SHERIFF'S SALE

Distribution Sheet

FNB Bank NA vs. Joseph and	Michelle Byrne
FNB BANK NA VS. Joseph 9nd NO. 1071-2015 JD DATE OF SALE: J9	nuary 27, 2016
10. 132 - 9012 ED	
I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the wind took into execution the within described real estate, and after having given due lend place of sale, by advertisements in divers public newspapers and by handbills sent bailiwick, I did on (date) 1900 and (time) 1900 and (time) 1900 the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to then and where I sold the same to 1900 Hess. On the price or sum of 21,682.36	gal and timely notice of the time t up in the most public places in Awa , of said day o sale at public vendue or outcry Dollars
righest and best bidder, and that the highest and best price bidden for the same; which	being the
Bid Price \$ 19,900.00 Poundage 398.00 Transfer Taxes //34.36 Total Needed to Purchase //en Central So.00	\$ <u>21682.36</u> 2200,00
Amount Paid Down	19487 36
EXPENSES:	71700,36
Columbia County Sheriff - Costs. Poundage Poundage Newspaper Printing Solicitor Columbia County Prothonotary Columbia County Recorder of Deeds - Deed copy work Realty transfer taxes State stamps	\$ 930,50 _/150,80 0- _/00,00
Tax Collector (-0-
Columbia County Tax Assessment Office	5,00
State Treasurer	170,00
Other: Web posting	150,00
lier search ce Airticate	250,00
TOTAL EXPENSES:	\$ 3967,66
Total Needed to Purchase Less Expenses Net to First Lien Holder	s <u>21682,36</u> <u>3967,66</u> 17714,70
Plus Deposit	1350,00 19064,70
•	

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

<u>Plaintiff</u>

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

Tax Claim Search	\$5.00 \$170.00
Notary Fee	\$15.00
Copies	\$8.00
Distribution Form	\$25.00
Service Mileage	\$40.00
Service	\$255.00
Web Posting	\$100.00
Transfer Tax Form	\$25.00
Solicitor Services	\$100.00
Sheriff's Deed	\$35.00
Sheriff Automation Fund	\$50.00
Prothonotary, Acknowledge Deed	\$10.00
Press Enterprise Inc.	\$1,150.80
Posting Handbill	\$15.00
Mailing Costs	\$42.00
Levy	\$15.00
Docketing	\$15.00
Crying Sale	\$10.00
Advertising Sale Bills & Copies	\$17.50
Advertising Sale (Newspaper)	\$15.0 \$17.5

Distribution Costs

Recording Fees		\$67.00
	Total Distribution Costs	\$67.00
	: <u></u>	
	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	JOSE	EPH & MICHEI	LLE BYRNE
NO.	155-2015	ED	NO.	1071-2015	JD
DATI	E/TIME OF SALE:	JANUARY 2			
BID F	PRICE (INCLUDES	COST)	\$ <u>/</u>	9900,00 398.00	
POUN	NDAGE – 2% OF B	ID	\$	398,00	
TRAN	NSFER TAX – 2% (OF FAIR MKT	\$	1134,36	
MISC	. COSTS		\$	250,00	
TOTA	AL AMOUNT NEE	DED TO PURC	HASE		s 21682.36
NAM	CHASER(S): Do RESS: 2 l ES(S) ON DEED:_ CHASER(S) SIGNA	4.1	Ron	570-85 D Bente	14-1190 on PH 17814
		TAL DUE: SS DEPOSIT:			s 21682,36 s 2200,00
	DC	OWN PAYMEN	Т:		\$
	TC	TAL DUE IN 8	DAYS		s 19482.36



ATTORNEYS AT LAW

Charles V. Henry, III 937 Willow Street R. Hart Beaver
Frederick S. Wolf P.O. Box 1140 Retired

Thomas P. Harlan Lebanon, PA 17042-1140

Wiley P. Parker' www.henrybeaver.com Phone (717) 274-3644, Ext. 115

John H. Whitmoyer Fax (717) 274-6782

Christopher J. Coyle hess@henrybeaver.com

Keyin M. Richards

Marc A. Hoss

* Certified in Civil Trial Advocacy by the

Amy B. Leonard National Board of Trial Advocacy

Roberta I. Santiago

January 29, 2016

Office of the Sheriff

Heather A. Eggert

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) -	8,684.90
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.

