAL BANK
vs.
WILLIAM ALAN BARNHILL (et al.)

Case Number
2012CV523

SHERIFF'S RETURN OF SERVICE

04/29/2013 08:50 PM - DEPUTY RAYMOND TONKINSON, 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 136 COUNTRY ROAD, STILLWATER, PA 17878.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

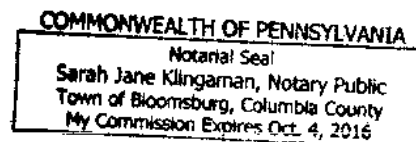

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 30, 2013

NOTARY

Affirmed and subscribed to before me this

30TH day of APRIL, 2013





Plaintiff Attorney: MICHAEL BALDUCCI, 35 NORTH FOURTH STREET, SUNBURY, PA 17801

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE NORTHUMBERLAND NATIONAL BANK
vs.
WILLIAM ALAN BARNHILL (et al.)

Case Number
2012CV523

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	04/12/2013
Notes:	SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	136 COUNTRY ROAD STILLWATER, PA 17878
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	<i>Posted</i>
Relation:	
Date:	04-29-13
Time:	2050
Deputy:	<i>8</i>
Mileage:	

Attorney / Originator:

Name: MICHAEL BALDUCCI	Phone:
-------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2012CV523

136 COUNTRY ROAD, STILLWATER, PA 17878

EXP: 04/12/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE NORTHUMBERLAND NATIONAL BANK
vs.
WILLIAM ALAN BARNHILL (et al.)

Case Number
2012CV523

SHERIFF'S RETURN OF SERVICE

03/15/2013 12:45 PM - DEPUTY CHARLES CARROLL, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: WILLIAM ALAN BARNHILL, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 136 COUNTRY ROAD, STILLWATER, PA 17878 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.


CHARLES CARROLL, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

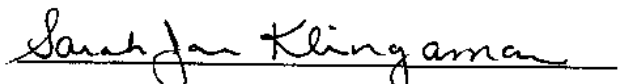
March 18, 2013

NOTARY

Affirmed and subscribed to before me this

18TH day of MARCH, 2013

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: MICHAEL BALDUCCI, 35 NORTH FOURTH STREET, SUNBURY, PA 17801

Columbia County Sheriff
Tim Chamberlain
35 W Main St
PO BOX 360
BLOOMSBURG PA 17815

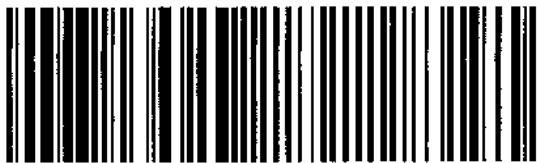


91 7192 4291 0010 0002 0950

WILLIAM BARNHILL
2009 SENTRY CIRCLE APT 302
ODENTON MD 21113

19ED2013

Columbia County Sheriff
Tim Chamberlain
35 W Main St
PO BOX 380
BLDQMSBURG PA 17815



91 7192 4291 0010 0002 0967

WILLIAM BARNHILL
708 INLET QUAY APT F
CHESAPEAKE VA 23320

19ED2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE NORTHUMBERLAND NATIONAL BANK
vs.
WILLIAM ALAN BARNHILL (et al.)

Case Number
2012CV523

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	04/12/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Shirley Good
Primary Address:	214 Winding Road Orangeville, PA 17859
Phone:	570-683-5625
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other
Adult In Charge:	SHIRLEY GOOD
Relation:	DEFENDANT
Date:	3/15/13
Time:	1235
Deputy:	SGT J-11
Mileage:	

Attorney / Originator:

Name:	MICHAEL BALDUCCI
Phone:	

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

GOOD, SHIRLEY

2012CV523

214 WINDING ROAD, ORANGEVILLE, PA 17859

EXP: 04/12/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE NORTHUMBERLAND NATIONAL BANK
vs.
WILLIAM ALAN BARNHILL (et al.)

