



pennsylvania
DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO Box 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions

RECORDER'S USE ONLY

3 Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name McCabe, Weisberg and Conway, P.C. Telephone Number 215-790-1010

Mailing Address 123 S. Broad Street, Suite 1400 City Philadelphia State PA Zip Code 19109

B. TRANSFER DATA

Grantor(s)/Lessor(s) Sheriff of Columbia C. Date of Acceptance of Document

Mailing Address 35 West Main Street Grantee(s)/Lessee(s) M&T Bank
Mailing Address 1 Plaza Drive

City Bloomsburg State PA Zip Code 17815 City Buffalo State NY Zip Code 14203

D. REAL ESTATE LOCATION

Street Address 2745 B State Route 487 City, Township, Borough Fishingcreek(city) / Fishing Creek
County Columbia School District Tax Parcel Number 15-05-002-08

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

1. Actual Cash Consideration <u>\$84,782.60</u>	2. Other consideration <u>+ 0.00</u>	3. Total Consideration <u>= \$84,782.60</u>
4. County Assessed Value <u>\$40,741.00</u>	5. Common Level Ratio Factor <u>x 3.55</u>	6. Fair Market Value <u>= \$144,630.55</u>

F. EXEMPTION DATA

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

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☐ Transfer from mortgage to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger, or division. (Attach copy of article.)
- ☐ Other (Please explain exemption claimed.) This is a deed of correction to correct sheriff's deed recorded on August 12, 2013 in Instrument #201307612

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

Signature of Correspondent or Responsible Party

Date

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

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 JUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 202
4021 UNIVERSITY DRIVE
FAIRFAX, VA 22030
(866) 656-0379
FAX (301) 490-1568

SUITE 800
312 MARSHALL AVENUE
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 100
30 BUXTON FARMS ROAD
STAMFORD, CT 06905
(203) 992-8200
FAX (855) 425-1979

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DELAWARE 19803
(302) 409-3520
FAX 855-425-1980

January 28, 2014

Sheriff's Office
Columbia County
35 West Main Street
Bloomsburg, Pennsylvania 17815
Attn: Sheriff Timothy Chamberlain

Re: First Columbia Bank & Trust Co.
vs.
Ryan R. Crispell and Karen Y. Crispell
Columbia County, Court of Common Pleas, No. 1756-12
Premises: 2745 B State Route 487, Fishingcreek, Pennsylvania 17859
Date of Sheriff's Sale: July 10, 2013

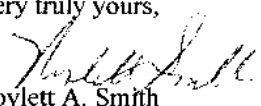
Dear Sheriff Chamberlain:

Enclosed please find two realty transfer tax affidavits for corrective sheriff's deed with regards to above referenced matter.

Please be advised that title to this property should be transferred to **M&T Bank, 1 Plaza Drive, Buffalo, NY 14203** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,


Novlett A. Smith
Legal Assistant

/nas
Enclosures

STATE OF

COUNTY OF

)
) SS:
)

On this, the ____ day of _____, 20____, before me, a
Notary Public, the undersigned officer, personally appeared
_____, who acknowledged himself/herself to be the
_____, of MT Consumer, and that he/she, as such
_____, and being authorized to do so, executed the foregoing
instrument for the purposes therein contained by signing the name of the entity by himself/herself
as _____.

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

Notary Public

I hereby certify that the precise address of the within named Grantee is:

Timothy T. Chamberlain
Sheriff of Columbia County

Prepared by:

Elwood R. Harding, Jr., Esquire
Harding & Hill, LLP
38 West Third Street
Bloomsburg, PA 17815
Phone: (570) 784-6770

Timothy Chamberlain

From: Dolores Harding [dolores@hardingandhill.com]
Sent: Tuesday, October 29, 2013 2:18 PM
To: Timothy Chamberlain
Subject: RE: Crispell deed

Tim

Woody tells me that if the deed to MT Consumer was recorded we can't just do a corrective deed to M & T Bank. MT Consumer is now the record owner – they would need to sign the deed or at least join in the corrective deed.

From: Timothy Chamberlain [mailto:tchamberlain@columbiapa.org]
Sent: Tuesday, October 29, 2013 11:51 AM
To: Dolores Harding
Subject: RE: Crispell deed

Sure

From: Dolores Harding [mailto:dolores@hardingandhill.com]
Sent: Tuesday, October 29, 2013 11:50 AM
To: Timothy Chamberlain
Subject: RE: Crispell deed

OK

Tim, when you or Sarah put stuff in our box for me- can you mark my name on it on a sticky – they get all bent out of shape if the
Thanks know who to give it to -

From: Timot
Sent: Tuesd
To: Dolores
Subject: Cri

Dolores,
You probably
prothy's offic
Tim

Tim -
I have tried to reach them
but we are having phone
issues - I did a corrective
deed that they need to join in
and they need to provide an
affidavit of value & recording costs

the info in your box in

McCABE, WEISBERG & CONWAY, P.C.
ATTORNEYS AT LAW
123 S. BROAD STREET SUITE 1400
PHILADELPHIA, PA 19109
(215) 790-1010



3-50/310



NO.

201050

PAY: One Hundred Thirty *****

DATE

AMOUNT

00/100

Oct 23/2013 ACCOUNT \$130.00
VOID AFTER 90 DAYS

TO THE Sheriff of Columbia County
ORDER OF

Thomas A. Weisberg

Cost for Corrective Sheriff's Deed 401-0120

⑈201050⑈ ⑆031000503⑆ 2000012430048⑈

Distribution

First Columbia Bank & Trust Co.

VS. Ryan R. Crispell

NO. 1756-2012 JD

DATE OF SALE: July 10, 2013

NO. 71-2013 ED

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) July 10, 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 _____ for the price or sum of \$84,782.62 (Eighty Thousand Seven Hundred Eighty Two & 62/100) Dollars.

_____ 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	\$ 80,000.00	
Poundage	1,600.00	
Transfer Taxes	2,932.62	
Total Needed to Purchase	lien search 250.00	\$ 84,782.62
Amount Paid Down		8,478.26
Balance Needed to Purchase		76,304.36

EXPENSES:

Columbia County Sheriff - Costs	\$ 400.00	
Poundage	1,600.00	\$ 2,000.00
Newspaper		1,792.50
Printing		-0-
Solicitor		75.00
Columbia County Prothonotary		10.00
Columbia County Recorder of Deeds -	Deed copy work	55.00
	Realty transfer taxes	1,466.31
	State stamps	1,466.31
Tax Collector ()	-0-
Columbia County Tax Assessment Office		5,593.39
State Treasurer		120.00
Other:		150.00
		250.00

TOTAL EXPENSES: \$ 12,978.51

Total Needed to Purchase	\$ 84,782.62
Less Expenses	12,978.51
Net to First Lien Holder	71,804.11
Plus Deposit	1,350.00
Total to First Lien Holder	\$ 73,019.38
2nd lien holder	134.73

Sheriff's Office, Bloomsburg, Pa.

