

# SHERIFF'S SALE

## Distribution Sheet

FNB Bank NA vs. Joseph and Michelle Byrne  
 NO. 1071-2015 JD  
 NO. 155-2015 ED  
 DATE OF SALE: January 27, 2016

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) January 27, 2016 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 Dayton Hess for the price or sum of \$ 21,682.36 Dollars. Dayton Hess being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ <u>19,900.00</u>	
Poundage .....	<u>398.00</u>	
Transfer Taxes .....	<u>1134.36</u>	
Total Needed to Purchase .....	<u>lien cert. 250.00</u>	\$ <u>21682.36</u>
Amount Paid Down .....		<u>2200.00</u>
Balance Needed to Purchase .....		<u>19482.36</u>

### EXPENSES:

Columbia County Sheriff - Costs .....	\$ <u>532.50</u>	
Poundage .....	<u>398.00</u>	\$ <u>930.50</u>
Newspaper .....		<u>1150.80</u>
Printing .....		<u>- 0 -</u>
Solicitor .....		<u>100.00</u>
Columbia County Prothonotary .....		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>67.00</u>
	Realty transfer taxes	<u>567.18</u>
	State stamps	<u>567.18</u>
Tax Collector (	)	<u>- 0 -</u>
Columbia County Tax Assessment Office .....		<u>5.00</u>
State Treasurer .....		<u>170.00</u>
Other: <u>web postings</u>		<u>150.00</u>
<u>lien search certificate</u>		<u>250.00</u>
	TOTAL EXPENSES:	\$ <u>3967.66</u>

Total Needed to Purchase	\$ <u>21682.36</u>
Less Expenses	<u>3967.66</u>
Net to First Lien Holder	<u>17714.70</u>
Plus Deposit	<u>1350.00</u>
Total to First Lien Holder	\$ <u>19064.70</u>

Sheriff's Office, Bloomsburg, Pa.

So answers

February 2, 2016

T. A. Carr

Sheriff

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
FNB BANK N.A.

vs.

**Defendant**  
JOSEPH BYRNE  
MICHELLE BYRNE

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

**Sheriff's Sale Date:** Wednesday, January 27, 2016

**Writ of Execution No. :** 2015CV1071

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 202 THUNDERBIRD ROAD, STILLWATER, PA 17878

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.80
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$255.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$170.00

**Total Sheriff Costs** **\$2,118.30**

## Distribution Costs

Recording Fees \$67.00

**Total Distribution Costs** **\$67.00**

**Grand Total:** **\$2,185.30**

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

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

FNB BANK NA

VS JOSEPH & MICHELLE BYRNE

NO. 155-2015

ED

NO. 1071-2015

JD

DATE/TIME OF SALE: JANUARY 27, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 19900.00

POUNDAGE - 2% OF BID \$ 398.00

TRANSFER TAX - 2% OF FAIR MKT \$ 1134.36

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 21682.36

PURCHASER(S): Dayton Hess 570-854-1190

ADDRESS: 21 MAIER ROAD BENTON PA 17814

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

PURCHASER(S) SIGNATURE(S): Dayton Hess

TOTAL DUE: \$ 21682.36

LESS DEPOSIT: \$ 2200.00

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

TOTAL DUE IN 8 DAYS \$ 19482.36



## Henry & Beaver<sup>LLP</sup>

ATTORNEYS AT LAW

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

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Phone (717) 274-3644, Ext. 115

Fax (717) 274-6782

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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 I. Santiago

Heather A. Eggert

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

January 29, 2016

Office of the Sheriff

**Attn: Timothy T. Chamberlain, Sheriff**

Columbia County Courthouse

35 West Main Street

Bloomsburg, PA 17815

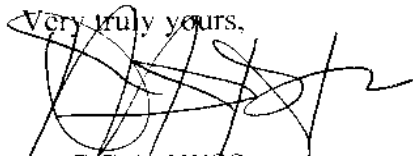
**Re: FNB Bank, N.A. v. Joseph Byrne and Michelle Byrne, his wife  
No. 2015-CV-1071 / 2015-ED-155  
202 Thunderbird Road, Stillwater, Columbia County, Pennsylvania**

Dear Sheriff Chamberlain:

The payoff due to FNB Bank, N.A. as of January 27, 2016 on the above matter is as follows:

Principal -	\$ 12,831.60
Interest -	659.03
Late Fees -	743.58
Loan Fees (taxes paid and legal) -	<u>8,684.90</u>
Total -	\$ 22,919.11

Please forward the net proceeds of sale to me payable to my client, FNB Bank, N.A. If you have any questions or comments, please feel free to call me.

Very truly yours,  
  
MARC A. HESS

/lhf

cc: Ms. Heather Ace, FNB Bank, N.A.



430806

60-593  
313

STEVEN E HESS

01/29/16

DATE

Columbia County Sheriff's Office

19,482.36\*\*

PAY TO THE ORDER OF

Nineteen Thousand Four Hundred Eighty Two Dollars AND 36 Cents

For Dayton Hess

**TREASURER'S CHECK**

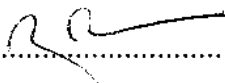
*Hayle S Mallee*  
AUTHORIZED SIGNATURE

⑈430806⑈ ⑆031305936⑆ 023⑈338⑈0⑈

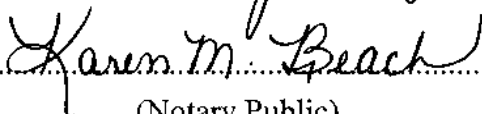
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 6, 13, 20, 2016 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 20<sup>th</sup> day of January, 2016

.....  
(Notary Public)

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

.....

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>255.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>40.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>8.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****	\$ <u>532.50</u>	

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1150.80</u>	1400.80
SOLICITOR'S SERVICES	<del>\$75.00</del> 100.00	
TOTAL *****	\$ <u>1470.80</u>	

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****	\$ <u>77.00</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****	\$ <u>5.00</u>	

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****	\$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****	\$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ ~~2264.50~~  
 2185.30

1350

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

REAL ESTATE TAX CERTIFICATION

Date: 01/21/2016

Fee: \$5.00

Cert. NO: 23195

BYRNE JOSEPH & MICHELLE  
2443 VALLEY OAK CT  
P C BEACH FL 32408 5710

District: BENTON TWP  
Deed: 20040 -4689  
Location: 202 THUNDERBIRD RD  
Parcel Id:03 -10 -002-01,000

Assessment: 15,755  
Balances as of 01/21/2016

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Sheriff Per: \_\_\_\_\_





**Henry & Beaver<sup>LLP</sup>**

ATTORNEYS AT LAW

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

[www.henrybeaver.com](http://www.henrybeaver.com)

R. Harr Beaver

Retired

Phone (717) 274-3644, Ext. 115

Fax (717) 274-6782

[hess@henrybeaver.com](mailto:hess@henrybeaver.com)

\* Certified in Civil Trial Advocacy by the  
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Charles V. Henry, III

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Wiley P. Parker\*

John H. Whitmoyer

Christopher J. Coyle

Kevin M. Richards

Marc A. Hess

Amy B. Leonard

Roberta J. Santiago

Heather A. Eggen

January 4, 2016

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

**Re: FNB Bank, N.A. v. Joseph Byrne and Michelle Byrne, his wife  
No. 2015-CV-1071**

Dear Clerk:

Enclosed please find the following for filing in the above matter:

1. An original and one copy of an Affidavit of Service.
2. An original and one copy of an Affidavit of Process Server reflecting service of Defendant Joseph Byrne.
3. An original and one copy of an Affidavit of Process Server reflecting service of Defendant Michelle Byrne.