7777

MARC A. HE\$S

/lif

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



STEVEN E HESS

01/29/16

Columbia County Sheriff's Office

19,482.36##

PAY TO THE OPDER OF NINeteen Thousand Four Hundred Eighty Two Dollars AND 36 Cents

For Dayton Hess.

TREASURER'S CHECK

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 <u>January 6. 13, 20, 2016</u> 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.

	α
Comment of male and the day hafe or	
	me this 20# day of January 20.16. Karen M. Beach (Notary Public)
publication charges amounting to \$, 20
fee for this affidavit have been paid i	in full.

SHERIFF'S SALE COST SHEET

	VS	s. <i>k</i>	5Urne	
NOED NO	D;	ID DATE/TIM	E OF SALE	
DOCKET/RETURN		\$15.00		
SERVICE PER DEF.		\$ 255,00		
LEVY (PER PARCEL		\$15.00		
MAILING COSTS		\$ 42,00		
ADVERTISING SALE BI	ILLS & COPIES	\$17.50		
ADVERTISING SALE (N		\$15.00		
MILEAGE	TE WOITH LARCY	\$ 40,00		
POSTING HANDBILL		\$15.00		
CRYING/ADJOURN SAI	LE.	\$10.00		
SHERIFF'S DEED	J1.7	\$35.00		
TRANSFER TAX FORM		\$25.00		
DISTRIBUTION FORM		\$25.00		
COPIES		\$ 8,00		
MOTADM		¢ 10 50		
TO	TAL *******	*******	\$ 239,50	
WEB POSTING		\$150.00		
PRESS ENTERPRISE IN	C.	\$ 1150.80	1400,80)
SOLICITOR'S SERVICE	S	\$ 75.00 (N	0	
TO	S TAL *******	******	\$ 14 80,0 0	
PROTHONOTARY (NO	ΓARY)	\$1,0.00		
RECORDER OF DEEDS	,	\$ 67,00		
TO	ΓARY) ΤΑΙ. ********	******	\$ 7760	
REAL ESTATE TAXES:				
BORO, TWP & C	OUNTY 20	\$		
SCHOOL DIST.	20	\$		
DELINQUENT	20	<u>\$_5,00</u>	۸ ۸	
ТО	TAL ********	******	\$ 5,00	÷
MUNICIPAL FEES DUE	J:			
SEWER	20	\$		
WATER	20 <u> </u>	\$	es -	
ТО	TAL ********	*********	\$	
SURCHARGE FEE (DST	TE)		\$ 170.00	_
MISC.		\$		1350
	TAL *******	\$		150
TO	TAL ********	******	5 3 -	è _
ТО	TAL COSTS (OI	PENING BID)		\$ 236450
				2185.30

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Date: 01/21/2016

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 NO TAX CLAIM TAXES DUE

TAX AMOUNT PENALTY DISCOUNT

PAID

BALANCE

Shall	
By: JEITT	Per:



937 Willow Street Charles V. Henry, III P.O. Box 1140 Frederick S. Wolf

Lebanou, PA 17042-1140

www.henrybeaver.com

Phone (717) 274-3644, Ext. 115

R. Harr Beaver

Retired

Fax (717) 274-6782

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

hess@henrybeaver.com

Amy B. Leonard Roberta J. Santiago

Heather A. Eggen

Thomas P. Harlan

John H. Whitmoyer

Christopher J. Coyle Kevin M. Richards

Wiley P. Parker*

Marc A. Hess

January 4, 2016

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

FNB Bank, N.A. v. Joseph Byrnc and Michelle Byrnc, his wife Re: 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.

/lif

enel.

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

Name Address

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	P.O. Box 2675
Department of Welfare	Harrisburg, PA 17105
Commonwealth of Pennsylvania	6 th Floor, Strawberry Square
Bureau of Individual Taxes	Department 280601
Inheritance Tax Division	Harrisburg, PA 17128
Department of Public Welfare	Willow Oak Building
T.P.L. Casualty Unit	P.O. Box 8486
Estate Recovery Program	Harrisburg, PA 17105
Internal Revenue Service	1000 Liberty Avenue, Room 704
Advisory Unit	Pittsburgh, PA 15222
Internal Revenue Service Technical Support Group	William Green Federal Building 600 Arch Street, Room 3259 Philadelphia, PA 19106
Internal Revenue Service	600 Arch Street, Room 3259
Advisory Unit	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.