Case Number
2012CV523

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 04/12/2013

Zone:

Warrant:

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

Serve To:

Name: WILLIAM ALAN BARNHILL

Primary Address: 136 COUNTRY ROAD
STILLWATER, PA 17878

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted Other

Adult In Charge: DOCUMENTS POSTED

Relation: ON FRONT DOOR OF RES

Date: 3/15/13 Time: 1245

Deputy: 59 & 11 Mileage:

Attorney / Originator:

Name: MICHAEL BALDUCCI

Phone:

Service Attempts:

Date:	3/13/13	3-14-13				
Time:	1430	10:38				
Mileage:						
Deputy:	59 & 11	4				

Service Attempt Notes:

1. HALL - APPEARS TO BE ABANDONED.
2. CARD still on the deck.
- 3.
- 4.
- 5.
- 6.

BARNHILL, WILLIAM ALAN

2012CV523

136 COUNTRY ROAD, STILLWATER, PA 17878

EXP: 04/12/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE NORTHUMBERLAND NATIONAL BANK
vs.
WILLIAM ALAN BARNHILL (et al.)

Case Number
2012CV523

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 04/12/2013 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

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

Final Service:

Served: Personally - Adult In Charge - Posted Other
Adult In Charge: Karen Rickendreser
Relation: Clerk II
Date: 3-12-13 **Time:** 3:45
Deputy: 5-905-4 **Mileage:**

Attorney / Originator:

Name: MICHAEL BALDUCCI **Phone:**

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2012CV523 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 04/12/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE NORTHUMBERLAND NATIONAL BANK
vs.
WILLIAM ALAN BARNHILL (et al.)

Case Number
2012CV523

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	04/12/2013
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 · <u>Other</u>
Adult In Charge:	DEB MILLER
Relation:	TAX OFF. CLERK
Date:	3/12/13
Time:	1540
Deputy:	59411
Mileage:	

Attorney / Originator:

Name: MICHAEL BALDUCCI	Phone:
-------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV523

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 04/12/2013

NOTICE OF SHERIFF'S SALE

DATE OF SALE: *June 5, 2013 9:00 AM*

BY VIRTUE OF WRIT OF EXECUTION NO. 2013ED19, 2012CV523, 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 or lot of land located in the Township of Fishing Creek, County of Columbia and State of Pennsylvania bounded and described as follows:

BEGINNING at a 24 inch diameter Maple Tree in line of lands now or formerly of Victor and Josephine Ash; at a common corner of other tracts of land owned now or formerly of David Richard and Shirley L. Wenner and located on the east side of right-of-way of Township Route #764; Thence along Township Route #764 and Wenner North 17 degrees 40 minutes 40 seconds West 1344.49 feet to a point in the Centerline of Township Route #764 and at a common corner of lands now or formerly of Kay B. Wenner; Thence along Kay B. Wenner and lands now or formerly of Richard D. and Ruth Wenner North 71 degrees 01 minutes 10 seconds East 1472.87 feet to an Iron Pin (set) in line of lands now or formerly of Edwin C. Young Jr. South 18 degrees 58 minutes 50 seconds East 1208.50 feet to an Iron Pin (set) at a common corner of Young; Thence along Young at a common corner of Young and in line of lands now or formerly of Victor and Josephine Ash; Thence along Ash North 74 degrees 05 minutes 40 seconds West 260.54 feet to an iron pin (set); Thence along Ash South 17 degrees 46 minutes 20 seconds West 355.28 feet to a 24 inch diameter Maple Tree, the place of BEGINNING.

CONTAINING 40.84 acres of land, including a house, large barn, and three ponds.

BEING the same premises as Tract No. I in deed transferred and conveyed from D. Richard Wenner and Shirley L. Wenner, husband and wife, Grantors, to Kathleen D. and Wilbur A. Barnhill, husband and wife, Grantees, by Deed dated September 25, 2001 and recorded on October 5, 2001 in Bloomsburg County Deed Book No. 200109961.

PREMISES BEING KNOWN AS: 136 Country Road, Stillwater, Pennsylvania 17878
Tax Parcel No. 15-11-00901

PROPERTY ADDRESS: 136 Country Road, Stillwater, Pennsylvania 17878

This sale is also subject to Pennsylvania Realty Transfer Tax and Local Realty Transfer Tax.