So answers

[Signature]

Sheriff

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

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4021 UNIVERSITY DRIVE
FAIRFAX, VA 22030
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216 HADDON AVENUE
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(856) 858-7080
FAX (856) 858-7020

SUITE 100
30 BUXTON FARMS ROAD
STAMFORD, CT 06905
(203) 992-8200
FAX (855) 425-1979

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DELAWARE 19803
(302) 409-3520
FAX 855-425-1980

July 19, 2013

Sheriff's Office
Columbia County
35 West Main Street
Bloomsburg, Pennsylvania 17815
Attn: Sheriff Timothy Chamberlain

Re: First Columbia Bank & Trust Co.
vs.
Ryan R. Crispell and Karen Y. Crispell
Columbia County, Court of Common Pleas, No. 1756-12
Premises: 2745 B State Route 487, Fishingcreek, Pennsylvania 17859
Date of Sheriff's Sale: July 10, 2013

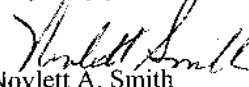
Dear Sheriff Chamberlain:

Enclosed please find check in the amount of \$76,304.36 which represents the amount necessary to complete settlement with regards to above referenced matter.

Please be advised that title to this property should be transferred to **MT Consumer, 1100 Wehrle Drive, Williamsville, NY 14221** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,


Novlett A. Smith
Legal Assistant

/nas
Enclosures

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

First Columbia Bank Trust vs Karen & Ryan Crispell

NO. 71-13 ED NO. 1756-12 JD

DATE/TIME OF SALE: July 10 0900

BID PRICE (INCLUDES COST) \$ 80,000.00

POUNDAGE - 2% OF BID \$ 1600.00

TRANSFER TAX - 2% OF FAIR MKT \$ 2932.62

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 84782.62

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 84782.62

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____



PA IOLTA BOARD
FREISHER & GREGOROWICZ ESCROW ACCOUNT
401 S MARKET STREET
BLOOMSBURG, PA 17815

FIRST COLUMBIA BANK & TRUST CO.
60-593/313

4239

7/10/2013

PAY TO THE
ORDER OF COLUMBIA COUNTY SHERIFF

\$ **8,478.26

Eight Thousand Four Hundred Seventy-Eight and 26/100*****

DOLLARS

MEMO

Crispell
SHERIFF SALE

⑈004239⑈ ⑈031305936⑈

300008513E⑈

Michael E. Hargrove
AUTHORIZED SIGNATURE

DOCUMENT INCLUDES VISIBLE FIBERS, CHEMICAL REACTIVE PROPERTIES AND FEATURES A FOLIO HOLOGRAM

81042

MCCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010



3-50/310

NO.

Pay: Seventy Six Thousand Three Hundred Four ***** 36/100

DATE

AMOUNT

Jul/19/2013 \$76,304.36

ESCHROW TRUST

VOID AFTER 90 DAYS

Thomas M. McCabe

TO THE Sheriff of Columbia County

ORDER

OF

Balance Due Sheriff Crispell, Ryan #401-0120

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

⑈081042⑈ ⑈031000503⑈ ⑈000012430022⑈

MP

See us by Features Included



Details on Back

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

First Columbia Bank Trust vs Karen & Ryan Crisell

NO. 7-13 ED NO. 1756-12 JD

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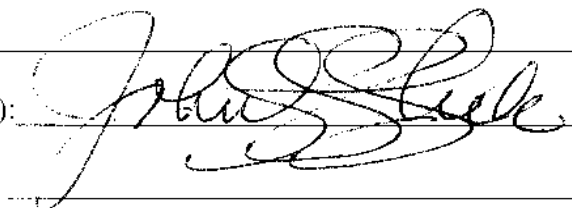
MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 84782.62

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 84782.62

LESS DEPOSIT: \$ 8478.26

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 76304.36

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FIRST COLUMBIA BANK & TRUST CO

vs.

Defendant
KAREN YANORY CRISPELL
RYAN CRISPELL

Attorney for the Plaintiff:
HOURIGAN, KLUGER & QUINN, P.C.
600 THIRD AVENUE
KINGSTON, PA 18704

Sheriff's Sale Date: Wednesday, July 10, 2013

Writ of Execution No. : 2012CV1756

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2745B STATE ROUTE 487, ORANGEVILLE, PA 17859

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	\$30.00
- Posting Handbill	\$15.00
- Press Enterprise Inc.	\$1,792.50
- 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	\$165.00
- Service Mileage	\$12.00
- Distribution Form	\$25.00
- Copies	\$5.50
- Notary Fee	\$15.00
- Surcharge	\$120.00

Total Sheriff Costs **\$2,547.50**

Municipal Costs

- Delinquent Taxes	\$5,593.39
--------------------	------------

Total Municipal Costs **\$5,593.39**

Distribution Costs

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

Grand Total: **\$8,195.89**

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 SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</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>55.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>400.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1792.50</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>2017.50</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5593.39</u>	
TOTAL *****		\$ <u>5593.39</u>

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 8195.89

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
KAREN YANORY CRISPELL (et al.)

Case Number
2012CV1756

SHERIFF'S RETURN OF SERVICE

06/05/2013 01:57 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 2745B STATE ROUTE 487, ORANGEVILLE, PA 17859.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

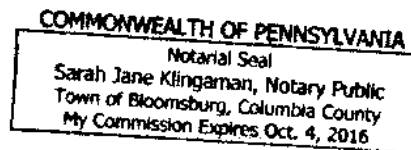

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 05, 2013

NOTARY

Affirmed and subscribed to before me this

5TH day of JUNE, 2013





Plaintiff Attorney: HOURIGAN, KLUGER & QUINN, P.C., 600 THIRD AVENUE, KINGSTON, PA 18704

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO
vs.
KAREN YANORY CRISPELL (et al.)

Case Number
2012CV1756

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Expires: 05/31/2013

Zone:

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 2745B STATE ROUTE 487
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

Attorney / Originator:

Name: HOURIGAN, KLUGER & QUINN, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2012CV1756

2745B STATE ROUTE 487, ORANGEVILLE, PA 17859

EXP: 05/31/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
KAREN YANORY CRISPELL (et al.)

