

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FNB BANK N.A.  
vs.  
JEFFERY THOMAS

Case Number  
2013CV1239

## REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
12/27/2013	Advance Fee	Advance Fee	72496	\$0.00	\$1,350.00
12/27/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/27/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/27/2013	Crying Sale			\$10.00	\$0.00
12/27/2013	Docketing			\$15.00	\$0.00
12/27/2013	Levy			\$15.00	\$0.00
12/27/2013	Mailing Costs			\$78.00	\$0.00
12/27/2013	Posting Handbill			\$15.00	\$0.00
12/27/2013	Press Enterprise Inc			\$1,261.86	\$0.00
12/27/2013	Sheriff Automation Fund			\$50.00	\$0.00
12/27/2013	Web Posting			\$100.00	\$0.00
03/12/2014	Service			\$315.00	\$0.00
03/12/2014	Service Mileage			\$10.00	\$0.00
03/12/2014	Copies			\$11.50	\$0.00
03/12/2014	Notary Fee			\$10.00	\$0.00
03/12/2014	Tax Claim Search			\$5.00	\$0.00
03/12/2014	Surcharge			\$220.00	\$0.00
				\$2,148.86	\$1,350.00
<b>TOTAL BALANCE:</b>				<b>\$(798.86)</b>	



FNB BANK, N.A.  
354 MILL STREET  
DANVILLE, PA 17821

FNB BANK, N.A.  
DANVILLE, PA 17821

13268

DATE  
06/05/2014

TO THE ORDER OF SHERIFF'S OFFICE OF COLUMBIA COUNTY  
PAY Seven Hundred Ninety-Eight and 86/100 DOLLARS

AMOUNT  
\$798.86\*\*

SHERIFF'S OFFICE OF COLUMBIA COUNTY  
C/O HENRY & BEAVER LLP  
937 WILLOW ST  
LEBANON, PA 17042

⑈013268⑈ ⑆031305745⑆ 0299648433⑈

12/27/2013	Advertising Sale Bills & Copies	\$10.00	\$0.00
12/27/2013	Crying Sale	\$15.00	\$0.00
12/27/2013	Docketing	\$15.00	\$0.00
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03/12/2014	Surcharge		
		\$2,148.86	\$1,350.00

TOTAL BALANCE: \$(798.86)

PO Box 380  
Bloomsburg, PA 17815

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

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

# Fax

**To:** Marc Hess

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** May 12, 2014

**Re:** Jeffery Thomas

**CC:**

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

● **Comments:**

I received your stay, attached is a cost sheet showing a balance of \$798.86 due.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FNB BANK N.A.  
vs.  
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Case Number  
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<b>TOTAL BALANCE:</b>				<b>\$(798.86)</b>	



Henry & Beaver<sup>LLC</sup>  
ATTORNEYS AT LAW

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Frederick S. Wolf  
Thomas P. Harlan  
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John H. Whitmoyer  
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hess@henrybeaver.com

\* Certified in Civil Trial Advocacy by the  
National Board of Trial Advocacy

May 8, 2014

**VIA FACSIMILE - (570) 389-5625**  
**AND U.S. MAIL**

Mr. Timothy T. Chamberlain  
Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

**Re: FNB Bank, N.A. vs. Jeffery S. Thomas**  
**No. 2013-CV-1239 - Mortgage Foreclosure**  
**Sheriff's Sale of 7 Ray Thomas Lane, Bloomsburg, Pennsylvania**  
**Continued to June 11, 2014**

Dear Sheriff Chamberlain:

As you are aware, Jeffery S. Thomas has filed a Petition for Relief in the United States Bankruptcy Court. FNB Bank, N.A. has not yet secured relief from the automatic stay. Therefore, I request that you cancel the Sheriff's Sale, which has been continued to June 11, 2014, and return the Writ to the Prothonotary.

If you have any questions or comments, please feel free to contact me.

Very truly yours,  
  
MARC A. HESS

/lhf  
cc: Mr. Gennero D. Mucci, FNB Bank, N.A.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

<u>Plaintiff</u>	vs.	<u>Defendant</u>
FNB BANK N.A.		JEFFREY THOMAS
<b>Attorney for the Plaintiff:</b> HENRY & BEAVER LLP P.O. BOX 1140 LEBANON, PA 17042		
<b>Sheriff's Sale Date:</b> Wednesday, March 19, 2014		
<b>Writ of Execution No. :</b> 2013CV1239		
<b>Advance Sheriff Costs:</b> \$1,350.00		

Location of the real estate: 7 RAY THOMAS LANE, BLOOMSBURG, PA 17815

## 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	\$78.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,261.86
<del>Prothonotary, Acknowledge Deed</del>	<del>\$10.00</del>
Sheriff Automation Fund	\$50.00
<del>Sheriff's Deed</del>	<del>\$35.00</del>
<del>Solicitor Services</del>	<del>\$75.00</del>
<del>Transfer Tax Form</del>	<del>\$25.00</del>
Web Posting	\$100.00
Service	\$315.00
Service Mileage	\$10.00
<del>Distribution Form</del>	<del>\$25.00</del>
Copies	\$11.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$220.00

Total Sheriff Costs \$2,318.86

## Municipal Costs

~~Current Taxes~~ \$647.48

Total Municipal Costs \$647.48

## Distribution Costs

~~Recording Fees~~ \$55.00

Total Distribution Costs \$55.00

Grand Total: \$3,021.34

246.65

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)

Columbia County Sheriff's Office

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

FNB Bank VS Jeffrey Thomas

NO. 212-13 ED NO. 1231-13 JD

DATE/TIME OF SALE: Apr 19 2010

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

POUNDAGE – 2% OF BID \$ \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

212

**HENRY & BEAVER LLP**

ATTORNEYS AT LAW  
937 WILLOW STREET

P.O. BOX 1140  
LEBANON, PA 17042-1140  
www.henrybeaver.com

CHARLES V. HENRY, III  
FREDERICK S. WOLF  
THOMAS P. HARLAN  
WILEY P. PARKER\*  
JOHN H. WHITMOYER  
CHRISTOPHER J. COYLE  
KEVIN M. RICHARDS  
MARC A. HESS  
AMY B. LEONARD  
ROBERTA J. GANTEA  
HEATHER A. EGGERT

\* Certified in Civil Trial Advocacy By The  
National Board of Trial Advocacy

R. HART BEAVER  
Retired

TELEPHONE  
(717) 274-3644

FAX  
(717) 274-6782

WRITER'S E-MAIL  
hess@henrybeaver.com

**FAX COVER SHEET**

DATE: May 8, 2014

RECIPIENT: Timothy T. Chamberlain, Sheriff of Columbia County - 570-389-5625

FROM: Marc A. Hess, Esquire

RE: **FNB Bank, N.A. vs. Jeffery S. Thomas**  
**No. 2013-CV-1239 - Mortgage Foreclosure**  
**Sheriff's Sale of 7 Ray Thomas Lane, Bloomsburg, Pennsylvania**  
**Continued to June 11, 2014**

NO. OF PAGES: 2 (including this page)

MEMO:

**If there are any problems receiving this transmission, please call Lisa Fox at (717) 274-3644.**

**NOTICE:** The documents and information comprising this fax transmission are privileged and confidential, and intended only for the use of the "recipient" identified above. Any use, dissemination, distribution, or copying of any part of this fax transmission by anyone other than the recipient identified above is strictly prohibited. If you have received this fax transmission by mistake, call us collect at the above number for instructions on how to return this fax transmission to us. We will reimburse you for your expenses.