Please file the original documents upon receipt and time-stamp and return the copies of each 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: Ms. Heather Ace, 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. 2015-CV-1071
JOSEPH BYRNE and	:	
MICHELLE BYRNE, his wife,	:	
Defendants	:	

**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 December 22, 2015, to:

<u>Name</u>	<u>Address</u>
Joseph Byrne	2443 Valley Oak Court Panama City Beach, FL 32408

Joseph Byrne	202 Thunderbird Road Stillwater, PA 17878
Michelle Byrne	2443 Valley Oak Court Panama City Beach, FL 32408
Michelle Byrne	202 Thunderbird Road Stillwater, PA 17878
FNB Bank, N.A.	c/o Fulton Financial Corporation One Penn Square Lancaster, PA 17602
FNB Bank, N.A.	37 West Main Street Bloomsburg, PA 17815
Williams Production Appalachia, LLC	One Williams Center Tulsa, OK 74172
Tenant / Occupant	202 Thunderbird Road Stillwater, PA 17878
Benton Area School District	600 Green Acres Road P.O. Box 502 Benton, PA 17814
Benton Township	236 Shickshinny Road Benton, PA 17814
Tax Collector, Benton Township	Cathy Gordon 85 Gordon Road Brenton, PA 17814
Assessment and Tax Claim Bureau	Main Street County Annex 11 West Main Street Bloomsburg, PA 17815
Columbia County Treasurer	Main Street County Annex 11 West Main Street Bloomsburg, PA 17815
Columbia County Domestic Relations Support Division	Main Street County Annex 11 West Main Street Bloomsburg, PA 17815

Commonwealth of Pennsylvania  
Department of Revenue  
Bureau of Individual Taxes

P.O. Box 280603  
Harrisburg, PA 17128-0603

Commonwealth of Pennsylvania  
Department of Welfare

P.O. Box 2675  
Harrisburg, PA 17105

Commonwealth of Pennsylvania  
Bureau of Individual Taxes  
Inheritance Tax Division

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  
Advisory Unit

1000 Liberty Avenue, Room 704  
Pittsburgh, PA 15222

Internal Revenue Service  
Technical Support Group

William Green Federal Building  
600 Arch Street, Room 3259  
Philadelphia, PA 19106

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.

The following mailings were returned undelivered by the U.S. Postal Service.

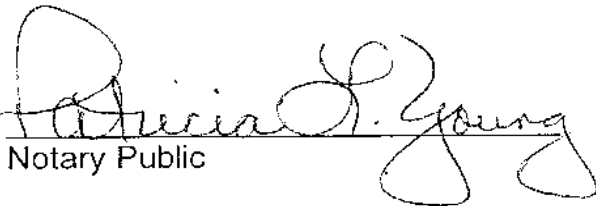
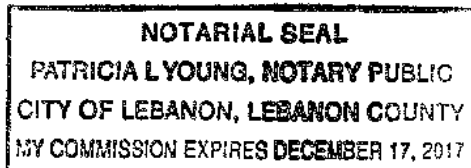
<u>Name</u>	<u>Address</u>
Joseph Byrne	202 Thunderbird Road Stillwater, PA 17878
Michelle Byrne	202 Thunderbird Road Stillwater, PA 17878
Tenant / Occupant	202 Thunderbird Road Stillwater, PA 17878

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



LISA I. FOX

Sworn to and subscribed to before me  
this 4th day of January,  
2016.

  
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.

JOSEPH BYRNE and  
MICHELLE BYRNE, his wife,  
Defendants

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

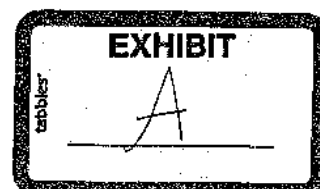
:  
: No. 2015-CV-1071  
: 2015-ED-155  
:  
:

**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  
Sheriff's Office of the Columbia County Courthouse, 35 West Main Street, Bloomsburg,  
Pennsylvania (or such other location as designated by the Sheriff on the date of sale)  
on

WEDNESDAY  
JANUARY 27, 2016  
9:00 A.M.  
PREVAILING LOCAL TIME

of all the estates, rights, titles, properties, claims and demands of the property of Joseph  
Byrne and Michelle Byrne, his wife, which are more fully described below:



OWNER OF PROPERTY: Joseph Byrne  
Michelle Byrne

LOCATION OF PROPERTY  
TO BE SOLD: 202 Thunderbird Road  
Stillwater, Benton Township,  
Columbia County, Pennsylvania

DESCRIPTION OF PROPERTY  
TO BE SOLD: A legal description is attached hereto,  
incorporated herein and identified as Exhibit  
"A".

This Sheriff's sale takes place pursuant to a Judgment against Joseph Byrne and Michelle Byrne, his wife, in favor of FNB Bank, N.A. which Judgment was entered at No. 2015-CV-1071 in the amount of:

Principal -	\$ 12,831.60
Interest to 6/11/2015 -	73.81
Late Fees to 6/11/2015 -	551.43
Attorney's Fees for Foreclosure (estimated herein, actual to be collected) -	<u>2,500.00</u>
Total -	\$ 15,956.84

Plus interest after June 11, 2015, and continuing after entry of judgment at the contract rate (\$2.55 per diem), actual and additional attorney's fees, additional late fees after June 11, 2015, at the contract rate, costs of suit and all other amounts, fees and costs incurred in maintaining and preserving the Plaintiff's collateral and 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 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760

Timothy T. Chamberlain  
Sheriff of Columbia County

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



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

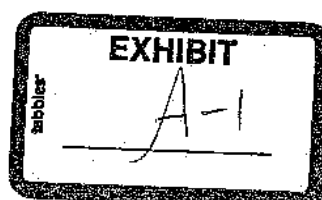
BEGINNING at an iron pin set on the southern edge of the right-of-way of Township Route No. 679; said point being in line of lands now or formerly of Marian A. Mosley; then by the southern edge of the right-of-way of Township Route 679 North 61 degrees 18 minutes 47 seconds West, 424.16 feet to a point in or near the center of Township Route No. 679; then along and through the center of Township Route No. 679 North 72 degrees 42 minutes 56 seconds West, 49.45 feet to a point, said point being near the intersection of the centerline of Township Route No. 679 and Township Route No. 786; then along and through the center of Township Route No. 786 the following five (5) courses and distances: (1) South 42 degrees 54 minutes 21 seconds East, 47.38 feet to a point; (2) South 25 degrees 34 minutes 17 seconds East, 47.60 feet to a point; (3) South 17 degrees 09 minutes 00 seconds East, 56.27 feet to a point; (4) South 15 degrees 33 minutes 50 seconds East, 134.38 feet to a point; (5) South 16 degrees 43 minutes 40 seconds East, 100.14 feet to a point; then by lands now or formerly of Marian A. Mosely North 85 degrees 13 minutes 50 seconds East, 5.41 feet to a point; then by the same North 63 degrees 43 minutes 50 seconds East, 311.85 feet to the place of BEGINNING. CONTAINING 1.330 acres of land.