Case Number
2012CV1756

SHERIFF'S RETURN OF SERVICE

05/07/2013 03:31 PM - DEPUTY RAYMOND TONKINSON, 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: KAREN YANORY CRISPELL AT 17 VANTAGE DR, ORANGEVILLE, PA 17859.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

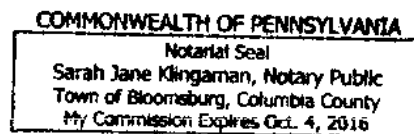

TIMOTHY T. CHAMBERLAIN, SHERIFF

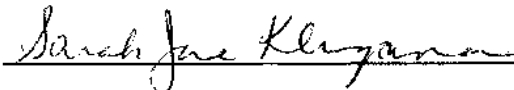
May 08, 2013

NOTARY

Affirmed and subscribed to before me this

8TH day of MAY, 2013





Plaintiff Attorney: HOURIGAN, KLUGER & QUINN, P.C., 600 THIRD AVENUE, KINGSTON, PA 18704

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
KAREN YANORY CRISPELL (et al.)

Case Number
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05/07/2013 03:31 PM - DEPUTY RAYMOND TONKINSON, 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 KAREN CRISPELL, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR RYAN CRISPELL AT 17 VANTAGE DR, ORANGEVILLE, PA 17859.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

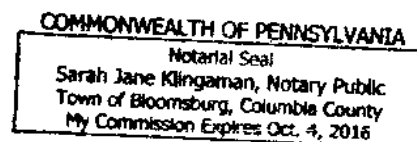

TIMOTHY T. CHAMBERLAIN, SHERIFF

May 08, 2013

NOTARY

Affirmed and subscribed to before me this

8TH day of MAY, 2013





Plaintiff Attorney: HOURIGAN, KLUGER & QUINN, P.C., 600 THIRD AVENUE, KINGSTON, PA 18704

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

DATE: 20-MAY-13

FEE: \$5.00

CERT. NO: 14556

CRISPELL RYAN R & KAREN Y
17 VANIAGE DRIVE
ORANGEVILLE PA 17859 9404

DISTRICT: FISHING CREEK TWP
DEED: 20110 2425
LOCATION: 2745 B STATE ROUTE 487 ORANGEVT
PARCEL: 15 -05 -002-08,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2011	PRIM	2,754.10	52.72		105.00	2,911.82
2012	PRIM	2,590.95	55.62		30.00	2,676.57
TOTAL DUE :						\$5,588.39

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: August , 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



FIRST COLUMBIA BANK & TRUST CO
vs.
KAREN YANORY CRISPELL (et al.)

Case Number
2012CV1756

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/31/2013

Warrant:

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

Serve To:

Name: RYAN CRISPELL

Primary Address: 17 VANTAGE DR
ORANGEVILLE, PA 17859

Phone: DOB: 04/25/1978

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Karen Crispell

Relation: wife

Date: 05-07-13

Time: 1531

Deputy: 8

Mileage:

Attorney / Originator:

Name: HOURIGAN, KLUGER & QUINN, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

CRISPELL, RYAN

2012CV1756

17 VANTAGE DR, ORANGEVILLE, PA 17859

EXP: 05/31/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
KAREN YANORY CRISPELL (et al.)

Case Number
2012CV1756

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 05/31/2013

Zone:

Warrant:

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

Serve To:

Name: KAREN YANORY CRISPELL

Primary Address: 17 VANTAGE DR
ORANGEVILLE, PA 17859

Phone: DOB: 04/25/1978

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Crispell

Relation: Def

Date: 05-07-13

Time: 1:31

Deputy: 8

Mileage:

Attorney / Originator:

Name: HOURIGAN, KLUGER & QUINN, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

CRISPELL, KAREN YANOR

2012CV1756

17 VANTAGE DR, ORANGEVILLE, PA 17859

EXP: 05/31/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
KAREN YANORY CRISPELL (et al.)

Case Number
2012CV1756

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 05/31/2013

Zone:

Warrant:

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: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: HOURIGAN, KLUGER & QUINN, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GOOD, SHIRLEY

2012CV1756

214 WINDING ROAD, ORANGEVILLE, PA 17859

EXP: 05/31/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
KAREN YANORY CRISPELL (et al.)

Case Number
2012CV1756

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 05/31/2013

Zone:

Warrant:

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

Serve To:

Name: M&T BANK

Primary Address: 415 CENTRAL ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: ERIKA KLINE

Relation: CASHIER

Date: 5/1/13 Time: 1510

Deputy: S-978-11 Mileage:

Attorney / Originator:

Name: HOURIGAN, KLUGER & QUINN, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

M&T BANK

2012CV1756

415 CENTRAL ROAD, BLOOMSBURG, PA 17815

EXP: 05/31/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
KAREN YANORY CRISPELL (et al.)

Case Number
2012CV1756

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/31/2013

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge: Karen Richenbfer

Relation: Clerk II

Date: 5-1-13

Time: 3:00¹⁵⁰⁰

Deputy: SP

Mileage:

Attorney / Originator:

Name: HOURIGAN, KLUGER & QUINN, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2012CV1756

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 05/31/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO
vs.
KAREN YANORY CRISPELL (et al.)

Case Number
2012CV1756

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 05/31/2013

Zone:

Warrant:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge: HEATHER HYATT

Relation: CLERK

Date: 5/01/13 Time: 1450

Deputy: SG Mileage:

Attorney / Originator:

Name: HOURIGAN, KLUGER & QUINN, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV1756

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 05/31/2013

Document Receipt

Trans # 22297 Carrier / service: POST 2PM 5/1/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000022237

Doc Ref #: 71ED2013

Document Receipt

Trans # 22296 Carrier / service: POST 2PM 5/1/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000022220

DEPARTMENT 281230

Doc Ref #: 71ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 22295 Carrier / service: POST 2PM 5/1/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000022213

Doc Ref #: 71ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 22294 Carrier / service: POST 2PM 5/1/2013

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000022206

Doc Ref #: 71ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 22293 Carrier / service: POST 2PM 5/1/2013

Ship to: 22293

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000022190

Doc Ref #: 71ED2013

HARRISBURG PA 17128

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1756

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, JULY 10, 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 and parcel of land situate in the Fishingcreek Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner set forty (40) feet in a westerly direction from the center line of a State Highway leading from Forks to Orangeville and at the northerly side of a twenty-five (25) foot driveway between this lot and the line of lands now or formerly of Clever; thence along the above mentioned driveway north ten (10) degrees zero (0) minutes West two hundred seven (207) feet to a corner on the line of lands now or formerly of Earl F. Keller and Betty Jean Keller, his wife; thence along same, north twenty-five (25) degrees five (5) minutes east two hundred sixty-four (264) feet to a corner; thence along same, south eighty (80) degrees twenty-eight (28) minutes east one hundred sixty-five (165) feet to a corner; thence along same, south twenty-five (25) degrees five (5) minutes west three hundred eighty-two (382) feet to a corner; thence along same, south thirty-seven (37) degrees west ninety-one (91) feet to the right-of-way line of the highway; thence along same, north eighty (80) degrees twenty-eight (28) minutes west thirty-seven (37) feet to the place of beginning.