Name

Address

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 2016.

Notary Public

NOTARIAL SEAL
PATRICIA LYOUNG, NOTARY PUBLIC
CITY OF LEBANON, LEBANON COUNTY
MY COMMISSION EXPIRES DECEMBER 17, 2017

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

: IN THE COURT OF COMMON PLEAS

: COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

2015-ED-155

VS.

No. 2015-CV-1071

JOSEPH BYRNE and

MICHELLE BYRNE, his wife,

Defendants

NOTICE OF SHERIFF'S SALE PURSUANT TO

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

PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.2

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) -	2,500.00
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.

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 5TH 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



PS Form: 3665, May 2015 PSN 7530-17-000-5549 937 Willow Street Marc A. Hess, Esquire Name and Address of Sender P.O. Box 1140 Henry & Beaver LLP Lebanon, PA 17042-1140 Firm-specific Identifier USPS Tracking Number Certificate of Mailing — Firm (Domestic) Postmaster, per (name of receiving employee) of Pieces Listed by Sender တ Bloomsburg, PA 17815 37 West Main Street FNB Bank, N.A. One Penn Square e/o-Fulton Financial-Corporation FNB Bank, N.A. Stillwater, PA 17878 202 Thunderbird Road Michelle Byrne Panama City Beach, EL 32408 2443 Valley Oak Court Michelle Byrne Stillwater, PA 17878 Joseph Byrne 202 Thunderbird Road Panama City Beach, FL 2443 Valley Oak Court Joseph Byrne- ancaster, PA 17602 Address
(Name, Street, City, State, and ZIP Code**) 32408 TOTAL NO. of Pieces Received at Post Office Postmark with Date of Receipt Affix Stamp Here Postage Fee Special Handling MAILED FROM ZIP 0001776012 DI Parcel Airlift



P.O. Box 1140 937 Willow Street Marc A. Hess, Esquire Name and Address of Sender Lebanon, PA 17042-1140 Henry & Beaver LLP Certificate of Mailing — Firm (Domestic) თ of Pieces Listed by Sender TOTAL NO.
of Pieces Received at Post Office Affix Stamp Here



EBANO

Postmaster, per (name of receiving employee)



MALED FROM ZIF CODE 17046

USPS Tracking Number Firm-specific Identifier -236 Shickshinny Road -Benton, PA 17814 202 Thundorbird Road Williams Production Appalachia, LLC Bloomsburg, PA 17815 Benton, PA 17814 P.O. Box.502 Benton Area School District Stillwater, PA 17878 Tulsa, OK 74172 One Williams Center 11 West Main Street. Main Street County Annex Brenton, PA 17814 85 Gorden-Road Cathy Gordon Benton Township 600 Green Acres Road Tax Collector, Benton Township Assessment and Tax Claim Bureau tenant / Occupant (Name, Street, City, State, and ZIP Code™) Postage Fee Special Handling Parcel Airlift



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender 937 Willow Street P.O. Box 1140 Henry & Beaver LLP Marc A. Hess, Esquire Lebanon, PA 17042-1140 USPS Tracking Number Firm-specific Identifier ത of Pieces Listed by Sender Postmaster, per (name of receiving employee) Support Division Bloomsburg, PA 17815 Columbia County Treasurer
Main Street County Annex Bureau of Individual Taxes Bloomsburg, PA 17815 6th Floor, Strawberry Square Commonwealth of Pennsylvania
Bureau of Individual Taxes
Inheritance Tax Division Harrisburg, PA 17105 Harrisburg, PA 17128 Commonwealth of Pennsylvania
Department of Welfare Harrisburg, PA 17128-0603 P.O. Box 280603 Commonwealth of Pennsylvania
Department of Revenue 11 West Main Street Main Street County Annex Columbia County Domestic Relations P.O. Box 8485 Estate Recovery Program Willow Oak Building Harrisburg, PA 17105 T.P.L. Casualty Unit (Name, Street, City, State, and ZIP Code™) Address of Pieces Received at Post Office Postmark with Date of Receipt Affix Stamp Here BANO Postage **U587** Fee Special Handling 02 1P DEC 22 2015 ijħ Salve Coll & Col Parcel Airlift