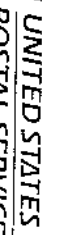
BEING more fully shown on a draft prepared by Matthew W. Laidacker, PLS, dated December 14, 1995, and recorded in Columbia County Map Book 7 at Page 955.

BEING the same premises which Michael S. Derr and Elizabeth M. Derr, husband and wife, by Deed dated April 30, 2004 and recorded May 3, 2004 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200404689, granted unto Joseph Byrne and Michelle Byrne, husband and wife.

KNOWN AS 202 Thunderbird Road, Stillwater, Pennsylvania.

TAX PARCEL NO. 03-10-002-01,000



[illegible]

## NEW AND ADDITIONS

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

**אמצעים**

of Pieces Listed by Sender



## Firm

PIECES RECEIVED AT POST OFFICE

---

Postmaster, per (name of receiving employee)

02 1P  
00017  
M2457A

75012  
EPRM

DE  
210

**EXHIBIT**

B

## **•Soyuzgiz**

USPS Tracking Number

Firm-specific Identifier

**Address**  
(Name, Street, City, State, and ZIP Code™)

### Postage

Feb

## Special Handling

## Parcel Airlift

~~Joseph Byrne~~

~~2443 Valley Oak Court~~

Palmdale City Beach, FL 32408

Joseph Byrne

202 Thunderbird Road

Stillwater, PA 17878

Michelle Byrne

~~2443 Valley Oak Court~~

Panama City Beach, FL 32408

Michelle Byrne

202 Thunderbird Road

Stillwater, PA 17878

FNB Bank, N.A.

~~Clifton Financial Corporation~~

~~One Penn Square~~

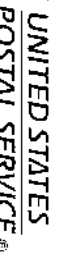
LANCASTER, PA 17602

FNB Bank, N.A.


3 / West Main Street

DICHTENBURG, PA 17815





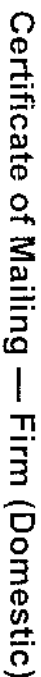
### Certificate of Mailing – Firm (Domestic)

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office	Affix Stamp Here Postmark with Date of Receipt	
Marc A. Hess, Esquire Henry & Beaver LLP 937 Willow Street P.O. Box 1140 Lebanon, PA 17042-1140		6			
USPS Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee
		Columbia County Treasurer Main Street County Annex 11 West Main Street Bloomsburg, PA 17815			
		Columbia County Domestic Relations Support Division Main Street County Annex 11 West Main Street Bloomsburg, PA 17815			
		Commonwealth of Pennsylvania Department of Revenue Bureau of Individual Taxes P.O. Box 280603 Harrisburg, PA 17128-0603			
		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2676 Harrisburg, PA 17105			
		Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th 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 8436 Harrisburg, PA 17105			

5 114  
02 1P  
0001776012 DEC 22 2015  
MAILED FROM ZIP CODE 1704

\$ 002.20

UNITED STATES POSTAGE  
02 1P  
\$002.28  
0001776012 DEC 27 2015  
MAILED FROM ZIP CODE 17046

TOTAL NO  
of Pieces Received at Post Office

Postmaster, per (name of receiving employee),

LEBANON PA 17042-9999  
DEC 22 2015  
USPS

UNITED STATES POSTAGE  
02 1P  
\$001.14  
0001776012 DEC 22 2015  
MAILED FROM ZIP CODE 17040

**Address**  
(Name, Street, City, State, and ZIP Code™)

## Postage

Feb

### Special Handling

Parcel Airlift

Internal Revenue Service  
Advisory Unit

1000 Liberty Avenue, Room 704  
Pittsburgh, PA 15222

Internal Revenue Service

## Technical Support Group

William Green Federal Building

600 Arch Street, Room 3259

Philadelphia, PA 19106

Internal Revenue Service

Advisory Unit

600 Arch Street, Room 3259

Philadelphia, PA 19106



Henry & Beaver,

ATTORNEYS AT LAW

937 Willow Street

P.O. Box 1140

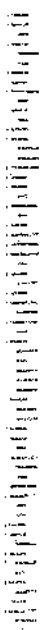
Lebanon, PA 17042-1140

Joseph Byrne  
202 Thunderbird Road  
Stillwater, PA 17878

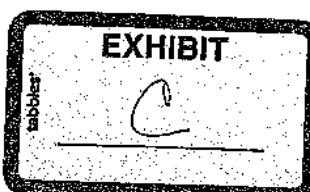
176 NFE 1 C1410612/22/15  
FORWARD TIME EXP RTN TO SEND  
BYRNE  
2443 VALLEY OAK CT  
P C BEACH FL 32408-5710

RETURN TO SENDER

17878204301140



UNITED STATES POSTAGE  
02 1P  
\$ 000.48  
0001776012 DEC 22 2015  
MAILED FROM ZIP CODE 17040  
SINCEY BOWES





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

Michelle Byrne  
202 Thunderbird Road  
Stillwater, PA 17878

176 NEE 1 CT40012/22/15  
FORWARD TIME EXP RTN TO SEND  
BYRNE VALLEY OAK CT  
2443 BEACH FL 32408-1710

RETURN TO SENDER



UNITED STATES POSTAGE  
02 1P  
\$000.483  
0001776012 DEC 22 2015  
MAILED FROM ZIP CODE 17046  
PITNEY BOWES



Henry & Beaver<sup>III</sup>

ATTORNEYS AT LAW

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

✓  
#

Tenant / Occupant  
202 Thunderbird Road  
Stillwater, PA 17878

NIXIE

176 DE 1

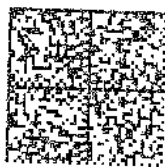
0012/30/15

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

1787870421140

BC: 17042114040

0303-06521-27-39



UNITED STATES POSTAGE  
02 1P  
\$000.485  
0001776012 DEC 22 2015  
MAILED FROM ZIP CODE 17046  
PITNEY BOWES



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.

JOSEPH BYRNE and  
MICHELLE BYRNE, his wife,  
Defendants

: IN THE COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
:  
: No. 2015-CV-1071

STATE OF FLORIDA

COUNTY OF Bay

:  
: ss.  
:

**AFFIDAVIT OF PROCESS SERVER**

I, William A. Johnson III, being duly sworn depose and say that I  
am over eighteen (18) years of age and am not a party to this action, and that within the  
boundaries of the State of Florida where service was effected, I was authorized by law  
to perform said service.

Service: I served Michelle Byrne, Defendant by leaving with Personal

\_\_\_\_\_, (Defendant or adult person in charge at the home where

Defendant is known and confirmed to reside) with a Notice of Sheriff's Sale Pursuant to Pennsylvania Rule of Civil Procedure 3129.2 filed to the above term and action number, a true and correct copy of which is attached hereto, at 2443 Valley Oak Court  
Panama City Beach, FL (address)  
on the 23 day of December, 2015 at 12:20 p.m.

Manner of Service: (check one)

- ☒ By personally delivering a copy to the person being served.
- ☐ Substituted at the residence by leaving a copy at the dwelling house or usual place of abode of the person being served with a member of the household over the age of eighteen (18) years and explaining the general nature of the papers.

By: William A. Johnson III  
Name: W.A. Johnson  
Process Server ACS #023

Sworn to and subscribed to before me  
this 23<sup>rd</sup> day of December,  
2015.