Notice is hereby given to all parties in interest and claimants that a schedule of distribution will be filed in the Sheriff's Office at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania, on or before _____, 2013, and that distribution will be made in accordance with the said Schedule unless exceptions are filed thereto within ten (10) days thereafter.

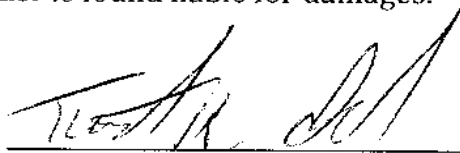
TERMS OF SALE

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 (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 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 a 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.



Timothy T. Chamberlain
Sheriff of Columbia County

Date: April 17, 2013

Plaintiff's Attorney:
Michael Balducci, Esquire
Law Office of Michael Balducci
35 N. Fourth Street
Sunbury, PA 17801

Document Receipt

Trans # 17256 Carrier / service: POST 2PM 3/12/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000021070

Doc Ref #: 19ED2013

PHILADELPHIA PA 19106

Document Receipt

Trans # 17255 Carrier / service: POST 2PM 3/12/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000021063

DEPARTMENT 281230

Doc Ref #: 19ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 17254 Carrier / service: POST 2PM 3/12/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000021056

Doc Ref #: 19ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 17253 Carrier / service: POST 2PM 3/12/2013

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000021049

Doc Ref #: 19ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 17251 Carrier / service: POST 2PM 3/12/2013

Ship to: 17251

INTERNAL REVENUE SERVICE

PO BOX 8208

Tracking #: 9171924291001000021032

Doc Ref #: 19ED2013

PHILADELPHIA PA 19101

Document Receipt

Trans # 17250 Carrier / service: POST 2PM 3/12/2013

Ship to: 17250

COMMONWEALTH OF PA

DEPT 280948

Tracking #: 9171924291001000021025

Doc Ref #: 19ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 17249 Carrier / service: POST 2PM 3/12/2013

Ship to: 17249

COMMONWEALTH OF PA

DEPT OF LABOR & INDUSTRY

651 BOAS STREET

HARRISBURG PA 17121

Tracking #: 9171924291001000021018

Doc Ref #: 19ED2013

Document Receipt

Trans # 17248 Carrier / service: POST 2PM 3/12/2013

Ship to: 17248

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000021001

Doc Ref #: 19ED2013

HARRISBURG PA 17108

Document Receipt

Trans # 17247 Carrier / service: POST 2PM 3/12/2013

Ship to: 17247

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

Tracking #: 9171924291001000020998

Doc Ref #: 19ED2013

PITTSBURGH PA 15222

Document Receipt

Trans # 17244 Carrier / service: POST 2PM 3/12/2013

Ship to: 17244

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000020974

Doc Ref #: 19ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 17243 Carrier / service: POST 2PM 3/12/2013

Ship to: 17243

WILLIAM BARNHILL

708 INLET QUAY APT F

Tracking #: 9171924291001000020967

Doc Ref #: 19ED2013

CHESAPEAKE VA 23320

Document Receipt

Trans # 17242 Carrier / service: POST 2PM 3/12/2013

Ship to: 17242

WILLIAM BARNHILL

2009 SENTRY CIRCLE APT 302

Tracking #: 9171924291001000020950

Doc Ref #: 19ED2013

ODENTON MD 21113

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV523

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, JUNE 05, 2013
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 piece, parcel or lot of land located in the Township of Fishing Creek, County of Columbia and State of Pennsylvania bounded and described as follows:

BEGINNING at a 24 inch diameter Maple Tree in line of lands now or formerly of Victor and Josephine Ash; at a common corner of other tracts of land owned now or formerly of David Richard and Shirley L. Wenner and located on the east side of right-of-way of Township Route #764; Thence along Township Route #764 and Wenner North 17 degrees 40 minutes 40 seconds West 1344.49 feet to a point in the Centerline of Township Route #764 and at a common corner of lands now or formerly of Kay B. Wenner; Thence along Kay B. Wenner and lands now or formerly of Richard D. and Ruth Wenner North 71 degrees 01 minutes 10 seconds East 1472.87 feet to an Iron Pin (set) in line of lands now or formerly of Edwin C. Young Jr. South 18 degrees 58 minutes 50 seconds East 1208.50 feet to an Iron Pin (set) at a common corner of Young; Thence along Young at a common corner of Young and in line of lands now or formerly of Victor and Josephine Ash; Thence along Ash North 74 degrees 05 minutes 40 seconds West 260.54 feet to an iron pin (set); Thence along Ash South 17 degrees 46 minutes 20 seconds West 355.28 feet to a 24 inch diameter Maple Tree, the place of BEGINNING.