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May 8, 2014

**VIA FACSIMILE - (570) 389-5625**  
**AND U.S. MAIL**

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Sheriff of Columbia County  
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35 West Main Street  
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**Re: FNB Bank, N.A. vs. Jeffery S. Thomas**  
**No. 2013-CV-1239 - Mortgage Foreclosure**  
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**Continued to June 11, 2014**

Dear Sheriff Chamberlain:

As you are aware, Jeffery S. Thomas has filed a Petition for Relief in the United States Bankruptcy Court. FNB Bank, N.A. has not yet secured relief from the automatic stay. Therefore, I request that you cancel the Sheriff's Sale, which has been continued to June 11, 2014, and return the Writ to the Prothonotary.

If you have any questions or comments, please feel free to contact me.

Very truly yours,



MARC A. HESS

/s/

cc: Mr. Gennero D. Mucci, FNB Bank, N.A.

**HENRY & BEAVER LLP**

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Retired

TELEPHONE

(717) 274-3644

FAX

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WRITER'S E-MAIL

hess@henrybeaver.com

**FAX COVER SHEET**

DATE: March 18, 2014

RECIPIENT: Timothy T. Chamberland, Sheriff of Columbia County - 570-389-5625  
cc: Daniel J. Rheam, Esquire - 570-524-0944

FROM: Marc A. Hess, Esquire

RE: **FNB Bank, N.A. vs. Jeffery S. Thomas**  
**No. 2013-CV-1239 - Mortgage Foreclosure**  
**Sheriff's Sale of 7 Ray Thomas Lane, Bloomsburg, Pennsylvania**  
**Scheduled for March 19, 2014**

NO. OF PAGES: 3 (including this page)

**MEMO:**

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National Board of Trial Advocacy

March 18, 2014

**VIA FACSIMILE - (570) 389-5625**  
**AND U.S. MAIL**

Mr. Timothy T. Chamberland  
Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

**Re: FNB Bank, N.A. vs. Jeffery S. Thomas**  
**No. 2013-CV-1239 - Mortgage Foreclosure**  
**Sheriff's Sale of 7 Ray Thomas Lane, Bloomsburg, Pennsylvania**  
**Scheduled for March 19, 2014**

Dear Sheriff Chamberland:

As you are aware, Jeffery S. Thomas, Defendant in the above matter, filed a Petition for Relief under Chapter 13 of the United States Bankruptcy Code in the Middle District of Pennsylvania to Case No. 5-14-01171-RNO on March 17, 2014.

## Henry &amp; Beaver LLP

Page 2  
March 18, 2014

In light of the same, please continue the Sheriff's Sale to the continued sale date of June 11, 2014. Please announce the continuance to all parties in attendance at the sale scheduled to be held March 19, 2014.

The Bank will be reviewing this matter to determine whether it is appropriate to seek an Order for relief from the automatic stay from the Bankruptcy Court in order to proceed with a Sheriff's Sale on June 11, 2014.

Thank you for your attention to this matter. If we do not pursue a Motion for Relief from Automatic Stay or receive a timely Order, we will notify you in advance of the continued Sheriff's Sale date.

Very truly yours,

A handwritten signature in black ink, appearing to read 'MARC A. HESS', written over the typed name.

MARC A. HESS

/s/

cc: Mr. Gennero D. Mucci, FNB Bank, N.A.  
Ms. Elizabeth A. Schalk, Fulton Bank, N.A.  
Daniel J. Rheam, Esquire - Via Facsimile (570) 524-0944

533 N. Derr Drive  
Lewisburg, PA 17837

---

# **confidential** **fax**

**To:** Columbia County Sheriff's Office  
**Fax Number:** 570-389-5625

**From:** Kaleena B. Gritzer, Legal Assistant - Rheam Law, P.C.  
**Fax Number:**  
**Business Phone:** (570) 524-2344  
**Home Phone:**

**Pages:** 3  
**Date/Time:** 3/17/2014 6:04:33 PM  
**Subject:** 7 Ray Thomas Lane, Bloomsburg, PA 17815 (Sheriff Sale)

---

To Whom it May Concern,

Mr. Jeffery Scott Thomas, who owns the property located at 7 Ray Thomas Lane, Bloomsburg, PA 17815 has filed a Chapter 13 Bankruptcy, Case #: 5:14-bk-01171. I have attached a copy of the Notice of Bankruptcy filing. The Attorney for FNB Bank is aware and said he was going to contact you. I will call tomorrow to make sure you received my fax. Should you have any questions please contact our office at 570-524-2344. This should put the Sheriff Sale on hold.

Thank you,

Kaleena B. Gritzer  
Paralegal

United States Bankruptcy Court  
Middle District of Pennsylvania

**Notice of Bankruptcy Case Filing**



A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 03/17/2014 at 5:30 PM and filed on 03/17/2014.

**Jeffery Scott Thomas**  
7 Ray Thomas Lane  
Bloomsburg, PA 17815  
SSN / ITIN: xxx-xx-0837  
*aka Jeffery S Thomas*

The case was filed by the debtor's attorney:

**Daniel J. Rheam**  
533 North Derr Drive  
Lewisburg, PA 17837  
570 524-2344

The case was assigned case number 5:14-bk-01171.

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

To view the bankruptcy petition and other documents filed in this case, please visit the following Internet link: <http://ecf.pamb.uscourts.gov/> There is an .08 fee per page or page view (charges do not apply up to the first per calendar year) and you must first register at this web site: <http://pacer.psc.uscourts.gov/>

Public access computer terminals are also available at the Clerk's Office's two locations, 9:00 am to 4:00 pm, M-F (closed on all federal holidays): Max Rosenn US Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701 and Ronald Reagan Federal Building and Courthouse, 228 Walnut Street, Harrisburg, PA 17101.

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

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

<b>PACER Service Center</b>			
<b>Transaction Receipt</b>			
03/17/2014 17:48:58			
<b>PACER Login:</b>	dr0114	<b>Client Code:</b>	
<b>Description:</b>	Notice of Filing	<b>Search Criteria:</b>	5:14-bk-01171
<b>Billable Pages:</b>	1	<b>Cost:</b>	0.10

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

<u>Plaintiff</u>	<u>Defendant</u>
FNB BANK N.A.	JEFFREY THOMAS
vs.	
<b>Attorney for the Plaintiff:</b> HENRY & BEAVER LLP P.O. BOX 1140 LEBANON, PA 17042	
<b>Sheriff's Sale Date:</b> Wednesday, March 19, 2014	
<b>Writ of Execution No. :</b> 2013CV1239	
<b>Advance Sheriff Costs:</b> \$1,350.00	

**Location of the real estate:** 7 RAY THOMAS LANE, BLOOMSBURG, PA 17815

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Copies	\$11.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$220.00

**Total Sheriff Costs** **\$2,318.86**

## Municipal Costs

Current Taxes	\$647.48
---------------	----------

**Total Municipal Costs** **\$647.48**

## Distribution Costs

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

**Total Distribution Costs** **\$55.00**

**Grand Total:** **\$3,021.34**

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)

© Columbia County Sheriff, Bloomsburg, PA



# SHERIFF'S SALE COST SHEET

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

— DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>315.00</u>	
— LEVY (PER PARCEL	\$15.00	
— MAILING COSTS	\$ <u>78.00</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>11.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>597.00</u>

— WEB POSTING	\$150.00	
— PRESS ENTERPRISE INC.	\$ <u>1261.86</u>	
— SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1486.86</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>617.48</u>	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>652.48</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>220.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>—</u>

TOTAL COSTS (OPENING BID) \$ 3021.34



Henry & Beaver, LLC  
ATTORNEYS AT LAW

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February 17, 2014

Office of the Prothonotary  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

**Re: FNB Bank, N.A. vs. Jeffery S. Thomas**  
**No. 2013-CV-1239**

Dear Clerk:

Enclosed please find an original and one copy of an Affidavit of Service to be filed in the above matter. Please file the original upon receipt and time-stamp and return the copy to me in the enclosed self-addressed, stamped envelope.