Linda G. Evans  
Notary Public



LINDA G. EVANS  
MY COMMISSION # EE 159175  
EXPIRES: January 26, 2016  
Bonded Thru Budget Notary Services

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. 2015-CV-1071
JOSEPH BYRNE and	:	2015-ED-155
MICHELLE BYRNE, his wife,	:	
Defendants	:	

**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  
Sheriff's Office of the Columbia County Courthouse, 35 West Main Street, Bloomsburg,  
Pennsylvania (or such other location as designated by the Sheriff on the date of sale)  
on

WEDNESDAY  
JANUARY 27, 2016  
9:00 A.M.  
PREVAILING LOCAL TIME

of all the estates, rights, titles, properties, claims and demands of the property of Joseph  
Byrne and Michelle Byrne, his wife, which are more fully described below:

OWNER OF PROPERTY: Joseph Byrne  
Michelle Byrne

LOCATION OF PROPERTY  
TO BE SOLD: 202 Thunderbird Road  
Stillwater, Benton Township,  
Columbia County, Pennsylvania

DESCRIPTION OF PROPERTY  
TO BE SOLD: A legal description is attached hereto,  
incorporated herein and identified as Exhibit  
"A".

This Sheriff's sale takes place pursuant to a Judgment against Joseph Byrne and Michelle Byrne, his wife, in favor of FNB Bank, N.A. which Judgment was entered at No. 2015-CV-1071 in the amount of:

Principal -	\$ 12,831.60
Interest to 6/11/2015 -	73.81
Late Fees to 6/11/2015 -	551.43
Attorney's Fees for Foreclosure (estimated herein, actual to be collected) -	<u>2,500.00</u>
Total -	\$ 15,956.84

Plus interest after June 11, 2015, and continuing after entry of judgment at the contract rate (\$2.55 per diem), actual and additional attorney's fees, additional late fees after June 11, 2015, at the contract rate, costs of suit and all other amounts, fees and costs incurred in maintaining and preserving the Plaintiff's collateral and 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 5<sup>TH</sup> 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 messuage or lot of land situate in the Township of Benton, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows:

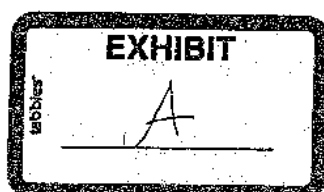
BEGINNING at an iron pin set on the southern edge of the right-of-way of Township Route No. 679; said point being in line of lands now or formerly of Marian A. Mosley; then by the southern edge of the right-of-way of Township Route 679 North 61 degrees 18 minutes 47 seconds West, 424.16 feet to a point in or near the center of Township Route No. 679; then along and through the center of Township Route No. 679 North 72 degrees 42 minutes 56 seconds West, 49.45 feet to a point, said point being near the intersection of the centerline of Township Route No. 679 and Township Route No. 786; then along and through the center of Township Route No. 786 the following five (5) courses and distances: (1) South 42 degrees 54 minutes 21 seconds East, 47.38 feet to a point; (2) South 25 degrees 34 minutes 17 seconds East, 47.60 feet to a point; (3) South 17 degrees 09 minutes 00 seconds East, 56.27 feet to a point; (4) South 15 degrees 33 minutes 50 seconds East, 134.38 feet to a point; (5) South 16 degrees 43 minutes 40 seconds East, 100.14 feet to a point; then by lands now or formerly of Marian A. Mosely North 85 degrees 13 minutes 50 seconds East, 5.41 feet to a point; then by the same North 63 degrees 43 minutes 50 seconds East, 311.85 feet to the place of BEGINNING. CONTAINING 1.330 acres of land.

BEING more fully shown on a draft prepared by Matthew W. Laidacker, PLS, dated December 14, 1995, and recorded in Columbia County Map Book 7 at Page 955.

BEING the same premises which Michael S. Derr and Elizabeth M. Derr, husband and wife, by Deed dated April 30, 2004 and recorded May 3, 2004 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200404689, granted unto Joseph Byrne and Michelle Byrne, husband and wife.

KNOWN AS 202 Thunderbird Road, Stillwater, Pennsylvania.

TAX PARCEL NO. 03-10-002-01,000



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.

JOSEPH BYRNE and  
MICHELLE BYRNE, his wife,  
Defendants

: IN THE COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
:  
: No. 2015-CV-1071

STATE OF FLORIDA

COUNTY OF Bay

:  
: ss.  
:

**AFFIDAVIT OF PROCESS SERVER**

I, William A. Johnson III, being duly sworn depose and say that I  
am over eighteen (18) years or age and am not a party to this action, and that within the  
boundaries of the State of Florida where service was effected, I was authorized by law  
to perform said service.

Service: I served Joseph Byrne, Defendant by leaving with Michelle Byrne-wife

\_\_\_\_\_, (Defendant or adult person in charge at the home where

Defendant is known and confirmed to reside) with a Notice of Sheriff's Sale Pursuant to Pennsylvania Rule of Civil Procedure 3129.2 filed to the above term and action number, a true and correct copy of which is attached hereto, at 2443 Valley Oak Court  
Panama City Beach, FL (address)  
on the 23 day of December, 2015 at 12:20 p.m.

Manner of Service: (check one)

☒ By personally delivering a copy to the person being served.  
☐ Substituted at the residence by leaving a copy at the dwelling house or usual place of abode of the person being served with a member of the household over the age of eighteen (18) years and explaining the general nature of the papers.

By: William R. Johnson Jr  
Name: W. R. Johnson Jr  
Process Server 6150 #023

Sworn to and subscribed to before me  
this 23<sup>rd</sup> day of December,  
2015.

Linda Evans  
Notary Public

LINDA G. EVANS  
MY COMMISSION # EE 159175  
EXPIRES: January 26, 2016  
Not Thru Budget Notary Services



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. 2015-CV-1071
JOSEPH BYRNE and	:	2015-ED-155
MICHELLE BYRNE, his wife,	:	
Defendants	:	

**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 Sheriff's Office of the Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania (or such other location as designated by the Sheriff on the date of sale) on

WEDNESDAY  
JANUARY 27, 2016  
9:00 A.M.  
PREVAILING LOCAL TIME

of all the estates, rights, titles, properties, claims and demands of the property of Joseph Byrne and Michelle Byrne, his wife, which are more fully described below:

OWNER OF PROPERTY: Joseph Byrne  
Michelle Byrne

LOCATION OF PROPERTY  
TO BE SOLD: 202 Thunderbird Road  
Stillwater, Benton Township,  
Columbia County, Pennsylvania

DESCRIPTION OF PROPERTY  
TO BE SOLD: A legal description is attached hereto,  
incorporated herein and identified as Exhibit  
"A".

This Sheriff's sale takes place pursuant to a Judgment against Joseph Byrne and Michelle Byrne, his wife, in favor of FNB Bank, N.A. which Judgment was entered at No. 2015-CV-1071 in the amount of:

Principal -	\$ 12,831.60
Interest to 6/11/2015 -	73.81
Late Fees to 6/11/2015 -	551.43
Attorney's Fees for Foreclosure (estimated herein, actual to be collected) -	<u>2,500.00</u>
Total -	\$ 15,956.84

Plus interest after June 11, 2015, and continuing after entry of judgment at the contract rate (\$2.55 per diem), actual and additional attorney's fees, additional late fees after June 11, 2015, at the contract rate, costs of suit and all other amounts, fees and costs incurred in maintaining and preserving the Plaintiff's collateral and incidental to suit, execution and levy.