CONTAINING one and one-half (1 1/2) acres of land, more or less.

Subject to the right and privilege to use as a means of ingress and egress to the premises herein described and to other land now or late of Earl F. Keller and Betty Jean Keller, his wife, a right-of-way approximately twenty-five (25) feet in width located along the southwesterly portion of the land herein conveyed, as more fully shown on Deed dated January 9, 1970 and recorded in Columbia County Deed Book 246, page 126.

TOGETHER with all and singular tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; AND ALSO all estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said Grantor, of, in, to or out of the said premises, and every part thereof.

TO HAVE AND TO HOLD said premises, with all and singular the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of said Grantees, their heirs and assigns forever.

AND the said Grantor, his heirs, executors and administrators, does by these presents, covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that they the said Grantor, his heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances unto the said Grantees, their heirs and assigns, against the said Grantor, his heirs and against all and every other person or persons, whomsoever, lawfully claiming or to claim the same or any part thereof, shall and will, by these presents, does SPECIALLY WARRANT AND FOREVER DEFEND.

BEING the same premises which Ryan R. Crispell, by deed dated March 9, 2011 and recorded at Columbia County Record Instrument Number 201102425, granted and conveyed unto Ryan R. Crispell and Karen Y. Crispell, husband and wife.

PROPERTY ADDRESS: 2745B STATE ROUTE 487, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 15-05-002-08

Seized and taken into execution to be sold as the property of KAREN YANORY CRISPELL, RYAN CRISPELL in suit of FIRST COLUMBIA BANK & TRUST CO.

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:
HOURIGAN, KLUGER & QUINN, P.C.
KINGSTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1756

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, JULY 10, 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 and parcel of land situate in the Fishingcreek Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner set forty (40) feet in a westerly direction from the center line of a State Highway leading from Forks to Orangeville and at the northerly side of a twenty-five (25) foot driveway between this lot and the line of lands now or formerly of Clever; thence along the above mentioned driveway north ten (10) degrees zero (0) minutes West two hundred seven (207) feet to a corner on the line of lands now or formerly of Earl F. Keller and Betty Jean Keller, his wife; thence along same, north twenty-five (25) degrees five (5) minutes east two hundred sixty-four (264) feet to a corner; thence along same, north twenty-five (25) degrees five (5) minutes east one hundred sixty-five (165) feet to a corner; thence along same, south twenty-five (25) degrees five (5) minutes west three hundred eighty-two (382) feet to a corner; thence along same, south thirty-seven (37) degrees west ninety-one (91) feet to the right-of-way line of the highway; thence along same, north eighty (80) degrees twenty-eight (28) minutes west thirty-seven (37) feet to the place of beginning.

CONTAINING one and one-half (1 1/2) acres of land, more or less.

Subject to the right and privilege to use as a means of ingress and egress to the premises herein described and to other land now or late of Earl F. Keller and Betty Jean Keller, his wife, a right-of-way approximately twenty-five (25) feet in width located along the southwesterly portion of the land herein conveyed, as more fully shown on Deed dated January 9, 1970 and recorded in Columbia County Deed Book 246, page 126.

TOGETHER with all and singular tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; AND ALSO all estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said Grantor, of, in, to or out of the said premises, and every part thereof.

TO HAVE AND TO HOLD said premises, with all and singular the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of said Grantees, their heirs and assigns forever.

AND the said Grantor, his heirs, executors and administrators, does by these presents, covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that they the said Grantor, his heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances unto the said Grantees, their heirs and assigns, against the said Grantor, his heirs and against all and every other person or persons, whomsoever, lawfully claiming or to claim the same or any part thereof, shall and will, by these presents, does SPECIALLY WARRANT AND FOREVER DEFEND.

BEING the same premises which Ryan R. Crispell, by deed dated March 9, 2011 and recorded at Columbia County Record Instrument Number 201102425, granted and conveyed unto Ryan R. Crispell and Karen Y. Crispell, husband and wife.

PROPERTY ADDRESS: 2745B STATE ROUTE 487, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 15-05-002-08

Seized and taken into execution to be sold as the property of KAREN YANORY CRISPELL, RYAN CRISPELL in suit of FIRST COLUMBIA BANK & TRUST CO.

COLUMBIA COUNTY SHERIFF'S SALE - Case No. 2012CV1756

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:
HOURIGAN, KLUGER & QUINN, P.C.
KINGSTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 71-13

DATE RECEIVED 5-1-13

DOCKET AND INDEX 5-1-13

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

✓

CHECK FOR \$1,350.00 OR _____

✓

CK# 80415

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

SALE DATE

July 10, 13 TIME 0900

POSTING DATE

June 6, 13

ADV. DATES FOR NEWSPAPER

1ST WEEK June 19

2ND WEEK 20

3RD WEEK July 3, 13

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 Rule 3257

FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
	:	OF COLUMBIA COUNTY
Plaintiff	:	
	:	CIVIL ACTION - LAW
vs.	:	
	:	MORTGAGE FORECLOSURE
RYAN R. CRISPELL and KAREN Y. CRISPELL,	:	
	:	
Defendants	:	NO. 2012-CV-1756

2013-ED-71

Commonwealth of Pennsylvania:
County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs against Ryan R. Crispell and Karen Y. Crispell in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

See attached Exhibit "A"

Principal and interest	
to 09/21/12	\$64,346.06
Accrued interest from	
09/21/12 to _____ (Per diem \$12.71)	\$ _____
Attorney's Fees	\$ 4,949.29
TOTAL	\$ _____

plus costs

Barbara N. Silvestri
Prothonotary, Court of Common Pleas of
Columbia County, Pennsylvania

Dated 5-1-13 SEAL)

By: *Kelly P. Brewer* Deputy
Prothonotary & Clerk of Sevs. Courts
My Com. Ex. 1st Monday in 2014

No 1756 CV Term, 2012
J.D.