CONTAINING 40.84 acres of land, including a house, large barn, and three ponds.

BEING the same premises as Tract No. 1 in deed transferred and conveyed from D. Richard Wenner and Shirley L. Wenner, husband and wife, Grantors, to Kathleen D. and Wilbur A. Barnhill, husband and wife, Grantees, by Deed dated September 25, 2001 and recorded on October 5, 2001 in Bloomsburg County Deed Book No. 200109961.

PREMISES BEING KNOWN AS: 136 Country Road, Stillwater, Pennsylvania

PROPERTY ADDRESS: 136 COUNTRY ROAD, STILLWATER, PA 17878

UPI / TAX PARCEL NUMBER: 15-11-009-01

Seized and taken into execution to be sold as the property of WILLIAM ALAN BARNHILL, BARNHILL / OCCUPANTS in suit of THE NORTHUMBERLAND NATIONAL 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:
MICHAEL BALDUCCI
SUNBURY, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 19-13

DATE RECEIVED 3-12-13
DOCKET AND INDEX 3-12-13

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 ✓ *called 3-12-13*
CHECK FOR \$1,350.00 OR ✓ CK# 197901

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

SALE DATE June 5, 13 TIME 0900
POSTING DATE May 2, 13
ADV. DATES FOR NEWSPAPER
1ST WEEK May 15
2ND WEEK 22
3RD WEEK 29, 13

THE NORTHUMBERLAND
NATIONAL BANK,
Plaintiff

v.

WILLIAM ALAN BARNHILL, JR.,
EXECUTOR OF THE ESTATE OF
WILBUR A. BARNHILL, Deceased

: IN THE COURT OF COMMON PLEAS OF THE
: 26TH JUDICIAL DISTRICT OF THE
: COLUMBIA COUNTY BRANCH
: PENNSYLVANIA
: CIVIL ACTION - LAW
:
: NO. 2012 - CV - 523
: 2013-ED-19
: ACTION IN MORTGAGE FORECLOSURE

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA:

SS:

COUNTY OF COLUMBIA :

TO THE SHERIFF OF NORTHUMBERLAND COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy
upon and sell the property described in attached Exhibit A.

Debt	\$75,708.42
Late Charges	\$ 53.92
Interest to 1-4-13	\$ 5,444.72
at a per diem of \$12.54001	--
Attorney's Commission	\$ 2,000.00
TOTAL	\$83,207.06

Plus costs and interest @ \$12.54001 per day from date of judgment.

Dated: 2-1-13

Barbara Silvestri
Prothonotary

(SEAL)

By: Kelly F. Brown
Deputy

THE NORTHUMBERLAND	:	IN THE COURT OF COMMON PLEAS OF THE
NATIONAL BANK,	:	26 TH JUDICIAL DISTRICT OF THE
Plaintiff	:	COLUMBIA COUNTY BRANCH
	:	PENNSYLVANIA
v.	:	CIVIL ACTION - LAW
	:	
WILLIAM ALAN BARNHILL, JR.,	:	NO. 2012 - CV - 523
EXECUTOR OF THE ESTATE OF	:	
WILBUR A. BARNHILL, Deceased	:	ACTION IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

The Northumberland National Bank, Plaintiff in the above action, sets forth as of the date the Praecept for the Writ of Execution was filed, the following information concerning the real property located at:

All that certain lot or piece of ground situate, lying and being in Fishing Creek Township, Stillwater, Columbia County, Pennsylvania and being more particularly described in Exhibit A attached hereto and made a part hereof. Parcel number 15-11-00901. The address is 136 Country Road, Stillwater, Pennsylvania.