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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 5<sup>TH</sup> 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 messuage or lot of land situate in the Township of Benton, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows:

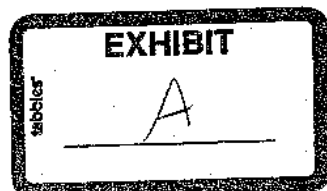
BEGINNING at an iron pin set on the southern edge of the right-of-way of Township Route No. 679; said point being in line of lands now or formerly of Marian A. Mosley; then by the southern edge of the right-of-way of Township Route 679 North 61 degrees 18 minutes 47 seconds West, 424.16 feet to a point in or near the center of Township Route No. 679; then along and through the center of Township Route No. 679 North 72 degrees 42 minutes 56 seconds West, 49.45 feet to a point, said point being near the intersection of the centerline of Township Route No. 679 and Township Route No. 786; then along and through the center of Township Route No. 786 the following five (5) courses and distances: (1) South 42 degrees 54 minutes 21 seconds East, 47.38 feet to a point; (2) South 25 degrees 34 minutes 17 seconds East, 47.60 feet to a point; (3) South 17 degrees 09 minutes 00 seconds East, 56.27 feet to a point; (4) South 15 degrees 33 minutes 50 seconds East, 134.38 feet to a point; (5) South 16 degrees 43 minutes 40 seconds East, 100.14 feet to a point; then by lands now or formerly of Marian A. Mosely North 85 degrees 13 minutes 50 seconds East, 5.41 feet to a point; then by the same North 63 degrees 43 minutes 50 seconds East, 311.85 feet to the place of BEGINNING. CONTAINING 1.330 acres of land.

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BEING the same premises which Michael S. Derr and Elizabeth M. Derr, husband and wife, by Deed dated April 30, 2004 and recorded May 3, 2004 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200404689, granted unto Joseph Byrne and Michelle Byrne, husband and wife.

KNOWN AS 202 Thunderbird Road, Stillwater, Pennsylvania.

TAX PARCEL NO. 03-10-002-01,000



Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



71901140006000068564

JOSEPH BYRNE  
2443 VALLEY OAK COURT

PANAMA CITY FL 32408  
BEACH

---

Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



MICHELLE BYRNE  
2443 VALLEY OAK COURT

PANAMA CITY FL 32408  
BEACH

---

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FNB BANK N.A.  
vs.  
JOSEPH BYRNE (et al.)

Case Number  
2015CV1071

## SHERIFF'S RETURN OF SERVICE

12/14/2015 03:03 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 202 THUNDERBIRD ROAD, STILLWATER, PA 17878.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

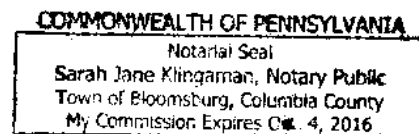
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

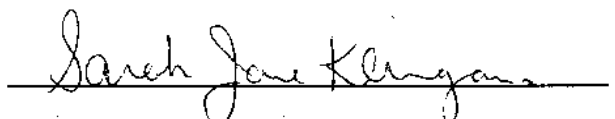
December 14, 2015

NOTARY

Affirmed and subscribed to before me this

14TH day of DECEMBER, 2015





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

(cc: County, Civil, Sheriff, Plaintiff, etc.)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FNB BANK N.A.  
vs.  
BYRNE, JOSEPH (et al.)

Case Number  
2015CV1071

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 202 THUNDERBIRD ROAD  
STILLWATER, PA 17878

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

12-14-15

Time:

1503

Deputy:

7

Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

(POSTING)

2015CV1071

202 THUNDERBIRD ROAD, STILLWATER, PA 17878

NO EXPIRATION



Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



71901140006000068533

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET 5TH FLOOR  
ROBERT N.C. NIX FEDERAL BUILDING  
PHILADELPHIA PA 19107

---

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FNB BANK N.A.  
vs.  
BYRNE, JOSEPH (et al.)

Case Number  
2015CV1071

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 155

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 202 THUNDERBIEL ROAD  
STILLWATER, PA 17878

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 11/20/15

Time: 1329

Deputy: 5

Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

OCCUPANT

2015CV1071

202 THUNDERBIEL ROAD, STILLWATER, PA 17878

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FNB BANK N.A.  
vs.  
BYRNE, JOSEPH (et al.)

Case Number  
2015CV1071

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 155

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BENTON TOWNSHIP

Primary Address: 236 SHICKSHINNY ROAD  
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: TERRI ADAM

Relation: SUPERVISOR

Date: 11/20/15 Time: 1335

Deputy: 5 Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

BENTON TOWNSHIP

2015CV1071

236 SHICKSHINNY ROAD, BENTON, PA 17814

NO EXPIRATION

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

Classifieds: (570) 784-6151  
Toll Free: 888-231-9767 ext 1299  
Fax: (570) 784-6152

Proof of Ad 11/20/15

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380  
BLOOMSBURG, PA 17815**

Ad ID: **1058047**  
Description: **Byrne Sale January 27**  
Run Dates: **01/06/16 to 01/20/16**  
Class: **2**  
Agate Lines: **210**  
Blind Box:

**Total Ad Cost \$1,150.80**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/06/16	01/20/16	3	\$1,150.80

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV1071

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, January 27th, 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 messuage or lot of land situate in the Township of Benton, Columbia County, Commonwealth of Pennsylvania,

bounded and described as follows:

BEGINNING at an iron pin set on the southern edge of the right-of-way of Township Route No. 679; said point being in line of lands now or formerly of Marian A. Mosley; then by the southern edge of the right-of-way of Township Route 679 North 61 degrees 18 minutes 47 seconds West, 424.16 feet to a point in or near the center of Township Route No. 679; then along and through the center of Township Route No. 679 North 72 degrees 42 minutes 56 seconds West, 49.45 feet to a point, said point being near the intersection of the centerline of Township Route No. 679 and Township Route No. 786; then along and through the center of Township Route No. 786 the following five (5) courses and distances: (1) South 42 degrees 54 minutes 21 seconds East, 47.38 feet to a point; (2) South 25 degrees 34 minutes 17 seconds East, 47.60 feet to a point; (3) South 17 degrees 09 minutes 00 seconds East, 56.27 feet to a point; (4) South 15 degrees 33 minutes 50 seconds East, 134.38 feet to a point; (5) South 16 degrees 43 minutes 40 seconds East, 100.14 feet to a point; then by lands now or formerly of Marian A. Mosley North 85 degrees 13 minutes 50 seconds East, 5.41 feet to a point; then by the same North 63 degrees 43 minutes 50 seconds East, 311.85 feet to the place of BEGINNING. CONTAINING 1.330 acres of land.

BEING more fully shown on a draft prepared by Matthew W. Laidacker, PLS, dated December 14, 1995, and recorded in Columbia County Map Book 7 at Page 955.

BEING the same premises which Michael S. Derr and Elizabeth M. Derr, husband and wife, by Deed dated April 30, 2004 and recorded May 3, 2004 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200404689, granted unto Joseph Byrne and Michele Byrne, husband and wife. KNOWN AS 202 Thunderbird Road, Stillwater, Pennsylvania.

TAX PARCEL NO. 03-10-002-01,000

PROPERTY ADDRESS: 202 THUNDERBIRD ROAD, STILLWATER, PA 17878

UPI / TAX PARCEL NUMBER: 03-10-002-01,000

Seized and taken into execution to be sold as the property of JOSEPH BYRNE, MICHELLE BYRNE in suit of FNB BANK N.A.