Thank you for your attention to this matter. If you have any questions or comments, please feel free to contact me.

Very truly yours,



MARC A. HESS

/s/  
encl.

cc: Mr. Gennero D. Mucci, FNB Bank, N.A. - w/encl.  
Columbia County Sheriff's Office - w/encl.

HENRY & BEAVER LLP  
By: Marc A. Hess  
Identification No. 55774  
937 Willow Street  
P.O. Box 1140  
Lebanon, PA 17042-1140  
(717) 274-3644

FNB BANK, N.A.	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
vs.	:	
	:	No. 2013-CV-1239
JEFFERY S. THOMAS,	:	
Defendant	:	IN MORTGAGE FORECLOSURE

**AFFIDAVIT OF SERVICE**

COMMONWEALTH OF PENNSYLVANIA :  
 : ss.  
COUNTY OF LEBANON :

I, Lisa I. Fox, of the law firm of Henry & Beaver LLP, depose and state that:

1. I forwarded a certified true and correct copy of the attached Notice of Sheriff's Sale Pursuant to Pennsylvania Rule of Civil Procedure 3129.2, Exhibit "A", by first class United States mail, proper postage prepaid, on January 7, 2014, to:

<u>Name</u>	<u>Address</u>
Jeffrey S. Thomas	7 Ray Thomas Lane Bloomsburg, PA 17815
FNB Bank, N.A.	One Penn Square Lancaster, PA 17602

Regency Finance Company	2409 Columbia Blvd. Bloomsburg, PA 17815
FNB Bank, N.A.	354 Mill Street Danville, PA 17821
Mortgage Electronic Registration Systems, Inc. a/k/a MERS	1901 East Voorhees Street, Suite C Danville, IL 61834
Johanna A. Thomas	7 Ray Thomas Lane Bloomsburg, PA 17815
C. E. Beck	32 National Transit Building Oil City, PA 16301
Amoco Production Company	P.O. Box 3092 Houston, TX 77001
Bloomsburg Area School District	728 East Fifth Street Bloomsburg, PA 17815
Hemlock Township	26 Firehall Road Bloomsburg, PA 17815
Tax Collector, Hemlock Township	Denise D. Ottaviani 116 Frosty Valley Road Bloomsburg, PA 17815
Columbia County Tax Claim	Main Street County Annex 11 West Main Street Bloomsburg, PA 17815
Columbia County Treasurer	Columbia County Courthouse 11 West Main Street Bloomsburg, PA 17815
Columbia County Domestic Relations Support Division	Columbia County Courthouse 11 West Main Street Bloomsburg, PA 17815
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Department 280946 Harrisburg, PA 17125-0946

Commonwealth of Pennsylvania  
Department of Welfare

P.O. Box 2675  
Harrisburg, PA 17105

Commonwealth of Pennsylvania  
Bureau of Individual Taxes  
Inheritance Tax Division  
Attn: John Murphy

6<sup>th</sup> Floor, Strawberry Square  
Department 280601  
Harrisburg, PA 17128

Department of Public Welfare  
T.P.L. Casualty Unit  
Estate Recovery Program

Willow Oak Building  
P.O. Box 8486  
Harrisburg, PA 17105

Internal Revenue Service  
Federal Estate Tax  
Special Procedures Branch

600 Arch Street  
P.O. Box 1205  
Philadelphia, PA 19105

Internal Revenue Service  
Advisory Unit

600 Arch Street, Room 3259  
Philadelphia, PA 19106

Attached hereto as Exhibit "B" and made a part hereof are the United States  
Postal Service Form 3817 Certificates of Mailing.

On January 10, 2014, the following mailings were returned undelivered by the  
U.S. Postal Service.


<u>Name</u>	<u>Address</u>
Johanna A. Thomas	7 Ray Thomas Lane Bloomsburg, PA 17815
C. E. Beck	32 National Transit Building Oil City, PA 16301

The returned envelopes are attached hereto as Exhibit "C" and made a part hereof.

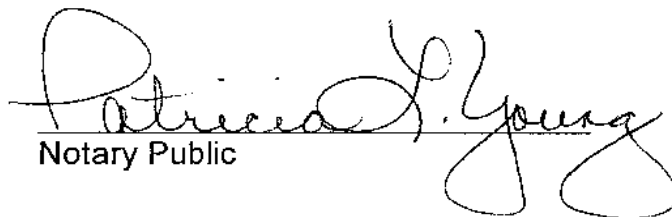
2. I also forwarded a true and correct copy of the attached Notice of Sheriff's  
Sale Pursuant to Pennsylvania Rule of Civil Procedure 3129.2, Exhibit "A", by First  
Class United States Mail, Certified, Return Receipt Requested, on <<date mailed>> to  
the Defendant, as follows:

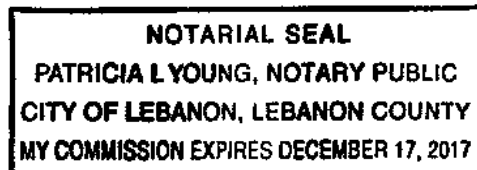
<u>Name</u>	<u>Address</u>	<u>Service</u>
Jeffrey S. Thomas	7 Ray Thomas Lane Bloomsburg, PA 17815	Returned Marked "Return to Sender Unclaimed"

Attached hereto as Exhibit "D" and made a part hereof is the United States  
Postal Service Domestic Return Receipt, Receipt for Certified Mail and returned  
envelope.

  
\_\_\_\_\_  
LISA I. FOX

Sworn to and subscribed to before me  
this 14<sup>th</sup> day of February,  
2014.

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



HENRY & BEAVER LLP  
By: Marc A. Hess  
Identification No. 55774  
937 Willow Street  
P.O. Box 1140  
Lebanon, PA 17042-1140  
(717) 274-3644

FNB BANK, N.A.

Plaintiff

vs.

JEFFERY S. THOMAS,

Defendant

: IN THE COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW

: No. 2013-CV-1239 2013-ED-212

: IN MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE PURSUANT TO**  
**PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.2**

TAKE NOTICE that a Sheriff's sale of valuable real estate will be held in the  
Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, Pennsylvania on

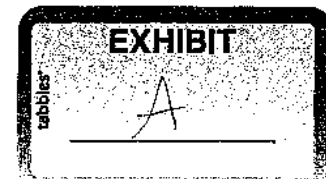
March 19  
9:00, 2014  
A.M.  
PREVAILING LOCAL TIME

of all the estates, rights, titles, properties, claims and demands of the property of Jeffrey  
S. Thomas which are more fully described below:

OWNER OF PROPERTY: Jeffrey S. Thomas

LOCATION OF PROPERTY  
TO BE SOLD:

7 Ray Thomas Lane  
Bloomsburg, Hemlock Township,  
Columbia County, Pennsylvania



DESCRIPTION OF PROPERTY

TO BE SOLD:

A legal description is attached hereto,  
incorporated herein and identified as Exhibit  
"A".

IMPROVEMENTS ON PROPERTY: together with all improvements  
and appurtenances.