No. _____ Term, 2013 E.D.

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO.

vs.

RYAN R. CRISPELL and KAREN Y.
CRISPELL

WRIT OF EXECUTION

(Mortgage Foreclosure)

Claim \$ 64,346.06
Interest from 09/21/12
Attorneys' fees \$4,949.29

Costs _____
Execution Atty. Pd. _____
Judgment Fee _____
Sheriff _____
Atty's. Fee _____
Atty's. Comm. _____
Satisfaction _____

Complaint \$115.00 pd
Judgment \$15.00 pd
Writ \$25.00 pd
Satisfy \$10.00
Sheriff _____

Hourigan, Kluger & Quinn, PC
James T. Shoemaker, Esq.,
Attorney for Plaintiff(s)
Address: 600 Third Avenue
Kingston, PA 18704

Where papers may be served

Property Description

ALL THAT CERTAIN piece and parcel of land situate in the Fishingcreek Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner set forty (40) feet in a westerly direction from the center line of a State Highway leading from Forks to Orangeville and at the northerly side of a twenty-five (25) foot driveway between this lot and the line of lands now or formerly of Clever; thence along the above mentioned driveway north ten (10) degrees zero (0) minutes West two hundred seven (207) feet to a corner on the line of lands now or formerly of Earl F. Keller and Betty Jean Keller, his wife; thence along same, north twenty-five (25) degrees five (5) minutes east two hundred sixty-four (264) feet to a corner; thence along same, south eighty (80) degrees twenty-eight (28) minutes east one hundred sixty-five (165) feet to a corner; thence along same, south twenty-five (25) degrees five (5) minutes west three hundred eighty-two (382) feet to a corner; thence along same, south thirty-seven (37) degrees west ninety-one (91) feet to the right-of-way line of the highway; thence along same, north eighty (80) degrees twenty-eight (28) minutes west thirty-seven (37) feet to the place of beginning.

CONTAINING one and one-half (1 ½) acres of land, more or less.

Subject to the right and privilege to use as a means of ingress and egress to the premises herein described and to other land now or late of Earl F. Keller and Betty Jean Keller, his wife, a right-of-way approximately twenty-five (25) feet in width located along the southwesterly portion of the land herein conveyed, as more fully shown on Decd dated January 9, 1970 and recorded in Columbia County Deed Book 246, page 126.

TOGETHER with all and singular tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; **AND ALSO** all estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said Grantor, of, in, to or out of the said premises, and every part thereof.

TO HAVE AND TO HOLD said premises, with all and singular the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of said Grantees, their heirs and assigns forever.

AND the said Grantor, his heirs, executors and administrators, does by these presents, covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that they the said Grantor, his heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances unto the said Grantees, their heirs and assigns, against the said Grantor, his heirs and against all and every other person or persons, whomsoever, lawfully claiming or to claim the same or any

part thereof, shall and will, by these presents, does **SPECIALLY WARRANT AND FOREVER DEFEND.**

BEING the same premises which Ryan R. Crispell, by deed dated March 9, 2011 and recorded at Columbia County Record Instrument Number 201102425, granted and conveyed unto Ryan R. Crispell and Karen Y. Crispell, husband and wife.

Exhibit "A

HOURIGAN, KLUGER & QUINN
A PROFESSIONAL CORPORATION

BY: James T. Shoemaker, Esquire
IDENTIFICATION NO. 63871

ATTORNEY FOR Plaintiff

LAW OFFICES
600 Third Avenue
Kingston, PA 18704
(570) 287-3000

FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
	:	OF COLUMBIA COUNTY
Plaintiff	:	
	:	CIVIL ACTION - LAW
vs.	:	
	:	MORTGAGE FORECLOSURE
RYAN R. CRISPELL and KAREN Y. CRISPELL,	:	
	:	
Defendants	:	NO. 2012-CV-1756

2013-ED-71

AFFIDAVIT PURSUANT TO RULE 3129.1

The plaintiff in the above action sets forth as of the date the praecipe for writ of execution was filed the following information concerning the real property located at 2745 B State Route 487, Orangeville, Columbia County, PA and more particularly described in Exhibit "A" attached hereto.

1. Name and address of owners:

Ryan R. Crispell
17 Vantage Drive
Orangeville, PA 17859

Karen Y. Crispell
17 Vantage Drive
Orangeville, PA 17859

2. Name and address of defendants in the judgment:

Ryan R. Crispell
17 Vantage Drive
Orangeville, PA 17859

Karen Y. Crispell
17 Vantage Drive
Orangeville, PA 17859

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

First Columbia Bank & Trust Co.
11 West Main St.
PO Box 240
Bloomsburg, PA 17815

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

First Columbia Bank & Trust Co.
11 West Main St.
PO Box 240
Bloomsburg, PA 17815

3
M&T Bank
415 Central Road
Bloomsburg, PA 17815

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

Columbia County Tax Claim Bureau
11 West Main St.
Annex
Bloomsburg, PA 17615

Columbia County Domestic Relations
11 West Main St.
Bloomsburg, PA 17815

6. 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:

4
Commonwealth of Pennsylvania
Department of Revenue
Dept. 280601
Harrisburg, PA 17128-0601

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

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.

HOURIGAN, KLUGER & QUINN, P.C.

By: 

James T. Shoemaker, Esquire
Attorney for the plaintiff

Property Description

ALL THAT CERTAIN piece and parcel of land situate in the Fishingcreek Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner set forty (40) feet in a westerly direction from the center line of a State Highway leading from Forks to Orangeville and at the northerly side of a twenty-five (25) foot driveway between this lot and the line of lands now or formerly of Clever; thence along the above mentioned driveway north ten (10) degrees zero (0) minutes West two hundred seven (207) feet to a corner on the line of lands now or formerly of Earl F. Keller and Betty Jean Keller, his wife; thence along same, north twenty-five (25) degrees five (5) minutes east two hundred sixty-four (264) feet to a corner; thence along same, south eighty (80) degrees twenty-eight (28) minutes east one hundred sixty-five (165) feet to a corner; thence along same, south twenty-five (25) degrees five (5) minutes west three hundred eighty-two (382) feet to a corner; thence along same, south thirty-seven (37) degrees west ninety-one (91) feet to the right-of-way line of the highway; thence along same, north eighty (80) degrees twenty-eight (28) minutes west thirty-seven (37) feet to the place of beginning.