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FNB BANK N.A.  
vs.  
BYRNE, JOSEPH (et al.)

Case Number  
2015CV1071

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 155

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
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: Martha Mather

Relation: Clerk

Date: 11-25-15

Time: 09:20

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.

DOMESTIC RELATIONS OF 2015CV1071 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FNB BANK N.A.  
vs.  
BYRNE, JOSEPH (et al.)

Case Number  
2015CV1071

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 155

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
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: Denise Siegel

Relation: Clerk

Date: 11-20-15

Time: 09:15

Deputy: 4

Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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COLUMBIA COUNTY TAX C

2015CV1071

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FNB BANK N.A.  
vs.  
BYRNE, JOSEPH (et al.)

Case Number  
2015CV1071

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 155

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: COLUMBIA COUNTY TREASUER

Primary Address: 11 WEST MAIN STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Shirley Turner

Relation: Clerk

Date: 11-20-15 Time: 09:15

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.

COLUMBIA COUNTY TREA

2015CV1071

11 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FNB BANK N.A.  
vs.  
BYRNE, JOSEPH (et al.)

Case Number  
2015CV1071

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 155

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: JOSEPH BYRNE

Primary Address: 202 THUNDERBIEL ROAD  
STILLWATER, PA 17878

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: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

BYRNE, JOSEPH

2015CV1071

202 THUNDERBIEL ROAD, STILLWATER, PA 17878

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FNB BANK N.A.  
vs.  
BYRNE, JOSEPH (et al.)

Case Number  
2015CV1071

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 155

Warrant:

Notes:

SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: MICHELLE BYRNE  
Primary Address: 202 THUNDERBIEL ROAD  
STILLWATER, PA 17878

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: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BYRNE, MICHELLE

2015CV1071

202 THUNDERBIEL ROAD, STILLWATER, PA 17878

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FNB BANK N.A.  
vs.  
BYRNE, JOSEPH (et al.)

Case Number  
2015CV1071

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 155

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Cathy Gordon  
Primary Address: 85 Gordon Road  
Benton, PA 17814

Phone: 570-925-2517

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: TAX COLLECTOR

Date: 1/20/15

Time: 1059

Deputy: 5

Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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- 
- 

GORDON, CATHY

2015CV1071

85 GORDON ROAD, BENTON, PA 17814

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FNB BANK N.A.  
vs.  
BYRNE, JOSEPH (et al.)

Case Number  
2015CV1071

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 155

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BENTON AREA SCHOOL DISTRICT

Primary Address: 600 GREEN ACRES ROAD  
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: DEB POLL

Relation: ELEMENTARY SECRETARY

Date: 11/20/15 Time: 1034

Deputy: 5 Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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BENTON AREA SCHOOL D

2015CV1071

600 GREEN ACRES ROAD, BENTON, PA 17814

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV1071

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, JANUARY 27, 2016**  
**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 message or lot of land situate in the Township of Benton, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin set on the southern edge of the right-of-way of Township Route No. 679; said point being in line of lands now or formerly of Marian A. Mosley; then by the southern edge of the right-of-way of Township Route 679 North 61 degrees 18 minutes 47 seconds West, 424.16 feet to a point in or near the center of Township Route No. 679; then along and through the center of Township Route No. 679 North 72 degrees 42 minutes 56 seconds West, 49.45 feet to a point, said point being near the intersection of the centerline of Township Route No. 679 and Township Route No. 786; then along and through the center of Township Route No. 786 the following five (5) courses and distances: (1) South 42 degrees 54 minutes 21 seconds East, 47.38 feet to a point; (2) South 25 degrees 34 minutes 17 seconds East, 47.60 feet to a point; (3) South 17 degrees 09 minutes 00 seconds East, 56.27 feet to a point; (4) South 15 degrees 33 minutes 50 seconds East, 134.38 feet to a point; (5) South 16 degrees 43 minutes 40 seconds East, 100.14 feet to a point; then by lands now or formerly of Marian A. Mosely North 85 degrees 13 minutes 50 seconds East, 5.41 feet to a point; then by the same North 63 degrees 43 minutes 50 seconds East, 311.85 feet to the place of BEGINNING. CONTAINING 1.330 acres of land.

BEING more fully shown on a draft prepared by Matthew W. Laidacker, PLS, dated December 14, 1995, and recorded in Columbia County Map Book 7 at Page 955.

BEING the same premises which Michael S. Derr and Elizabeth M. Derr, husband and wife, by Deed dated April 30, 2004 and recorded May 3, 2004 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200404689, granted unto Joseph Byrne and Michelle Byrne, husband and wife.

KNOWN AS 202 Thunderbird Road, Stillwater, Pennsylvania.

TAX PARCEL NO. 03-10-002-01,000

PROPERTY ADDRESS: 202 THUNDERBIRD ROAD, STILLWATER, PA 17878

UPI / TAX PARCEL NUMBER: 03-10-002-01,000

Seized and taken into execution to be sold as the property of JOSEPH BYRNE, MICHELLE BYRNE in suit of FNB BANK N.A..

**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

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.

JOSEPH BYRNE and  
MICHELLE BYRNE, his wife,  
Defendants

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

:  
: No. 2015-CV-1071

:  
: 2015 - ED - 155

:

### 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 5<sup>TH</sup> 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  
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. 2015-CV-1071
JOSEPH BYRNE and	:	2015 - ED - 155
MICHELLE BYRNE, his wife,	:	
Defendants	:	

**WRIT OF EXECUTION**

COMMONWEALTH OF PENNSYLVANIA :  
: ss.  
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against Joseph Byrne and Michelle Byrne, his wife, Defendants.

1. You are directed to levy upon the property of the Defendants **commonly known as 202 Thunderbird Road, Stillwater, Benton Township, Columbia County, Pennsylvania 17878, and as more fully described on Exhibit "A" attached hereto.**

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

3. If property of the Defendants 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 -	\$ 12,831.60
Interest to 6/11/2015 -	73.81
Late Fees to 6/11/2015 -	551.43
Attorney's Fees for Foreclosure (estimated herein, actual to be collected) -	<u>2,500.00</u>
Total -	\$ 15,956.84

Plus interest after June 11, 2015, and continuing after entry of judgment at the contract rate (\$2.55 per diem), actual and additional attorney's fees, additional late fees after June 11, 2015, at the contract rate, costs of suit and all other amounts, fees and costs incurred in maintaining and preserving the Plaintiff's collateral and incidental to suit, execution and levy.

Barbara N. Liberti  
Prothonotary

Seal of the Court

11/18-15

By: Stephanie Gray  
Deputy

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



**MAJOR EXEMPTIONS UNDER PENNSYLVANIA  
AND FEDERAL LAW**

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.

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. 2015-CV-1071
JOSEPH BYRNE and	:	
MICHELLE BYRNE, his wife,	:	
Defendants	:	

**CLAIM FOR EXEMPTION**

TO THE SHERIFF:

I, the above-named Defendant, 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 the property levied upon; or

b. I claim the following exemption (specify the property and basis of exemption): \_\_\_\_\_

2. From my property which is in the 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 Number

I verify that the statements made in this Claim for Exemption are true and correct.  
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: \_\_\_\_\_  
Defendant

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF OF COLUMBIA  
COUNTY, Columbia County Courthouse, 35 West Main Street, Bloomsburg,  
Pennsylvania. Telephone Number (570) 389-5622.