This Sheriff's sale takes place pursuant to a Judgment against Jeffrey S. Thomas  
in favor of FNB Bank, N.A. which Judgment was entered at No. 2013-CV-1239 in the  
amount of:

Principal -	\$ 112,471.81
Interest to 8/22/2013 -	2,637.70
Late Fees to 8/22/2013- -	137.88
Pre-Foreclosure Unreimbursed Legal Fees -	949.01
Credit for Unapplied Balance -	(407.57)
Attorney's Fees for Foreclosure (estimated herein, actual to be collected) -	2,500.00
Total -	<u>\$ 118,288.83</u>

Plus interest after August 22, 2013, and continuing after entry of judgment at the  
contract rate (\$18.49 per diem), actual attorney's fees incurred, additional late fees after  
August 22, 2013 at the contract rate, costs of suit and all other amounts, fees and costs  
incidental to suit, execution and levy. If you have a question about the full amount due  
and owing through the date of Sheriff's Sale, you can get that information by contacting  
the attorney whose name, address and telephone number appears below.

TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a  
date not later than thirty (30) days after the Sheriff's sale and distribution will be made in  
accordance with that Schedule of Distribution unless exceptions are filed thereto within  
ten (10) days after the filing of the Schedule of Distribution. No further notice of the  
filing of Schedule of Distribution will be given.

YOU MAY HAVE A LIEN OR OTHER INTEREST IN THE ABOVE PROPERTY.  
Any lien or interest you have in the above property may be forever lost or otherwise  
impaired if you do not properly take action to protect such lien or interest. You may



have legal rights to prevent any lien or interest you have in the above property from being lost or otherwise impaired. For example, before the Sheriff's Sale, you may file a petition with the above Court of Common Pleas in order to open or strike the above judgment, or to stay or set aside the Sheriff's Sale, if you feel you have a defense or objection to the judgment or the execution procedures used, or for any other proper causes. After the Sheriff's Sale, but before delivery of the Sheriff's Deed to the real property, a petition to set aside the Sheriff's Sale for a grossly inadequate price or for any other proper causes also may be filed with said Court. You also may have the right to free legal help. A lawyer can advise you more specifically of these and other rights you may have regarding the above matters. If you wish to exercise your rights, however, you must act promptly or you may lose such rights.

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 FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

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

Timothy T. Chamberlain  
Sheriff of Columbia County



Marc A. Hess  
I.D. #55774  
HENRY & BEAVER LLP  
Attorney for Plaintiff

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

BEGINNING at a P.K. nail in the center of State Route No. 4007, being a common corner of lands now or formerly of Margaret J. Thomas; thence along Thomas the following courses and distances, North 24 degrees 39 minutes 40 seconds West, 109.24 feet to an iron pin (set); thence South 77 degrees 58 minutes 00 seconds West, 176.80 feet to an iron pin (set); thence South 06 degrees 56 minutes 00 seconds West, 214.90 feet to an iron pin (set); thence South 55 degrees 44 minutes 00 seconds West, 23.20 feet to an iron pin (set); thence along other lands now or formerly of Margaret J. Thomas the following courses and distances, North 59 degrees 20 minutes 40 seconds West, 29.00 feet to an iron pin (set); thence North 79 degrees 41 minutes 00 seconds West, 41.50 feet to an iron pin (set); thence North 00 degrees 36 minutes 00 seconds East, 122.26 feet to an iron pin (set); thence North 60 degrees 59 minutes 20 seconds West, 815.62 feet to an iron pin (set) in line of land now or formerly of John A. and Angela S. Yohey; thence along Yohey North 49 degrees 53 minutes 50 Seconds East, 829.00 feet to an iron pin (found); thence along Yohey South 24 degrees 24 minutes 40 seconds East, 988.24 feet to a P.K. nail (set) in the center of State Route No. 4007; thence along said State Route South 06 degrees 26 minutes 10 seconds West, 10.22 feet to a P.K. nail (set), the place of BEGINNING.

CONTAINING 10.70 acres. The aforesaid description is taken from a survey draft done by Thomas H. Parr, P.L.S., dated March 4, 1996. Being designated as Tract #1 on said survey, which is recorded in Columbia County Map Book 7 at Page 1027.

BEING the same premises which Jeffrey S. Thomas and Johanna A. Thomas, now Johanna A. Summa, by their Deed dated June 3, 2011, and recorded June 8, 2011, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, at Instrument No. 201105573, granted and conveyed unto Jeffrey S. Thomas.

KNOWN AS 7 Ray Thomas Lane, Bloomsburg, Pennsylvania

PARCEL NO. 18-02-017-07



Lebanon, PA 17042-1140

☐ Insured

### Postmark and

Addresssee (Name, Street, City, State, & ZIP Code™)

Jeffrey S. Thomas

7 Ray Thomas Lane  
Arlington, MA 01761  
617-651-1111

Bloomsburg, PA 17815

FNB Bank, N.A.

c/o Fulton Financial Corp.

One Pent Square

Lancaster, PA 17602

Regency Finance Company

2409 Columbia Blvd.

Bloomington, PA 17815

FNB Bank, N.A.

# One Penn Square

Lancaster, PA 17602

~~FNB-Bank, N.A.~~

354 Mill Street

Danville, PA 17821

## Mortgage Electronic Registration

Systems, Inc. a/k/a MERS

1901 East Voorhees Street, Suite C  
Durham, NC 27704

Danville, IL 61834

Johanna A. Thomas

7 Ray Thomas Lane

Bloomsburg, PA 17815

C. E. Beck

32 National Transit Building

Oil City, PA 16301

Received at Post Office  
Labeled by Sender

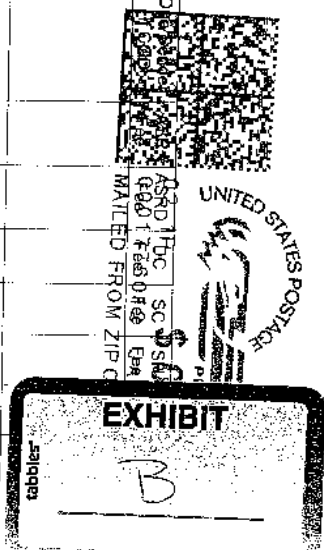
1c

Postmaster: Per (Name of receiving employee)

PS Form 3877, June 2011 (Page 1 of 2)

**Complete by Typewriter, Ink, or Ball Point Pen**

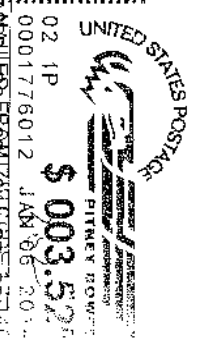
**See Privacy Act Statement on Reverse**



Name and Address of Sender  
 Marc A. Hess, Esquire  
 Henry & Beaver LLP  
 937 Willow Street  
 P.O. Box 1140  
 Lebanon, PA 17042-1140

- Check type of mail or service: **Certificates of Mailing**
- ☐ Adult Signature Required
  - ☐ Certified Mail
  - ☐ COD
  - ☐ Delivery Confirmation
  - ☐ Express Mail
  - ☐ Insured
  - ☐ Adult Signature Restricted Delivery
  - ☐ Recorded Delivery (International)
  - ☐ Registered
  - ☐ Return Receipt for Merchandise
  - ☐ Signature Confirmation

Affix Stamp Here  
 (If issued as a  
 certificate of mailing  
 or for additional  
 copies of this bill)  
 Postmark and  
 Date of Receipt



Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Duplicate if COD	Fee	Fee	Fee	Fee	Fee	Fee	Fee
1.	Ammoco Production Company P.O. Box 3092 Houston, TX 77001													
2.	Bloomington Area School District 728 East Fifth Street Bloomington, PA 17815													
3.	Hennock Township 26 Firehall Road Bloomington, PA 17815													
4.	Tax Collector, Hennock Township Denise D. Ottaviani 116 Frosty Valley Road Bloomington, PA 17815													
5.	Columbia County Tax Claim Main Street County Annex 11 West Main Street Bloomington, PA 17815													
6.	Columbia County Treasurer Columbia County Courthouse 11 West Main Street Bloomington, PA 17815													
7.	Columbia County Domestic Relations Support Division Columbia County Courthouse 11 West Main Street Bloomington, PA 17815													
8.	Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Department 280946 Harrisburg, PA 17125-0946													
Total Number of Pieces Listed by Sender: 8		Total Number of Pieces Received at Post Office: 8	Postmaster's Signature (Name of receiving employee)											

Name and Address of Sender

Marc A. Hess, Esquire  
Henry & Beaver LLP  
937 Willow Street  
P.O. Box 1140  
Lebanon, PA 17042-1140

Check type of mail or service:

- ☐ Adult Signature Required ☐ Adult Signature Restricted Delivery  
☐ Certified Mail ☐ Recorded Delivery (International)  
☐ COD ☐ Registered  
☐ Delivery Confirmation ☐ Return Receipt for Merchandise  
☐ Express Mail ☐ Signature Confirmation  
☐ Insured

Certificates of Mailing

Affix Stamp Here

(If issued as a  
certificate of mailing  
or for additional  
copies of this bill)  
Postmark and  
Date of Receipt

Postmark and  
Date of Receipt



UNITED STATES POSTAGE  
02 1P \$062.20  
0001776012 JAN 06 2014  
PITNEY BOWE  
REGISTERED MAIL  
RR041

Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Declared Value if COD	Fee	Fee	Fee	Fee	Fee	Fee
1.	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105												
2.	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division Attn: John Murphy 6th Floor, Strawberry Square Department 280601 Harrisburg, PA 17128												
3.	Department of Public Welfare I.P.L. Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105												
4.	Internal Revenue Service Federal Estate Tax Special Procedures Branch 600 Arch Street P.O. Box 1205 Philadelphia, PA 19105												
5.	Internal Revenue Service Advisory Unit 600 Arch Street, Room 3259 Philadelphia, PA 19106												
6.													
7.													
8.													

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster (Per Name of receiving employee)

PS Form 3877, June 2011 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse



Henry & Beaver,  
ATTORNEYS AT LAW

937 Willow Street  
P.O. Box 1140  
Lebanon, PA 17042-1140

*UTF*  
Johanna A. Thomas  
Ray Thomas Lane  
Bloomsburg, PA 17815



UNITED STATES POSTAGE  
PITNEY BOWES  
02 1P  
0001778012 JAN 06 2014  
MAILED FROM ZIP CODE 17046  
**\$ 000.46**

17815883301R001

NIXIE 178 DE 1009 0001/10/14  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 17842114040 \*0210-01485-07-47  
17815883301R001





Henry & Beaver

ALL ORDERS AT LAST

937 Willow Street

P.O. Box 1140

Lehman, PA 17042-1140

UP

C. E. Beck  
32 National Transit Building  
Oil City, PA 16301

NIXIE

152 DE 1009

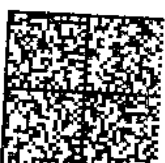
0001/10/14

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

1630140999140

SC: 17042114040

\*0213-01464-07-47



UNITED STATES POSTAGE  
PITNEY BOWES  
02 1P \$ 000.46  
0001776012 JAN 06 2014  
MAILED FROM ZIP CODE 17046

**CERTIFIED MAIL™**

7012 3050 0002 1636 4736



**Henry & Beaver**  
ATTORNEYS AT LAW

937 Willow Street  
P.O. Box 1140  
Lebanon, PA 17042-1140

7012 3050 0002 1636 4736



**RETURN RECEIPT REQUESTED**

Jeffrey S. Thomas  
7 Ray Thomas Lane  
Bloomsburg, PA 17815

**RTS**  
RETURN TO SENDER

- ☐ A ☐ INSUFFICIENT ADDRESS  
☐ C ☐ ATTEMPTED NOT KNOWN  
☐ S ☐ NO SUCH NUMBER/STREET  
☐ NOT DELIVERABLE AS ADDRESSED  
☐ UNABLE TO FORWARD

RETURN TO SENDER

UNCLAIMED

704231140 5012

7012 3050 0002 1636 4736

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**BLOOMSBURG PA 17815**

Postage	\$ 0.46
Certified Fee	\$3.10
Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.11

**0042**  
**06**  
LEBANON PA 17042  
Postmark Here  
JUL 7 2014

Sent To  
Jeffrey S. Thomas  
Street, Apt. No., or PO Box No.  
7 Ray Thomas Lane  
City, State, Zip+4  
Bloomsburg PA 17815

PS Form 3800, August 2006 See Reverse for Instructions





Rec'd 12/30/13

HENRY & BEAVER LLP  
By: Marc A. Hess  
Identification No. 55774  
937 Willow Street  
P.O. Box 1140  
Lebanon, PA 17042-1140  
(717) 274-3644

FNB BANK, N.A.

Plaintiff

vs.

JEFFERY S. THOMAS,

Defendant

: IN THE COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW

: No. 2013-CV-1239 2013-ED-212

: IN MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.2**

TAKE NOTICE that a Sheriff's sale of valuable real estate will be held in the

**Tax Notice** 2014 County & Municipality  
HEMLOCK TWP

**MAKE CHECKS PAYABLE TO:**

Denise D Ottaviani  
116 Frosty Valley Road  
Bloomsburg PA 17815

**HOURS**-MARCH & APRIL: TUE & THUR 1PM TO 6P  
JUNE 24,26,30: 1 PM TO 6 PM  
OR BY APPOINTMENT

**PHONE:**570-784-9310

FOR: COLUMBIA County

DATE  
03/01/2014

BILL NO.  
20337

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	33,639	9.146	301.51	307.66	338.43
SINKING		1.345	44.34	45.24	49.76
FIRE		1.65	54.39	55.50	61.05
TWP RE		7.5	247.24	252.29	277.52
The discount & penalty have been calculated for your convenience			647.48	660.69	726.76
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

THOMAS JEFFERY S  
7 RAY THOMAS LANE  
BLOOMSBURG PA 17815

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 10 %  
PARCEL: 18 -02 -017-07,000  
7 RAY THOMAS LN  
10.7 Acres Land 2,543 C+G  
Buildings 31,096  
Total Assessment 33,639

This tax returned  
to courthouse on:  
**January 1, 2015**

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

CL

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

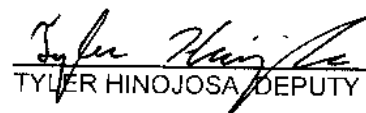


FNB BANK N.A.  
vs.  
JEFFREY THOMAS

Case Number  
2013CV1239

## SHERIFF'S RETURN OF SERVICE

02/10/2014 11:05 AM - DEPUTY TYLER HINOJOSA, 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: JEFFREY THOMAS AT CHEETA CHASSIS, BIDA COMPLEX, BERWICK, PA 18603.

  
TYLER HINOJOSA, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

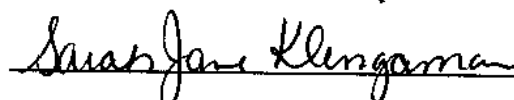
February 10, 2014

NOTARY

Affirmed and subscribed to before me this

10TH day of FEBRUARY, 2014

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



Plaintiff Attorney: HENRY & BEAVER LLP, P.O. BOX 1140, LEBANON, PA 17042

PA County Sale Agent: Talsworth, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FNB BANK N.A.  
vs.  
JEFFREY THOMAS

Case Number  
2013CV1239

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 01/24/2014

Zone:

Warrant:

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

1-10-13 6AM-6PM Mon - Thu.