BO F ON 3000 May 2005 Det 1700 A 200 G C 100					A C WILL OF MILE.					, and		Firm-specific Identifier	Light Tracking Number			P.O. Box 1140 Lebanon, PA 17042-1140	Marc A. Hess, Esquire Henry & Beaver LLP	Name and Address of Sender	UNITED STATES POSTAL SERVICE
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												Parcel Airlift					02 1P	3	OS - Commence of the commence



937 Willow Street 9.0. Box 1140 Lebanon, PA 17042-1140



Joseph Byrne 202 Thunderbird Road Stillwater, PA 17878

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



Michelle Syrne 202 Thunderbird Road Stillwater, PA 17878

EORWARD TIME EXP RTN TO SEND EYRNE 2443 VALLEY OAK CT P C BEACH FL 32408-5710

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Henry&Beaver...

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

202 Thuriderbird Road Stillwater, PA 17878 Tenant / Occupant

NEXTE

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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., Plainti vs. JOSEPH BYRNE and MICHELLE BYRNE, his wide.	: IN THE COURT OF COMMON PLEAS : COLUMBIA COUNTY, PENNSYLVANIA : CIVIL ACTION - LAW : : No. 2015-CV-1071
STATE OF FLORIDA	:
COUNTY OF BOY	: SS.

AFFIDAVIT OF PROCESS SERVER

I. Johnson 証 , 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 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 Villa Oak round Panama C. J. Brack 7 (address) on the 23 day of Decarber , 2015 at 13:25 f.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.

Name:

Process Server BCS3 707.

Sworn to and subscribed to before me this _23' day of ______, 2015

Notary Public

LINDA G. EVANS
MY COMMISSION # EE 159175
EXPIRES: January 26, 2016
Bonded Timu 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 2015-ED-155

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

> 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) -	2,500.00
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 5TH 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	: IN THE COURT OF COMMON PLEAS : COLUMBIA COUNTY, PENNSYLVANIA : CIVIL ACTION - LAW : : No. 2015-CV-1071
MICHELLE BYRNE, his wife, Defendants	; ;
STATE OF FLORIDA	: : SS.
COUNTY OF BOUY	:

AFFIDAVIT OF PROCESS SERVER

ALL DAVID OF THOOLOG OF INTERNATION
I, <u>Udina A Tohus in </u>
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 - a Co
, (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 Coust Panana Cof Beach, 7/ (address) on the 23 day of <u>December</u>, 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.

Sworn to and subscribed to before me this 230 day of December, 2015.

. 0

Notary Public

LINDA G. EVANS
MY COMMISSION # EE 159176
**YPIRES: January 25, 2016
***I 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 : 2015-ED-155

JOSEPH BYRNE and

nis wife

MICHELLE BYRNE, his wife,

Defendants

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

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LOCATION OF PROPERTY

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(estimated herein, actual to be collected) -	2,500.00
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KNOWN AS 202 Thunderbird Road, Stillwater, Pennsylvania.

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



Columbia County Sheriff

25 West Main Street

PO Box 380

Bloomsburg PA 17815



JOSEPH BYRNE 2443 VALLEY OAK COURT

PANAMA CITY FL 32408 BEACH Columbia County Sheriff
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



MICHELLE BYRNE 2443 VALLEY OAK COURT

PANAMA CITY FL 32408 BEACH

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FNB BANK N.A. 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.

SO ANSWERS.

T. CHAMBERLAIN, SHERIFF

BAYMOND TONKINSON, DEPUTY

December 14, 2015

MONWEALTH OF PENNSYLVANIA

Notariai Seal

Sarah Jane Klingaman, Notary Public Town of Bloomsburg, Columbia County My Commission Expires Ca. 4, 2016

NOTARY

Affirmed and subscribed to before me this

14TH

day of

DECEMBER

2015

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK	N.A.			Case	Number
vs. BYRNE, JO	DSEPH (et al.)				CV1071
	SERVICE CO	VER SHE	EET		
Service De	tails;				
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		<u></u>		
Serve To:		Final Servi	ce:		
Name:	(POSTING)	Served:	Personally · Adul	t In Charge	Posted Other
Primary Address:	202 THUNDERBIRD ROAD STILLWATER, PA 17878	Adult in Charge:	Paste.	1	
Phone:	DOB:	Relation:			
Alternate Address:	· · · · · · · · · · · · · · · · · · ·	Date:	12-14-15	Time:	1503
Phone:		Deputy:	7	Mileage:	
Attorney /	Originator:	2-6-2-3 X-5-1-3			
Name:	HENRY & BEAVER LLP	Phone:			
Service Att	lempts:				
Date:					
Time:		······································			
Mileage:		·····			
Deputy:					
Service At	tempt Notes:				
1.					
2.					
3.					
4.					
5.					
6.					