CONTAINING one and one-half (1 ½) acres of land, more or less.

Subject to the right and privilege to use as a means of ingress and egress to the premises herein described and to other land now or late of Earl F. Keller and Betty Jean Keller, his wife, a right-of-way approximately twenty-five (25) feet in width located along the southwesterly portion of the land herein conveyed, as more fully shown on Deed dated January 9, 1970 and recorded in Columbia County Deed Book 246, page 126.

TOGETHER with all and singular tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; **AND ALSO** all estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said Grantor, of, in, to or out of the said premises, and every part thereof.

TO HAVE AND TO HOLD said premises, with all and singular the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of said Grantees, their heirs and assigns forever.

AND the said Grantor, his heirs, executors and administrators, does by these presents, covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that they the said Grantor, his heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances unto the said Grantees, their heirs and assigns, against the said Grantor, his heirs and against all and every other person or persons, whomsoever, lawfully claiming or to claim the same or any

part thereof, shall and will, by these presents, does **SPECIALLY WARRANT AND FOREVER DEFEND.**

BEING the same premises which Ryan R. Crispell, by deed dated March 9, 2011 and recorded at Columbia County Record Instrument Number 201102425, granted and conveyed unto Ryan R. Crispell and Karen Y. Crispell, husband and wife.

Exhibit "A

A PROFESSIONAL CORPORATION

ATTORNEY FOR Plaintiff

LAW OFFICES
600 Third Avenue
Kingston, PA 18704
(570) 287-3000

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY

Plaintiff

VS.

RYAN R. CRISPELL and KAREN Y. CRISPELL.

Defendants

CIVIL ACTION – LAW
MORTGAGE FORECLOSURE
NO. 2012-CV-1756

2013-ED-71

AFFIDAVIT PURSUANT TO RULE 3129.1

The plaintiff in the above action sets forth as of the date the praecipe for writ of execution was filed the following information concerning the real property located at 2745 B State Route 487, Orangeville, Columbia County, PA and more particularly described in Exhibit "A" attached hereto.

1. Name and address of owners:

Ryan R. Crispell
17 Vantage Drive
Orangeville, PA 17859

Karen Y. Crispell
17 Vantage Drive
Orangeville, PA 17859

2. Name and address of defendants in the judgment:

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

First Columbia Bank & Trust Co.
11 West Main St.
PO Box 240
Bloomsburg, PA 17815

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

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By: 

James T. Shoemaker, Esquire
Attorney for the plaintiff

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A PROFESSIONAL CORPORATION

BY: James T. Shoemaker, Esquire
IDENTIFICATION NO. 63871

ATTORNEY FOR Plaintiff

LAW OFFICES
600 Third Avenue
Kingston, PA 18704
(570) 287-3000

FIRST COLUMBIA BANK & TRUST CO.,

Plaintiff

vs.

RYAN R. CRISPELL and KAREN Y. CRISPELL,

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

MORTGAGE FORECLOSURE

NO. 2012-CV-1756

2013-ED-71

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A PROFESSIONAL CORPORATION

BY: James T. Shoemaker, Esquire

ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 63871

LAW OFFICES
600 Third Avenue
Kingston, PA 18704
(570) 287-3000

FIRST COLUMBIA BANK & TRUST CO.,

Plaintiff

vs.

RYAN R. CRISPELL and KAREN Y. CRISPELL,

Defendants

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY**

CIVIL ACTION - LAW

MORTGAGE FORECLOSURE

NO. 2012-CV-1756

2013-ED-71

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Ryan R. Crispell
17 Vantage Drive
Orangeville, PA 17859

Karen Y. Crispell
17 Vantage Drive
Orangeville, PA 17859

Your property located in the Township of Fishing Creek, County of Columbia, Pennsylvania is scheduled to be sold at Sheriff's Sale on _____, 2013, at _____.m. in the Office of the Sheriff of Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the court judgment of \$64,346.06 (plus attorney's fees, accrued interest and costs) obtained by First Columbia Bank & Trust Co.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

1. The sale will be cancelled if you pay to First Columbia Bank & Trust Co., the amount of \$64,346.06 (plus attorney's fees, accrued interest and costs). You may call:

HOURIGAN, KLUGER & QUINN, P.C.
600 THIRD AVENUE
KINGSTON, PA 18704
TELEPHONE NO. (570) 287-3000

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below to find out how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at (570) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Sheriff of Columbia County at (570) 389-5622.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff (30) days from date of sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within (30) days after date of sale.
7. You may also have other right and defenses, or ways of getting your house back, if you act immediately after the sale.

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

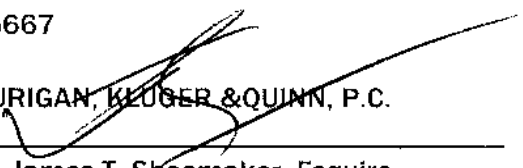
LEGAL SERVICES OF NORTHEASTERN PENNSYLVANIA, INC.
410 BICENTENNIAL BUILDING
15 PUBLIC SQUARE
WILKES-BARRE, PA 18701
(570) 825-8567

or

145 EAST BROAD STREET
ROOM 108
HAZLETON, PA 18201
(570) 455-9512

or

COLUMBIA COUNTY COURT ADMINISTRATOR
P.O. BOX 380
BLOOMSBURG, PA 17815
(570) 389-5667

By: 
HOURIGAN, KLOGER & QUINN, P.C.
James T. Shoemaker, Esquire
Attorney for Plaintiff

FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
	:	OF COLUMBIA COUNTY
Plaintiff	:	
	:	CIVIL ACTION – LAW
vs.	:	
	:	MORTGAGE FORECLOSURE
RYAN R. CRISPELL and KAREN Y. CRISPELL,	:	
	:	
Defendants	:	NO. 2012-CV-1756

2013-ED-11

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 \$300.00. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other 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 REDUCED FEE OR NO FEE.