Could Not Locate

570 764 6929 ? - No VM

### Serve To:

Name: JEFFREY THOMAS

Primary Address: 7 RAY THOMAS LANE

PI Cheetah Chassie 1970

AI

Ac

Ph

Att

Nat

Sen

Dat

Tim

Mile

Dep.

1st Shift  
H.R.  
Home after 6:00pm  
Red dodge Pick-up

### Final Service:

Served: Personally Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 2/10/14

Time: 11:05

Deputy: 17

Mileage:

Phone:

### Service Attempt Notes:

1. No One Home
2. N/A L/C - Wrong House
3. N/A L/C
- 4.
- 5.
- 6.

THOMAS, JEFFREY

2013CV1239

7 RAY THOMAS LANE, BLOOMSBURG, PA 17815

EXP: 01/24/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FNB BANK N.A.  
vs.  
JEFFREY THOMAS

Case Number  
2013CV1239

## SHERIFF'S RETURN OF SERVICE

02/06/2014 11:30 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 7 RAY THOMAS LANE, BLOOMSBURG, PA 17815.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

February 06, 2014

NOTARY

Affirmed and subscribed to before me this

6TH day of FEBRUARY, 2014

Plaintiff Attorney: HENRY & BEAVER LLP, P.O. BOX 1140, LEBANON, PA 17042

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FNB BANK N.A.  
vs.  
JEFFREY THOMAS

Case Number  
2013CV1239

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Posting - Sale Bill

**Manner:** < Not Specified >

**Expires:** 01/24/2014

**Zone:**

**Warrant:**

**Notes:** SHERIFF'S SALE BILL

### Serve To:

**Name:** (POSTING)

**Primary Address:** 7 RAY THOMAS LANE  
BLOOMSBURG, PA 17815

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

**Served:** Personally - Adult In Charge Posted Other

**Adult In Charge:**

**Relation:**

**Date:** 2-6-14

**Time:** 11:30

**Deputy:** 3

**Mileage:**

### Attorney / Originator:

**Name:** HENRY & BEAVER LLP

**Phone:**

### Service Attempts:

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

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
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5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2013CV1239

7 RAY THOMAS LANE, BLOOMSBURG, PA 17815

EXP: 01/24/2014

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 01/28/2014

Fee: \$5.00

Cert. NO: 17010

THOMAS JEFFERY S  
7 RAY THOMAS LANE  
BLOOMSBURG PA 17815

District: HEMLOCK TWP  
Deed: 20110 -5573  
Location: 7 RAY THOMAS LN  
Parcel Id:18 -02 -017-07,000

Assessment: 33,639  
Balances as of 01/28/2014

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF

TIMOTHY CHAMBERLAIN

By: \_\_\_\_\_

Per: \_\_\_\_\_

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FNB BANK N.A.  
vs.  
JEFFREY THOMAS

Case Number  
2013CV1239

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/24/2014

Warrant:

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

### Serve To:

Name: BLOOMSBURG AREA SCHOOL DISTRICT

Primary Address: 728 E. 5TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: MICHAEL A. UPTON

Relation: BUSINESS ADMINISTRATOR

Date: 01-02-14 Time: 0906

Deputy: 16 Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
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BLOOMSBURG AREA SCH

2013CV1239

728 E. 5TH STREET, BLOOMSBURG, PA 17815

EXP: 01/24/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FNB BANK N.A.  
vs.  
JEFFREY THOMAS

Case Number  
2013CV1239

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/24/2014

Warrant:

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

### Serve To:

Name: HEMLOCK MUNICIPAL SEWER COOPERA

Primary Address: 82 BUCKHORN ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *Cathy B. Henkender*

Relation: *D.*

Date: *01-02-14* Time: *12:36*

Deputy: *16* Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
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HEMLOCK MUNICIPAL SEW

2013CV1239

82 BUCKHORN ROAD, BLOOMSBURG, PA 17815

EXP: 01/24/2014



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FNB BANK N.A.  
vs.  
JEFFREY THOMAS

Case Number  
2013CV1239

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/24/2014

Warrant:

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

### Serve To:

Name: HEMLOCK TOWNSHIP  
Primary Address: 26 FIREHALL ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: LARINA S KRAMER

Relation: Secretary

Date: 12-30-13 Time: 13:50

Deputy: 4 Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
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5. \_\_\_\_\_
6. \_\_\_\_\_

HEMLOCK TOWNSHIP

2013CV1239

26 FIREHALL ROAD, BLOOMSBURG, PA 17815

EXP: 01/24/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FNB BANK N.A.  
vs.  
JEFFREY THOMAS

Case Number  
2013CV1239

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice

**Zone:**

**Manner:** < Not Specified >

**Expires:** 01/24/2014

**Warrant:**

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

### Serve To:

**Name:** REGENCY FINANCE COMPANY

**Primary Address:** 2409 COLUMBIA BLVD  
BLOOMSBURG, PA 17815

**Phone:** **DOB:**

**Alternate Address:** P.O BOX 442  
1301 NEW BERWICK HIGHWAY  
BLOOMSBURG, PA 17815

**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:** Shannon Sanilowice

**Relation:** Customer Service Rep

**Date:** 12-30-13 **Time:** 12:59

**Deputy:** 4 **Mileage:**

### Attorney / Originator:

**Name:** HENRY & BEAVER LLP

**Phone:**

### Service Attempts:

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

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
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5. \_\_\_\_\_
6. \_\_\_\_\_

REGENCY FINANCE COMP

2013CV1239

2409 COLUMBIA BLVD, BLOOMSBURG, PA 17815

EXP: 01/24/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FNB BANK N.A.  
vs.  
JEFFREY THOMAS

Case Number  
2013CV1239

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/24/2014

Warrant:

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

### Serve To:

Name: Denise D. Ottaviani

Primary Address: 116 Frosty Valley Road  
Bloomsburg, PA 17815

Phone: 570-784-9310

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge: Denise Ottaviani

Relation: TAX

Date: 12/30/13 Time: 13.58

Deputy: 4 Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

OTTAVIANI, DENISE D.

2013CV1239

116 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815 EXP: 01/24/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FNB BANK N.A.  
vs.  
JEFFREY THOMAS

Case Number  
2013CV1239

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/24/2014

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:

Debbie Miller

Relation:

Clerk

Date:

12-30-13

Time:

10:15

Deputy:

8

Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2013CV1239

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 01/24/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FNB BANK N.A.  
vs.  
JEFFREY THOMAS

Case Number  
2013CV1239

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 01/24/2014

Zone:

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Richendrofer

Relation: Clerk II

Date: 12-30-13

Time: 10:20

Deputy: 8

Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2013CV1239

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 01/24/2014

Document Receipt

Trans #	1688	Carrier / service:	USPS Server	First-Class Mail®	12/27/2013 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking # 7190114000600016923

Doc Ref #: 212ED2013

Postage 4.8100

PHILADELPHIA PA 19106

Document Receipt

Trans #	1687	Carrier / service:	USPS Server	First-Class Mail®	12/27/2013 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET 5TH FLOOR  
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #:	71901140006000016916
Doc Ref #:	212ED2013
Postage	4.8100

PHILADELPHIA PA 19107

Document Receipt

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Trans #	1666	Carrier / service:	USPS Server	First-Class Mail®	12/27/2013 12:00:00 AM
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Ship to:

OFFICE OF F A R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8316

Tracking #: 71901140006000016909

Doc Ref #: 212ED2013

Postage 4.8100

HARRISBURG PA 17105



Document Receipt

Trans #	1665	Carrier / service	USPS Server	First-Class Mail®	12/27/2013 12:00:00 AM
Ship to:					
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA			
DEPARTMENT 281230		Tracking #: 71901140006000016893			
		Doc Ref #: 212ED2013			
		Postage 4.8100			
HARRISBURG PA 17128					

Document Receipt

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Trans #	1684	Carrier / service:	LSPS Server	First-Class Mail®	12/27/2013 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE

PO BOX 6486

Tracking #: 71901140006000016886

Doc Ref #: 212ED2013

Postage 4.8100

HARRISBURG PA 17105

Document Receipt					
Trans #	1683	Carrier / service:	USPS Server	First-Class Mail®	12/27/2013 12:00:00 AM
Ship to:					
COMMONWEALTH OF PA					
DEPT 280601			Tracking #	71901140006000016879	
			Doc Ref #	212ED2013	
			Postage	4.8100	
HARRISBURG	PA	17128			

Document Receipt

Trans #	1682	Carrier / service:	USPS Server	First-Class Mail®	12/27/2013 12:00:00 AM
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Ship to:  
COMMONWEALTH OF PA  
PO BOX 2675

Tracking #: 71901140006000016862  
Doc Ref #: 212ED2013  
Postage: 4.8100

HARRISBURG PA 17105

## Document Receipt

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Trans #	1681	Carrier / service:	USPS Server	First-Class Mail®	12/27/2013 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

DEPT 280946

Tracking # 71901140006300016855

Doc Ref #: 212ED2013

Postage 4.6100

HARRISBURG PA 17125

## Document Receipt

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Trans #	1680	Carrier / service:	USPS Server	First-Class Mail®	12/27/2013 12:00:00 AM
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Ship to:

AMOCO PRODUCTION CO.

PO BOX 3092

Tracking #: 71901140006000016848

Doc Ref #: 212ED2013

Postage 4.8100

HOUSTON TX 77001

## Document Receipt

Trans #	1679	Carrier / service:	USPS Server	First-Class Mail®	12/27/2013 12:00:00 AM
Ship to:					
C.F. BECK					
32 NATIONAL TRANSIT BUILDING			Tracking #:	71901140006000016831	
			Doc Ref #:	212ED2013	
			Postage	4 8100	
OIL CITY	PA	16301			

## Document Receipt

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Trans #	1678	Carrier / service	USPS Server	First-Class Mail®	12/27/2013 12:00:00 AM
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## Ship to:

MORTGAGE ELECTRONIC REG.  
SYSTEMS INC.

1901 VOORHEES STREET, SUITE C

Tracking #: 71901140006000016824

Doc Ref #: 212ED2013

Postage 4.8100

DANVILLE IL 61834



Document Receipt

Trans #	1677	Carrier / service	USPS Server	First-Class Mail®	12/27/2013 12:00:00 AM
Ship to:					
FNB BANK, NA				Tracking #	71901140006000016817
354 MILL STREET				Doc Ref #	212FD2013
				Postage	4.8100
DANVILLE	PA	17821			

## Document Receipt

Trans #	1676	Carrier / service:	USPS Server	First-Class Mail®	12/27/2013 12:00:00 AM
Ship to:					
FNB BANK NA					
ONE PENN SQUARE					
			Tracking #:	71901140006000016800	
			Doc Ref #:	212ED2013	
			Postage	4.6100	
LANCASTER PA 17602					

HENRY & BEAVER LLP  
By: Marc A. Hess  
Identification No. 55774  
937 Willow Street  
P.O. Box 1140  
Lebanon, PA 17042-1140  
(717) 274-3644

217

FNB BANK, N.A.	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
vs.	:	
	:	No. 2013-CV-1239
JEFFERY S. THOMAS,	:	
Defendant	:	IN MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

FNB Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed and as of the present time the following information concerning the real property located at 7 Ray Thomas Lane, Bloomsburg, Hemlock Township, Columbia County, Pennsylvania 17815, and having a legal description as set forth on Exhibit "A" attached hereto and incorporated by reference:

1. Name and address of Owners or Reputed Owners:

<u>Name</u>	<u>Address</u>
) Jeffrey S. Thomas	7 Ray Thomas Lane Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment.

<u>Name</u>	<u>Address</u>
Jeffrey S. Thomas	7 Ray Thomas Lane Bloomsburg, PA 17815

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

<u>Name</u>	<u>Address</u>
FNB Bank, N.A.	One Penn Square Lancaster, PA 17602
2 Regency Finance Company	2409 Columbia Blvd. Bloomsburg, PA 17815

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

<u>Name</u>	<u>Address</u>
3 FNB Bank, N.A.	One Penn Square Lancaster, PA 17602
4 FNB Bank, N.A.	354 Mill Street Danville, PA 17821
5 Mortgage Electronic Registration Systems, Inc. a/k/a MERS	1901 East Voorhees Street, Suite C Danville, IL 61834

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

<u>Name</u>	<u>Address</u>
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:

<u>Name</u>	<u>Address</u>
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:

	<u>Name</u>	<u>Address</u>
	Johanna A. Thomas	7 Ray Thomas Lane Bloomsburg, PA 17815
6	C. E. Beck	32 National Transit Building Oil City, PA 16301
7	Amoco Production Company	P.O. Box 3092 Houston, TX 77001
8	Bloomsburg Area School District	728 East Fifth Street Bloomsburg, PA 17815
9	Hemlock Township	26 Firehall Road Bloomsburg, PA 17815
	Tax Collector, Hemlock Township	Denise D. Ottaviani 116 Frosty Valley Road Bloomsburg, PA 17815
	Columbia County Tax Claim	Main Street County Annex 11 West Main Street Bloomsburg, PA 17815
	Columbia County Treasurer	Columbia County Courthouse 11 West Main Street Bloomsburg, PA 17815

Columbia County Domestic Relations  
Support Division

Columbia County Courthouse  
11 West Main Street  
Bloomsburg, PA 17815

10 Commonwealth of Pennsylvania  
Department of Revenue  
Bureau of Compliance

Department 280946  
Harrisburg, PA 17125-0946

11 Commonwealth of Pennsylvania  
Department of Welfare

P.O. Box 2675  
Harrisburg, PA 17105

12 Commonwealth of Pennsylvania  
Bureau of Individual Taxes  
Inheritance Tax Division  
Attn: John Murphy

6<sup>th</sup> Floor, Strawberry Square  
Department 280601  
Harrisburg, PA 17128

13 Department of Public Welfare  
T.P.L. Casualty Unit  
Estate Recovery Program

Willow Oak Building  
P.O. Box 8486  
Harrisburg, PA 17105

Internal Revenue Service  
Federal Estate Tax  
Special Procedures Branch

600 Arch Street  
P.O. Box 1205  
Philadelphia, PA 19105

Internal Revenue Service  
Advisory Unit


600 Arch Street, Room 3259  
Philadelphia, PA 19106

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: December 24, 2013

HENRY & BEAVER LLP

By:

  
MARC A. HESS  
I.D. #55774  
Attorney for Plaintiff

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

BEGINNING at a P.K. nail in the center of State Route No. 4007, being a common corner of lands now or formerly of Margaret J. Thomas; thence along Thomas the following courses and distances, North 24 degrees 39 minutes 40 seconds West, 109.24 feet to an iron pin (set); thence South 77 degrees 58 minutes 00 seconds West, 176.80 feet to an iron pin (set); thence South 06 degrees 56 minutes 00 seconds West, 214.90 feet to an iron pin (set); thence South 55 degrees 44 minutes 00 seconds West, 23.20 feet to an iron pin (set); thence along other lands now or formerly of Margaret J. Thomas the following courses and distances, North 59 degrees 20 minutes 40 seconds West, 29.00 feet to an iron pin (set); thence North 79 degrees 41 minutes 00 seconds West, 41.50 feet to an iron pin (set); thence North 00 degrees 36 minutes 00 seconds East, 122.26 feet to an iron pin (set); thence North 60 degrees 59 minutes 20 seconds West, 815.62 feet to an iron pin (set) in line of land now or formerly of John A. and Angela S. Yohey; thence along Yohey North 49 degrees 53 minutes 50 Seconds East, 829.00 feet to an iron pin (found); thence along Yohey South 24 degrees 24 minutes 40 seconds East, 988.24 feet to a P.K. nail (set) in the center of State Route No. 4007; thence along said State Route South 06 degrees 26 minutes 10 seconds West, 10.22 feet to a P.K. nail (set), the place of BEGINNING.