(POSTING)

2015CV1

202 THUNDERBIRD ROAD, STILLWATER, PA 17878

NO EXPIRATION

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



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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice	FNB BANK vs.						Number
Service Datails: Category: Real Estate Sale - Sale Notice	BYRNE, J	OSEPH (et al.)	. <u> </u>				
Category: Real Estate Sale - Sale Notice Zone: 755 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: Final Service: Name: OCCUPANT Served: Personally - Adult in Charge Posted Jother Primary Address: Primary - Adult in Charge Posted Jother Primary Address: Date: 1 20 15 Time: 13/29 Phone: Deputy: S Mileage: Phone: Deputy: S Mileage: Atterney / Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Deputy: Service Attempt Notes: 1		SEF	RVICE CO	VER SHE	EET		
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: Final Service: Name: OCCUPANT Served: Personally · Adult In Charge Posted Other Primary Address: Still Water, PA 17878 Charge: Phone: DOB: Relation: Alternate Address: Date:	Service De	stails:					
Notes:: SALE DATE & TIME: 01/27/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: OCCUPANT Served: Personally · Adult In Charge Posted Other Primary 202 THUNDERBIEL ROAD Adult In Charge: Charge: Phone: DOB: Relation: Alternate Address: Date:	Category:	Real Estate Sale - Sale Notice				Zone:	155
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Served: Pinal Service: Name: OCCUPANT Served: Personally · Adult In Charge Fosted Jother Primary 202 THUNDERBIEL ROAD Adult In Charge: Charge: Charge: Charge: Mileage: Deputy: 5 Mileage: Phone: Dob: Relation: Atternate Address: Deputy: 5 Mileage: Atternate / Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Date:	Manner:	< Not Specified >		Expires:	e de la companya de l	Warrant:	
Name: OCCUPANT Served: Personally Adult In Charge Posted Other Primary 202 THUNDERBIEL ROAD Adult In Charge: Charge: Phone: DOB: Relation: Alternate Address: Date: I 20 5 Time: 724 Phone: Deputy: Mileage: Phone: HENRY & BEAVER LLP Phone: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Notes:			DEBTOR'S R	IGHTS	andrinenas err.	
Primary Address: STILLWATER, PA 17878 Charge: Phone: DOB: Relation: Alternate Address: Phone: Deputy: Deputy: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Serve To:			Final Servi	ce:	7 (5)	
Address: STILLWATER, PA 17878 Charge: Phone: DOB: Relation: Alternate Address: Date:	Name:	OCCUPANT		Served:	Personally · Adu	lt In Charg ≪	Posted Other
Alternate Address: Date: 20 15 Time: 324 Phone: Deputy: 5 Mileage: Attorney / Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.						Location and the second second	
Address: Phone: Deputy: Mileage: Attorney / Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Phone:	DOB:		Relation:			
Attorney / Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Date:				Date:	11/20/15	Time:	1329
Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Phone:	Standard to war was was account to the control of t	aa saananamaa saaa	Deputy:	5	Mileage:	
Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Attorney /	Originator:					
Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Name:	HENRY & BEAVER LLP	· · · · · · · · · · · · · · · · · · ·	Phone:	Commence of the Commence of th		one received the contract of t
Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Service At	tempts:					
Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Date:				1		***************************************
Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Time:			ar a san a Constant of the Con	3		A CONTRACTOR OF THE PROPERTY O
Service Attempt Notes: 1. 2. 3. 4. 5.	Mileage:				-ARINDINARANA AND AND AND AND AND AND AND AND AND		
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4. 5.	2.						
5.	3.						
6.	5.			· -			
	6.	·					