**Joseph Blass
Court Administrator
Columbia County Court House
Bloomsburg, PA 17815
(570) 389-5667**

-or-

**PENNSYLVANIA LAWYERS REFERRAL SERVICE
P.O. Box 1086
100 South Street
Harrisburg, PA 17109
1-800-692-7375**

WRIT OF EXECUTION - (MONEY JUDGMENTS)
P.R.C.P. 3101 to 3149

FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
	:	OF COLUMBIA COUNTY
Plaintiff	:	
	:	CIVIL ACTION - LAW
vs.	:	
	:	MORTGAGE FORECLOSURE
RYAN R. CRISPELL and KAREN Y. CRISPELL,	:	
	:	
Defendants	:	NO. 2012-CV-1756
	:	2013-ED-71

CLAIM FOR EXEMPTION

TO THE SHERIFF

I, the above-named Defendants, Ryan R. Crispell and Karen Y. Crispell, claim exemption of property from levy or attachment:

1. From my personal property in my possession which has been levied upon,
 - (a) I desire that my \$300.00 statutory exemption be
_____ (i) set aside in kind (specify property to be set aside in kind):
_____;
 - _____ (ii) paid in cash following the sale of property levied upon;
 - (b) I claim the following exemption (specify property and basis of exemption); ____

2. From my property which is in possession of a third party, I claim the following exemptions:

- (a) My \$300.00 statutory exemption: _____ in cash _____ in kind
(specify property) _____;
- (b) Social Security benefits on deposit in the amount of \$ _____;

(c) Other (specify amount and basis of exemption)

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at

Address

Telephone

I verify that the statements made in this Claim of Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: _____

By: _____

Ryan R. Crispell

Dated: _____

By: _____

Karen Y. Crispell

THIS CLAIM TO BE FILED WITH

THE OFFICE

OF THE SHERIFF OF COLUMBIA COUNTY:

COURTHOUSE

35 West Main Street

Bloomsburg, PA 17815

FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
	:	OF COLUMBIA COUNTY
Plaintiff	:	
	:	CIVIL ACTION – LAW
vs.	:	
	:	MORTGAGE FORECLOSURE
RYAN R. CRISPELL and KAREN Y. CRISPELL,	:	
	:	
Defendants	:	NO. 2012-CV-1756

SUMMARY OF MAJOR EXEMPTIONS

1. \$300.00 statutory exemption
2. Bibles, school books, sewing machines, uniforms and equipment
3. Most wages and unemployment compensation
4. Social Security benefits
5. Certain retirement funds and accounts
6. Certain veteran and armed forces benefits
7. Certain insurance proceeds
8. Such other exemptions as may be provided by law

HOURIGAN, KLUGER & QUINN
A PROFESSIONAL CORPORATION

BY: JAMES T. SHOEMAKER, ESQUIRE
IDENTIFICATION NO. 63871

ATTORNEY FOR Plaintiff

LAW OFFICES
600 THIRD AVENUE
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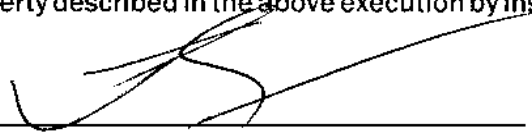
(570) 287-3000

FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
	:	OF COLUMBIA COUNTY
Plaintiff	:	
	:	CIVIL ACTION – LAW
vs.	:	
	:	MORTGAGE FORECLOSURE
RYAN R. CRISPELL and KAREN Y. CRISPELL,	:	
	:	
Defendants	:	NO. 2012-CV-1756

2013-ED-71

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which 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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.


James T. Shoemaker, Esquire
Attorney for Plaintiff

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Property Description

ALL THAT CERTAIN piece and parcel of land situate in the Fishingcreek Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner set forty (40) feet in a westerly direction from the center line of a State Highway leading from Forks to Orangeville and at the northerly side of a twenty-five (25) foot driveway between this lot and the line of lands now or formerly of Clever; thence along the above mentioned driveway north ten (10) degrees zero (0) minutes West two hundred seven (207) feet to a corner on the line of lands now or formerly of Earl F. Keller and Betty Jean Keller, his wife; thence along same, north twenty-five (25) degrees five (5) minutes east two hundred sixty-four (264) feet to a corner; thence along same, south eighty (80) degrees twenty-eight (28) minutes east one hundred sixty-five (165) feet to a corner; thence along same, south twenty-five (25) degrees five (5) minutes west three hundred eighty-two (382) feet to a corner; thence along same, south thirty-seven (37) degrees west ninety-one (91) feet to the right-of-way line of the highway; thence along same, north eighty (80) degrees twenty-eight (28) minutes west thirty-seven (37) feet to the place of beginning.

CONTAINING one and one-half (1 ½) acres of land, more or less.

Subject to the right and privilege to use as a means of ingress and egress to the premises herein described and to other land now or late of Earl F. Keller and Betty Jean Keller, his wife, a right-of-way approximately twenty-five (25) feet in width located along the southwesterly portion of the land herein conveyed, as more fully shown on Deed dated January 9, 1970 and recorded in Columbia County Deed Book 246, page 126.

TOGETHER with all and singular tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; **AND ALSO** all estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said Grantor, of, in, to or out of the said premises, and every part thereof.

TO HAVE AND TO HOLD said premises, with all and singular the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of said Grantees, their heirs and assigns forever.

AND the said Grantor, his heirs, executors and administrators, does by these presents, covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that they the said Grantor, his heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances unto the said Grantees, their heirs and assigns, against the said Grantor, his heirs and against all and every other person or persons, whomsoever, lawfully claiming or to claim the same or any

part thereof, shall and will, by these presents, does **SPECIALLY WARRANT AND FOREVER DEFEND.**

BEING the same premises which Ryan R. Crispell, by deed dated March 9, 2011 and recorded at Columbia County Record Instrument Number 201102425, granted and conveyed unto Ryan R. Crispell and Karen Y. Crispell, husband and wife.

HOURIGAN, KLUGER & QUINN
A PROFESSIONAL CORPORATION
BY: JAMES T. SHOEMAKER, ESQUIRE
IDENTIFICATION NO. 63871
LAW OFFICES
600 THIRD AVENUE
KINGSTON, PA 18704-5815
(570) 287-3000

ATTORNEY FOR PLAINTIFF

FIRST COLUMBIA BANK & TRUST CO,

Plaintiff

v.