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

BEGINNING at an iron pin set on the southern edge of the right-of-way of Township Route No. 679; said point being in line of lands now or formerly of Marian A. Mosley; then by the southern edge of the right-of-way of Township Route 679 North 61 degrees 18 minutes 47 seconds West, 424.16 feet to a point in or near the center of Township Route No. 679; then along and through the center of Township Route No. 679 North 72 degrees 42 minutes 56 seconds West, 49.45 feet to a point, said point being near the intersection of the centerline of Township Route No. 679 and Township Route No. 786; then along and through the center of Township Route No. 786 the following five (5) courses and distances: (1) South 42 degrees 54 minutes 21 seconds East, 47.38 feet to a point; (2) South 25 degrees 34 minutes 17 seconds East, 47.60 feet to a point; (3) South 17 degrees 09 minutes 00 seconds East, 56.27 feet to a point; (4) South 15 degrees 33 minutes 50 seconds East, 134.38 feet to a point; (5) South 16 degrees 43 minutes 40 seconds East, 100.14 feet to a point; then by lands now or formerly of Marian A. Mosely North 85 degrees 13 minutes 50 seconds East, 5.41 feet to a point; then by the same North 63 degrees 43 minutes 50 seconds East, 311.85 feet to the place of BEGINNING. CONTAINING 1.330 acres of land.

BEING more fully shown on a draft prepared by Matthew W. Laidacker, PLS, dated December 14, 1995, and recorded in Columbia County Map Book 7 at Page 955.

BEING the same premises which Michael S. Derr and Elizabeth M. Derr, husband and wife, by Deed dated April 30, 2004 and recorded May 3, 2004 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200404689, granted unto Joseph Byrne and Michelle Byrne, husband and wife.

KNOWN AS 202 Thunderbird Road, Stillwater, Pennsylvania.

TAX PARCEL NO. 03-10-002-01,000



## REAL ESTATE OUTLINE

ED # 2015 ED 155

DATE RECEIVED 11/17/2015  
DOCKET AND INDEX 2015 CV 1071

### CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>77973</u>

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

SALE DATE Jan. 27, 16 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_



## Henry & Beaver<sup>LLP</sup>

ATTORNEYS AT LAW

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

[www.henrybeaver.com](http://www.henrybeaver.com)

R. Hart Beaver

Retired

Phone (717) 274-3644, Ext. 115

Fax (717) 274-6782

[hess@henrybeaver.com](mailto:hess@henrybeaver.com)

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

Charles V. Henry, III

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Marc A. Hess

Amy B. Leonard

Roberta J. Santiago

Heather A. Eggert

November 17, 2015

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

**Re: FNB Bank, N.A. v. Joseph Byrne and Michelle Byrne, his wife**  
**No. 2015-CV-1071**

Dear Sirs:

Please:

1. Post the property located at 202 Thunderbird Road, Stillwater, Benton Township, Columbia County, Pennsylvania 17878, with the Writ of Execution and Notice of Sheriff's Sale.
2. Serve a copy of the Writ of Execution and Notice of Sheriff's Sale upon any third party found in possession of the property located at 202 Thunderbird Road, Stillwater, Benton Township, Columbia County, Pennsylvania 17878.

As the Defendants currently reside in Florida, service upon the Defendants will be made by process server. A copy of this firm's Affidavit of Service will be provided to the Sheriff's Office upon filing of the same.

Page 2

November 16, 2015

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

Very truly yours,

A handwritten signature in black ink, appearing to read 'MARC A. HESS', written over a set of horizontal lines.

MARC A. HESS

/lhf

encl.

cc: Ms. Heather Ace, FNB Bank, N.A. - 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. 2015-CV-1071
JOSEPH BYRNE and	:	
MICHELLE BYRNE, his wife,	:	
Defendants	:	

**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 Sheriff's Office of the Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania (or such other location as designated by the Sheriff on the date of sale) on

January  
27<sup>th</sup>, 2016  
9:00 A.M.  
PREVAILING LOCAL TIME

of all the estates, rights, titles, properties, claims and demands of the property of Joseph Byrne and Michelle Byrne, his wife, which are more fully described below:



OWNER OF PROPERTY: Joseph Byrne  
Michelle Byrne

LOCATION OF PROPERTY  
TO BE SOLD: 202 Thunderbird Road  
Stillwater, Benton Township,  
Columbia County, Pennsylvania

DESCRIPTION OF PROPERTY  
TO BE SOLD: A legal description is attached hereto,  
incorporated herein and identified as Exhibit  
"A".

This Sheriff's sale takes place pursuant to a Judgment against Joseph Byrne and Michelle Byrne, his wife, in favor of FNB Bank, N.A. which Judgment was entered at No. 2015-CV-1071 in the amount of:

Principal -	\$ 12,831.60
Interest to 6/11/2015 -	73.81
Late Fees to 6/11/2015 -	551.43
Attorney's Fees for Foreclosure (estimated herein, actual to be collected) -	<u>2,500.00</u>
Total -	\$ 15,956.84

Plus interest after June 11, 2015, and continuing after entry of judgment at the contract rate (\$2.55 per diem), actual and additional attorney's fees, additional late fees after June 11, 2015, at the contract rate, costs of suit and all other amounts, fees and costs incurred in maintaining and preserving the Plaintiff's collateral and 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 5<sup>TH</sup> 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 message or lot of land situate in the Township of Benton, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin set on the southern edge of the right-of-way of Township Route No. 679; said point being in line of lands now or formerly of Marian A. Mosley; then by the southern edge of the right-of-way of Township Route 679 North 61 degrees 18 minutes 47 seconds West, 424.16 feet to a point in or near the center of Township Route No. 679; then along and through the center of Township Route No. 679 North 72 degrees 42 minutes 56 seconds West, 49.45 feet to a point, said point being near the intersection of the centerline of Township Route No. 679 and Township Route No. 786; then along and through the center of Township Route No. 786 the following five (5) courses and distances: (1) South 42 degrees 54 minutes 21 seconds East, 47.38 feet to a point; (2) South 25 degrees 34 minutes 17 seconds East, 47.60 feet to a point; (3) South 17 degrees 09 minutes 00 seconds East, 56.27 feet to a point; (4) South 15 degrees 33 minutes 50 seconds East, 134.38 feet to a point; (5) South 16 degrees 43 minutes 40 seconds East, 100.14 feet to a point; then by lands now or formerly of Marian A. Mosely North 85 degrees 13 minutes 50 seconds East, 5.41 feet to a point; then by the same North 63 degrees 43 minutes 50 seconds East, 311.85 feet to the place of BEGINNING. CONTAINING 1.330 acres of land.

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KNOWN AS 202 Thunderbird Road, Stillwater, Pennsylvania.

TAX PARCEL NO. 03-10-002-01,000



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KNOWN AS 202 Thunderbird Road, Stillwater, Pennsylvania.

TAX PARCEL NO. 03-10-002-01,000

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.