CONTAINING 10.70 acres. The aforesaid description is taken from a survey draft done by Thomas H. Parr, P.L.S., dated March 4, 1996. Being designated as Tract #1 on said survey, which is recorded in Columbia County Map Book 7 at Page 1027.

BEING the same premises which Jeffrey S. Thomas and Johanna A. Thomas, now Johanna A. Summa, by their Deed dated June 3, 2011, and recorded June 8, 2011, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, at Instrument No. 201105573, granted and conveyed unto Jeffrey S. Thomas.

KNOWN AS 7 Ray Thomas Lane, Bloomsburg, Pennsylvania

PARCEL NO. 18-02-017-07



# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV1239

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

**WEDNESDAY, MARCH 19, 2014**  
**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 situate in the Township of Hemlock, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a P.K. nail in the center of State Route No. 4007, being a common corner of lands now or formerly of Margaret J. Thomas; thence along Thomas the following courses and distances, North 24 degrees 39 minutes 40 seconds West, 109.24 feet to an iron pin (set); thence South 77 degrees 58 minutes 00 seconds West, 176.80 feet to an iron pin (set); thence South 06 degrees 56 minutes 00 seconds West, 214.90 feet to an iron pin (set); thence South 55 degrees 44 minutes 00 seconds West, 23.20 feet to an iron pin (set); thence along other lands now or formerly of Margaret J. Thomas the following courses and distances, North 59 degrees 20 minutes 40 seconds West, 29.00 feet to an iron pin (set); thence North 79 degrees 41 minutes 00 seconds West, 41.50 feet to an iron pin (set); thence North 00 degrees 36 minutes 00 seconds East, 122.26 feet to an iron pin (set); thence North 60 degrees 59 minutes 20 seconds West, 815.62 feet to an iron pin (set) in line of land now or formerly of John A. and Angela S. Yohey; thence along Yohey North 49 degrees 53 minutes 50 Seconds East, 829.00 feet to an iron pin (found); thence along Yohey South 24 degrees 24 minutes 40 seconds East, 988.24 feet to a P.K. nail (set) in the center of State Route No. 4007; thence along said State Route South 06 degrees 26 minutes 10 seconds West, 10.22 feet to a P.K. nail (set), the place of BEGINNING. CONTAINING 10.70 acres. The aforesaid description is taken from a survey draft done by Thomas H. Parr, P.L.S., dated March 4, 1996. Being designated as Tract #1 on said survey, which is recorded in Columbia County Map Book 7 at Page 1027. BEING the same premises which Jeffrey S. Thomas and Johanna A. Thomas, now Johanna A. Summa, by their Deed dated June 3, 2011, and recorded June 8, 2011, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, at Instrument No. 201105573, granted and conveyed unto Jeffrey S. Thomas.  
KNOWN AS 7 Ray Thomas Lane, Bloomsburg, Pennsylvania  
PARCEL NO. 18-02-017-07

PROPERTY ADDRESS: 7 RAY THOMAS LANE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-02-017-07

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Seized and taken into execution to be sold as the property of JEFFREY THOMAS in suit of FNB BANK N.A..

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**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:  
HENRY & BEAVER LLP  
LEBANON, PA

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



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KNOWN AS 7 Ray Thomas Lane, Bloomsburg, Pennsylvania

PARCEL NO. 18-02-017-07

# REAL ESTATE OUTLINE

ED # 212-13

DATE RECEIVED 12-26-13  
DOCKET AND INDEX 12-27-13

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>77496</u>

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

SALE DATE	<u>Nov 19, 14</u>	TIME <u>0900</u>
POSTING DATE	<u>Feb. 12, 14</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Feb 12, 14</u>	
	2 <sup>ND</sup> WEEK <u>Mar 5, 14</u>	
	3 <sup>RD</sup> WEEK <u>Mar 12, 14</u>	

HENRY & BEAVER LLP  
By: Marc A. Hess  
Identification No. 55774  
937 Willow Street  
P.O. Box 1140  
Lebanon, PA 17042-1140  
(717) 274-3644

FNB BANK, N.A.  
Plaintiff

vs.

JEFFERY S. THOMAS,  
Defendant

: IN THE COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW

: No. 2013-CV-1239 2013-CV-212

: IN MORTGAGE FORECLOSURE

### 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 legal 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 certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of Three Hundred Dollars (\$300.00). There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions or other rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

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

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

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

HENRY & BEAVER LLP

By: 

MARC A. HESS  
I.D. #55774  
937 Willow Street  
P.O. Box 1140  
Lebanon, PA 17042  
(717) 274-3644  
Attorney for Plaintiff

#### AMERICANS WITH DISABILITIES ACT OF 1990

The Court of Common Pleas of Columbia County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact the Court Administrator's Office at (570) 389-5667. All arrangements must be made at least 72 hours prior to any hearing or business before the Court. You must attend the scheduled conference or hearing.

HENRY & BEAVER LLP  
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Identification No. 55774  
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FNB BANK, N.A.

Plaintiff

vs.

JEFFERY S. THOMAS,

Defendant

: IN THE COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW

: No. 2013-CV-1239 2013-EP-212

: IN MORTGAGE FORECLOSURE

**WRIT OF EXECUTION**

COMMONWEALTH OF PENNSYLVANIA :

: ss.

COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against Jeffrey S. Thomas,  
Defendant.

1. You are directed to levy upon the property of the Defendant **commonly known as 7 Ray Thomas Lane, Bloomsburg, Hemlock Township, Columbia County, Pennsylvania 17815, and as more fully described on Exhibit "A" attached hereto.**

2. You are directed to attach the property of the Defendant not levied upon in the possession of: n/a

3. If property of the Defendant not levied upon and subject to attachment is found in the possession of anyone other than a named Garnishee, you are directed to notify him/her that he/she has been added as a Garnishee and is enjoined as above stated.

4. Amount Due:

Principal -	\$ 112,471.81
Interest to 8/22/2013 -	2,637.70
Late Fees to 8/22/2013-	137.88
Pre-Foreclosure Unreimbursed Legal Fees -	949.01
Credit for Unapplied Balance -	(407.57)
Attorney's Fees for Foreclosure (estimated herein, actual to be collected) -	2,500.00
O.C.C.P. -	
This Writ -	

**Plus** interest after August 22, 2013, and continuing after entry of judgment at the contract rate (\$18.49 per diem), actual attorney's fees incurred, additional late fees after August 22, 2013 at the contract rate, costs of suit and all other amounts, fees and costs incidental to suit, execution and levy.

Seal of the Court  
12-26-13

Barbara D. Silvestri  
Prothonotary  
Prothonotary of Sup. Courts  
My Com. Exp. 1st Monday in 2018 4  
By: Kelly P. Brewer  
Deputy