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

William Alan Barnhill, Jr.
 Executor of the Estate of Wilbur A. Barnhill
 136 Country Road
 Stillwater, PA 17878

William Alan Barnhill, Jr.
 Executor of the Estate of Wilbur A. Barnhill
 2009 Sentry Circle, Apt. 302
 Odenton, MD 21113-3236

2. Name and address of defendants in the judgment(s):

1 William Alan Barnhill, Jr.
 Executor of the Estate of Wilbur A. Barnhill
 136 Country Road
 Stillwater, PA 17878

2 William Alan Barnhill, Jr.
 Executor of the Estate of Wilbur A. Barnhill
 2009 Sentry Circle, Apt. 302
 Odenton, MD 21113-3236

3 William Alan Barnhill, Jr.
 Executor of the Estate of Wilbur A. Barnhill
 708 Inlet Quay Apt. F
 Chesapeake, VA 23320-9296

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

The Northumberland National Bank
245 Front Street
Northumberland, PA 17857

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

The Northumberland National Bank
245 Front Street
Northumberland, PA 17857

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

Columbia County Tax Claims Bureau
Columbia County Court House
P.O. Box 380
Bloomsburg, PA 17815

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

None

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:

Shirley Good, Tax Collector
Fishing Creek Township
214 Winding Road
Orangeville, PA 17859

Columbia County Domestic Relations Office
11 West Main Street
Bloomsburg, PA 17815

L/ Benton Area School District
600 Green Acres Road
Benton, PA 17814

Columbia County Board of Commissioners
11 West Main Street
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Welfare
PO Box 2675
Harrisburg, PA 17105

Internal Revenue Service Advisory
1000 Liberty Avenue Room 704
Pittsburgh, PA 15222

U.S. Department of Justice
U.S. Attorney for the Middle District of PA
Federal Building, PO Box 11754
228 Walnut Street
Harrisburg, PA 17108

Commonwealth of Pennsylvania
Department of Labor and Industry
651 Boas Street
Harrisburg, PA 17121-0725

Commonwealth of PA
Department of Revenue
Bureau of Compliance
Dept. 280948
Harrisburg, PA 17128-0948

Internal Revenue Service
ACS Correspondence
P.O. Box 8208
Philadelphia, PA 19101-8208

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.

Date: January 31, 2013



Michael Balducci, Esquire
Attorney for Plaintiff

**Law Office of
Michael Balducci
35 North Fourth Street
Sunbury, PA 17801**

PHONE: (570) 286-4398

FAX: (570) 286-5414

March 8, 2013

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

RE: Northumberland National Bank vs. William Alan Barnhill, Jr.
Executor of the Estate of Wilbur A. Barnhill, Deceased
No. 2012-CV-523 and 2013-ED-19

Dear Sheriff Chamberlain:

Enclosed are the following documents for the above-referenced matter:

1. The original and two copies of the Writ of Execution;
2. The original and two copies of the Notice of Sheriff's Sale of Real Estate – we are assuming that you will insert the dates where indicated;
3. The original and five copies of the proposed description;
4. One copy of an Affidavit of Non-Military Service;
5. One copy of the Watchman Release Form and
6. Check in the amount of \$1,350.00.

Please let me know the date of the sale once it has been set. Also, please provide me with a copy of your filed Affidavit of Service in the enclosed envelope.

Thank you.

Sincerely,



Michael Balducci

MB/jag

Enclosures

cc: Debbie Hendricks (w/encl.)

F:\nnb\nnb - mortgage foreclosures\barnhill, wilbur & kathleen\45. sheriff letter 03-08-13.docx

NOTICE OF SHERIFF'S SALE

DATE OF SALE:

BY VIRTUE OF WRIT OF EXECUTION NO. 2013ED19, 2012CV523, 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 or lot of land located in the Township of Fishing Creek, County of Columbia and State of Pennsylvania bounded and described as follows:

BEGINNING at a 24 inch diameter Maple Tree in line of lands now or formerly of Victor and Josephine Ash; at a common corner of other tracts of land owned now or formerly of David Richard and Shirley L. Wenner and located on the east side of right-of-way of Township Route #764; Thence along Township Route #764 and Wenner North 17 degrees 40 minutes 40 seconds West 1344.49 feet to a point in the Centerline of Township Route #764 and at a common corner of lands now or formerly of Kay B. Wenner; Thence along Kay B. Wenner and lands now or formerly of Richard D. and Ruth Wenner North 71 degrees 01 minutes 10 seconds East 1472.87 feet to an Iron Pin (set) in line of lands now or formerly of Edwin C. Young Jr. South 18 degrees 58 minutes 50 seconds East 1208.50 feet to an Iron Pin (set) at a common corner of Young; Thence along Young at a common corner of Young and in line of lands now or formerly of Victor and Josephine Ash; Thence along Ash North 74 degrees 05 minutes 40 seconds West 260.54 feet to an iron pin (set); Thence along Ash South 17 degrees 46 minutes 20 seconds West 355.28 feet to a 24 inch diameter Maple Tree, the place of BEGINNING.

CONTAINING 40.84 acres of land, including a house, large barn, and three ponds.

BEING the same premises as Tract No. I in deed transferred and conveyed from D. Richard Wenner and Shirley L. Wenner, husband and wife, Grantors, to Kathleen D. and Wilbur A. Barnhill, husband and wife, Grantees, by Deed dated September 25, 2001 and recorded on October 5, 2001 in Bloomsburg County Deed Book No. 200109961.

PREMISES BEING KNOWN AS: 136 Country Road, Stillwater, Pennsylvania 17878
Tax Parcel No. 15-11-00901

PROPERTY ADDRESS: 136 Country Road, Stillwater, Pennsylvania 17878

This sale is also subject to Pennsylvania Realty Transfer Tax and Local Realty Transfer Tax.

Notice is hereby given to all parties in interest and claimants that a schedule of distribution will be filed in the Sheriff's Office at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania, on or before _____, 2013, and that distribution will be made in accordance with the said Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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 (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 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 a 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.

Timothy T. Chamberlain
Sheriff of Columbia County

Date: _____, 2013

Plaintiff's Attorney:
Michael Balducci, Esquire
Law Office of Michael Balducci
35 N. Fourth Street
Sunbury, PA 17801

DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land located in the Township of Fishing Creek, County of Columbia and State of Pennsylvania bounded and described as follows:

BEGINNING at a 24 inch diameter Maple Tree in line of lands now or formerly of Victor and Josephine Ash; at a common corner of other tracts of land owned now or formerly of David Richard and Shirley L. Wenner and located on the east side of right-of-way of Township Route #764; Thence along Township Route #764 and Wenner North 17 degrees 40 minutes 40 seconds West 1344.49 feet to a point in the Centerline of Township Route #764 and at a common corner of lands now or formerly of Kay B. Wenner; Thence along Kay B. Wenner and lands now or formerly of Richard D. and Ruth Wenner North 71 degrees 01 minutes 10 seconds East 1472.87 feet to an Iron Pin (set) in line of lands now or formerly of Edwin C. Young Jr. South 18 degrees 58 minutes 50 seconds East 1208.50 feet to an Iron Pin (set) at a common corner of Young; Thence along Young at a common corner of Young and in line of lands now or formerly of Victor and Josephine Ash; Thence along Ash North 74 degrees 05 minutes 40 seconds West 260.54 feet to an iron pin (set); Thence along Ash South 17 degrees 46 minutes 20 seconds West 355.28 feet to a 24 inch diameter Maple Tree, the place of BEGINNING.

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PREMISES BEING KNOWN AS: 136 Country Road, Stillwater, Pennsylvania

LAW OFFICES OF MICHAEL BALDUCCI
35 North Fourth Street
Sunbury, PA 17801
Phone: (570) 286-4398
Fax: (570) 286-5414

FAX COVER SHEET

Date: March 12, 2013
To: Sheriff Chamberlain
Fax No.: 570-389-5625
From: Jennifer Gange – Law Office of Michael Balducci
Re: Northumberland National Bank v.
William Alan Barnhill, Executor of the Estate of Wilbur A. Barnhill
2012-CV-523

As requested, attached is the Affidavit Pursuant to Rule 3129.1.

We are transmitting 4 page(s) (including this cover sheet). If there are any questions or problems regarding this transmission, please ☎ Sender at (570) 286-4398. Thank you.