JOSEPH BYRNE and  
MICHELLE BYRNE, his wife,  
Defendants

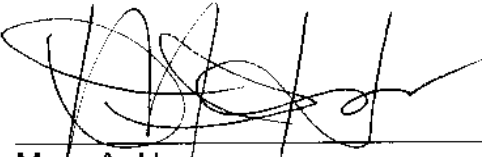
: IN THE COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW

:  
: No. 2015-CV-1071  
:  
:  
:

**WAIVER OF WATCHMAN**

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession (after notifying such person of such levy or attachment), without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereon.

Dated: November 17, 2015

  
\_\_\_\_\_  
Marc A. Hess  
Attorney for Plaintiff, FNB Bank, N.A.

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.

JOSEPH BYRNE and  
MICHELLE BYRNE, his wife,  
Defendants


: IN THE COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
:  
: No. 2015-CV-1071

**AFFIDAVIT AS TO NON-MILITARY SERVICE AND CERTIFICATION  
OF LAST KNOWN ADDRESS OF DEFENDANTS**

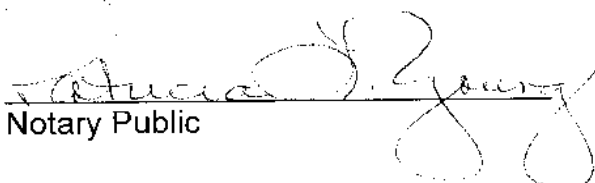
COMMONWEALTH OF PENNSYLVANIA :  
: ss.  
COUNTY OF LEBANON :

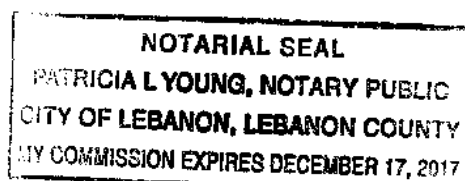
Before me the undersigned authority, personally appeared Marc A. Hess,  
attorney for Plaintiff, who being duly sworn according to law, deposes and says that  
upon reasonable investigation to the best of his knowledge and belief the Defendants  
are not in the active Military or Naval Service of the United States of America and that  
the last known address of said Defendants is 2443 Valley Oak Court, Panama City  
Beach, Florida 32408.

HENRY & BEAVER LLP

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

Sworn to and subscribed to before me  
this 17<sup>th</sup> day of December,  
2015.

  
Notary Public



## Document Receipt

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Trans #	6863	Carrier / service:	USPS Server	First-Class Mail®	11/19/2015 12:00:00 AM
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## Ship to:

MICHELLE BYRNE

2443 VALLEY OAK COURT

Tracking #: 71901140006000068571

Doc Ref #: 2015ED155

Postage 5.1300

PANAMA CITY FL 32408  
BEACH

155

## Document Receipt

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Trans #	6862	Carrier / service:	USPS Server	First-Class Mail®	11/19/2015 12:00:00 AM
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## Ship to:

JOSEPH BYRNE  
2443 VALLEY OAK COURT

Tracking #: 71901140006000068564  
Doc Ref #: 2015ED155  
Postage 5.1300

PANAMA CITY FL 32408  
BEACH

155



## Document Receipt

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Trans #	6861	Carrier / service:	USPS Server	First-Class Mail®	11/19/2015 12:00:00 AM
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## Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000068557

Doc Ref #: 2015ED155

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	6860	Carrier / service:	USPS Server	First-Class Mail®	11/19/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000068540

Doc Ref #: 2015ED155

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	6859	Carrier / service:	USPS Server	First-Class Mail®	11/19/2015 12:00:00 AM
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## Ship to:

PHILADELPHIA DISTRICT OFFICE	US SMALL BUSINESS ADMINISTRATION
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900 MARKET STREET 5TH FLOOR  
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #:	71901140006000068533
Doc Ref #:	2015ED155
Postage	5 1300

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	6858	Carrier / service:	USPS Server	First-Class Mail®	11/19/2015 12:00:00 AM
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## Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 7190114000600068526

Doc Ref #: 2015ED155

Postage 5 1300

HARRISBURG PA 17105

155

## Document Receipt

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Trans #	6857	Carrier / service:	USPS Server	First-Class Mail®	11/19/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000068519

Doc Ref #: 2015ED155

Postage 5.1300

HARRISBURG PA 17128



## Henry & Beaver<sup>LLP</sup>

ATTORNEYS AT LAW

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November 17, 2015

Office of the Sheriff  
Columbia County Courthouse  
35 West Main Street  
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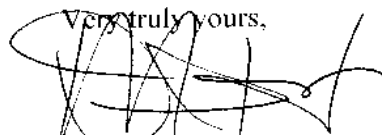
**Re: FNB Bank, N.A. v. Joseph Byrne and Michelle Byrne, his wife  
No. 2015-CV-1071**

Dear Sirs:

We have filed a Praecipe for Writ of Execution in the above-referenced matter. Included herewith please find the following as courtesy copies. **The originals have been filed with the Prothonotary and will be forwarded to your office.**

1. Notice of Sheriff's Sale Pursuant to Pa.R.C.P. 3129.2
2. Praecipe for Writ of Execution
3. Writ of Execution
4. Affidavit Pursuant to Rule 3129.1
5. Copy of the property description.

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: Ms. Heather Acc, FNB Bank, N.A. - w/encl.



**Henry & Beaver<sup>LLP</sup>**

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Roberta J. Santiago

Heather A. Eggert

November 17, 2015

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

**Re: FNB Bank, N.A. v. Joseph Byrne and Michelle Byrne, his wife**  
**No. 2015-CV-1071**

Dear Clerk:

Enclosed please find the following:

1. An original and two (2) copies of a Praecipe for Writ of Execution in Mortgage Foreclosure, together with a check in the amount of \$25.00 representing the filing fee.
2. An original and four (4) copies of a Writ of Execution.
3. An original and four (4) copies of a Notice of Sheriff's Sale Pursuant to Pa.R.C.P. 3129.2.
4. An original and three (3) copies of an Affidavit Pursuant to Pa.R.C.P. 3129.1.
5. An original and five (5) copies of a property description.

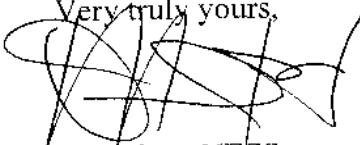
Page 2  
November 16, 2015

6. An original and one (1) copy of a Waiver of Watchman.
7. An original and one (1) copy of an Affidavit as to Non-Military Service and Certification of Last Known Addresses of Defendants.
8. A check in the amount of \$1,350.00 and Sheriff's letter of instruction to be forwarded to the Sheriff of Columbia County.

Please file these documents upon receipt and time-stamp and return one copy of each to me in the enclosed self-addressed, stamped envelope.

Please forward all appropriate documents and enclosed check to the Sheriff of Columbia County for their purposes.

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

/lif  
encl.

cc: Ms. Heather Ace, FNB Bank, N.A. - w/encl.  
Columbia County Sheriff's Office - w/encl.



HENRY & BEAVER LLP

P. O. Box 1140  
Lebanon, PA 17042-1140  
717-274-3644

**Fulton Bank**<sup>NA</sup>

LISTENING IS JUST THE BEGINNING<sup>SM</sup>  
60-142/313

77973

One thousand three hundred fifty and NO/100

PAY  
TO THE  
ORDER  
OF:

Sheriff of Columbia County


DATE

11/17/2015

AMOUNT

1350.00



General Account  
  
AUTHORIZED SIGNATURE

Security features. Details on back.



⑈077973⑈ ⑆031301422⑆ 0001135236⑈