RYAN R. CRISPELL and
KAREN Y. CRISPELL,

Defendants

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

Mortgage Foreclosure

No. 2012-CV-1756

2013-ED-71

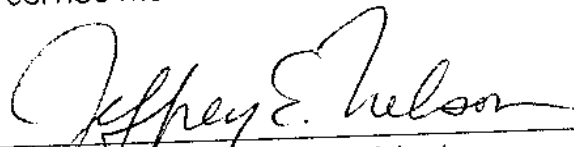
AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANT

COMMONWEALTH OF PENNSYLVANIA

: SS

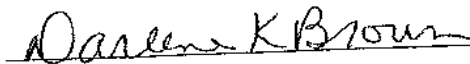
COUNTY OF COLUMBIA

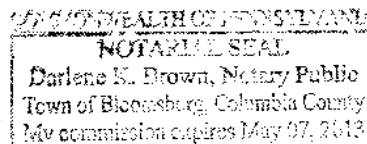
I, Jeffrey E. Nelson, Vice President of First Columbia Bank & Trust Co., being duly sworn according to law, depose and say that I did, upon the request of First Columbia Bank & Trust Co., investigate the status of Ryan R. Crispell and Karen Y. Crispell with regard to the Service Members' Civil Relief Act, 50 U.S.C. Appx. § 501, et seq. To the best of my knowledge or information and belief, Ryan R. Crispell and Karen Y. Crispell are not now, or were they within a period of the last three (3) months, in the military or naval service of the United States within the purview of the Service Members' Civil Relief Act, 50 U.S.C. Appx. § 501, et seq.



Jeffrey E. Nelson, Vice President
First Columbia Bank & Trust Co.

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


Notary Public



HOURIGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION
BY: JAMES T. SHOEMAKER, ESQUIRE
IDENTIFICATION NO. 63871
LAW OFFICES
600 THIRD AVENUE
KINGSTON, PA 18704-5815
(570) 287-3000

ATTORNEY FOR PLAINTIFF

FIRST COLUMBIA BANK & TRUST CO, : IN THE COURT OF COMMON PLEAS
Plaintiff : OF COLUMBIA COUNTY
V. : CIVIL ACTION - LAW
: Mortgage Foreclosure
RYAN R. CRISPELL and :
KAREN Y. CRISPELL, :
Defendants : No. 2012-CV-1756

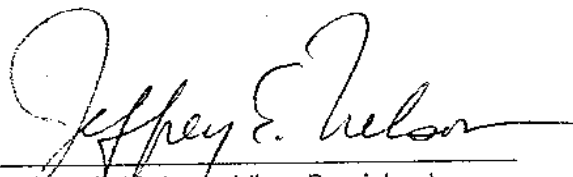
AFFIDAVIT OF LAST KNOWN ADDRESSES

2013-ED-71

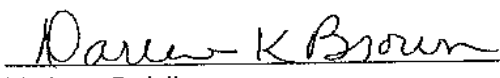
COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF COLUMBIA :

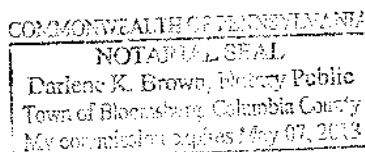
I, Jeffrey E. Nelson, Vice President of First Columbia Bank & Trust Co., being duly sworn according to law, depose and say that the last known address of the above-captioned defendants is as follows:

Ryan R. Crispell
Karen Y. Crispell
17 Vantage Drive
Orangeville, PA 17859-8825


Jeffrey E. Nelson, Vice President
First Columbia Bank & Trust Co.

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


Notary Public



Attorney: James T. Shoemaker

FIRST COLUMBIA BANK & TRUST CO.,

Plaintiff

vs.

RYAN R. CRISPELL and KAREN Y. CRISPELL,

Defendants

DEFENDANTS TO BE SERVED:

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

MORTGAGE FORECLOSURE

NO. 2012-CV-1756

2013-ED-71

WHERE TO SERVE DEFENDANTS

Post Property: 2745 B State Rte. 487, Orangeville,
PA 17859

(1.) Ryan R. Crispell

17 Vantage Drive, Orangeville, PA 17859

(2.) Karen Y. Crispell

17 Vantage Drive, Orangeville, PA 17859

SPECIAL INSTRUCTIONS ETC., FOR SERVICE:

SERVICE ATTEMPTS:

SERVICE _____

DATE: _____

POSTING OF PROPERTY _____

DATE: _____

ADVERTISING _____

DATE: _____

DATE: _____

PLEASE TYPE OR PRINT CLEARLY TO EFFECT PROPER SERVICE

I HEREBY CERTIFY AND RETURN THAT ON

I SERVED THE WITHIN _____

UPON THE WITHIN NAMED DEFENDANT _____

BY HANDING TO _____

_____ AT _____

_____ COL. CO.,
PENNA., AND MAKING KNOWN

TO _____ THE
CONTENTS THEREOF.

DEPUTY SHERIFF

I HEREBY CERTIFY AND RETURN THAT ON

I SERVED THE WITHIN _____

UPON THE WITHIN NAMED DEFENDANT _____

_____ BY HANDING TO _____

_____ AT _____

_____ COL. CO.,

PENNA., AND MAKING KNOWN

TO _____ THE

CONTENTS THEREOF.

DEPUTY SHERIFF

I HEREBY CERTIFY AND RETURN THAT ON

I SERVED THE WITHIN _____

UPON THE WITHIN NAMED DEFENDANT _____

_____ BY HANDING TO _____

_____ AT _____

_____ COL. CO.,

PENNA., AND MAKING KNOWN

TO _____ THE

CONTENTS THEREOF.

DEPUTY SHERIFF

I HEREBY CERTIFY AND RETURN THAT ON

I SERVED THE WITHIN _____

UPON THE WITHIN NAMED DEFENDANT _____

_____ BY HANDING TO _____

_____ AT _____

_____ COL. CO.,

PENNA., AND MAKING KNOWN

TO _____ THE

CONTENTS THEREOF.

DEPUTY SHERIFF

I HEREBY CERTIFY AND RETURN THAT ON

I SERVED THE WITHIN _____

UPON THE WITHIN NAMED DEFENDANT _____

_____ BY HANDING TO _____

_____ AT _____

_____ COL. CO.,

PENNA., AND MAKING KNOWN

TO _____ THE

CONTENTS THEREOF.

DEPUTY SHERIFF

I HEREBY CERTIFY AND RETURN THAT ON

I SERVED THE WITHIN _____

UPON THE WITHIN NAMED DEFENDANT _____

_____ BY HANDING TO _____

_____ AT _____

_____ COL. CO.,

PENNA., AND MAKING KNOWN

TO _____ THE

CONTENTS THEREOF.

DEPUTY SHERIFF

80415



Security features. Details on back.

PAY TO THE ORDER OF	AMOUNT
1,350* DOLLARS 00 CENTS	***1,350.00*

DATE
04/01/2013

Columbia County Sheriff

Karen Hottelma
AUTHORIZED SIGNATURE

MEMO

⑈080415⑈ ⑆031305936⑆ 018⑈529⑈9⑈