THIS FACSIMILE TRANSMISSION CONTAINS CONFIDENTIAL INFORMATION. THIS INFORMATION IS INTENDED SOLELY FOR USE BY THE INDIVIDUAL ENTITY NAMED AS THE RECIPIENT HEREOF. IF YOU ARE NOT THE INTENDED RECIPIENT, BE AWARE THAT ANY DISCLOSURE, COPYING, DISTRIBUTION, OR USE OF THE CONTENTS OF THIS TRANSMISSION IS PROHIBITED. IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, PLEASE NOTIFY US BY TELEPHONE IMMEDIATELY.

THE NORTHUMBERLAND
NATIONAL BANK,
Plaintiff

v.

WILLIAM ALAN BARNHILL, JR.,
EXECUTOR OF THE ESTATE OF
WILBUR A. BARNHILL, Deceased

: IN THE COURT OF COMMON PLEAS OF THE
: 26TH JUDICIAL DISTRICT OF THE
: COLUMBIA COUNTY BRANCH
: PENNSYLVANIA
: CIVIL ACTION - LAW

: NO. 2012 - CV - 523
: NO. 2013 - ED - 19
: ACTION IN MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

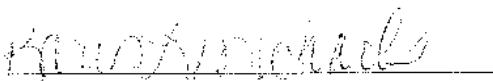
The undersigned, being duly sworn, according to law, deposes and says that the Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended;

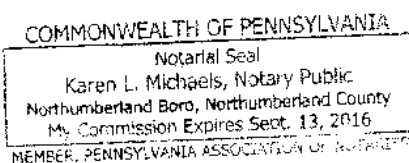
That William Alan Barnhill, Jr., Executor of the Estate of Wilbur A. Barnhill, is UNKNOWN years of age, resides at 2009 Sentry Circle, Apt. 302, Odenton, MD 21113-3236 and/or 136 Country Road, Stillwater, PA 17878 and is employed.

Date: March 8, 2013


Michael Balducci, Esquire
Attorney for Plaintiff

Sworn to and subscribed before me
this 8th day of March, 2013


Notary Public



BY ORDER OF THE SHERIFF

Court House, Columbia County, PA

Sir. – There will be placed in your hands for service a Writ of Execution and Notice of Sale, styled as follows:

The Northumberland National Bank v. William Alan Barnhill, Jr., Executor of
The Estate of Wilbur A. Barnhill, Deceased.

Case No. 2012–CV–523 and 2013-ED-19 - Action in Mortgage Foreclosure

The Defendant will not be found at the real property which is the subject of the mortgage – see instructions below.

Instructions

If Writ of Execution, state what shall be seized and levied upon, and in what order. If Real Estate, attach copies of description together with location of premises. In all services give information as to parties to be served with addresses, etc.

Please post Notice of Sale and the Write of Execution on the front door of the house on the property. Also, please personally serve any occupant of the subject property. The real property is located at 136 Country Road, Stillwater, Columbia County, Pennsylvania. The location of the property from the Columbia County Court House is to head northeast on W. Main Street, and turn left on PA-487 North/Lightstreet Road for approximately 12 miles. Turn right onto State Route 1022/Zaners Bridge Road for approximately 2 miles. Turn right onto Country Road.

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

Date: 3-8-03



Michael Balducci, Esquire
Attorney for Plaintiff
Law Office of Michael Balducci
35 N. Fourth Street
Sunbury, PA 17801
(570) 286-4398



THE NORTHUMBERLAND
NATIONAL BANK
NORTHUMBERLAND, PA.

197901

60-1283/313

DATE January 7, 2013

\$ 1,350.00

PAY TO THE ORDER OF Columbia County Sheriff

DOLLARS

THIS DOCUMENT HAS A MICRO-PRINT SIGNATURE LINE, AUTHENTIC WATERMARK, AND CHLOROSTAIN PAPER. ABSENCE OF THESE FEATURES WILL INDICATE A COPY

THE SIGNATURE LINE

CASHIER'S CHECK

AUTHORIZED SIGNATURE

[Handwritten Signature]

FOR Country Rd Stillwater Barnhill

⑆197901⑆ ⑆031312835⑆ 0007901101⑆