OCCUPANT

202 THUNDERBIEL ROAD, STILLWATER, PA 17878

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FNB BANK vs. BYRNE, J0	(N.A. DSEPH (et al.)		Case Number 2015CV1071
		E COVER SHEET	·
Service De			
Category:	Real Estate Sale - Sale Notice	The second state of the second	Zone: 155
Manner:	< Not Specified >	Expíres:	Warrant:
Notes:	SALE DATE & TIME: 01/27/2016 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE	AM E AND DEBTOR'S RIGHTS	Zone: /55 Warrant:
Serve To:		Final Service:	
Name:	BENTON TOWNSHIP		A DAM
Primary Address:	236 SHICKSHINNY ROAD BENTON, PA 17814	Adult in Charge: TEKK	ADAM
Phone:	DOB:	Relation: Suffer	Luisor
Alternate Address:		Date: 11 20 [5	Time: \7335
Phone:		Deputy: 5	Mileage:
Attorney /	Originator:		
Name:	HENRY & BEAVER LLP	Phone:	The second secon
Service At	lempts:		
Date:			
Time:	And the state of t	Commence of the commence of th	
Mileage:	Control of the contro		
Deputy:			
Service At	tempt Notes:		
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5.			
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PRESS - ENTERPRISE

IFF

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

> > 1058047

Ad ID: Description: Byrne Sale January 27

Run Dates: Class: Agate Lines: 210

Blind Box:

01/06/16 to 01/20/16

Publication Press Enterprise Start

BLOOMSBURG, PA 17815

PO BOX 380

Total Ad Cost

Amount Paid

Inserts Stop

\$0.00

\$1,150.80

TIM CHAMBERLAIN - COLUM COUNTY SHER-

Cost \$1,150.80

Account:

Name:

Company:

Address:

01/06/16/01/20/16

SHERIFF'S SALE

By Virtue of a Writ of Execution (Morssage Foreclosure) No. 2015CV 1071

Issued out of the Court of Common Pleas of Columbia County, Portnsylvania and to me directed, I will expose the following described property at public sale at the Columbia Courty 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 Sheriffs 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 are able to any properly soon interestings, and obtained to the proceeds with definition and 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 not of land situate in the Township of Benton, Columbia County, Commonwealth of Pennsylvania.

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BEING more fully shown on a draft prepared by Motthew W. Laidacker,

TAX PARCEL NO. 03-10-002-01,000 PROPERTY ADDRESS: 202 THUNDERBIRD ROAD, STILLWATER, PA 17878

UPL/ 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%) por-

cent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashiers check at time of sale. REMAINING BALANCE OF BID cash, certified order or cashier's check at inner a sale, international part 180. PRICE, Any remaining amount of the bid price is to be paid within eight 18) days after the sale in cash, cert fied check or cashier's check, IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY (HE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES 10 THE BID-DER, DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITH IN THE PRE SCRIBED TIME PERIOD. If the successful bidder failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the oricleer for the balance due without a reside of the property, or to resell the property at the bidder's risk and maintain an action agiainst 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 our win to considered formers, but will be applied agonist any demarges recoverable. defaulting bidder will be responsible for any attorney fees incurred by the shelff in con-nociton with any action against the bidder in which the bickler is found liable for dam-ages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plain-riff, unless the Columba County Shelff's Office receives advance written notice other-wise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: HENRY & BEAVER LLP LEBANON, PA

TIMOTHY T. CHAMBERLAIN, Sneriff COLUMBIA COUNTY, Pennsylvania

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK	(N.A.			Case	Number		
	DSEPH (et al.)				CV1071		
	SERVICE CO	OVER SHI	EET				
Service De	talis:			The second se			
Category:	Real Estate Sale - Sale Notice	and the second of the second		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 F	RIGHTS	***************************************			
Serve To:		Final Servi	ice:				
Name:	Domestic Relations Office of Columbia Co.	Served:	Personally Adu	tt In Charge	Posted · Other		
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult in Charge:	Mortha Matich				
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	U	JAN 1994 1994 1994 1994 1994 1994 1994 199			
Alternate Address:		Date:	11-25-15	Time:	09:27		
Phone:		Deputy:	4	Mileage:			
Attorney /	Originator:						
Name:	HENRY & BEAVER LLP	Phone:	v Anna Carlotte		**************************************		
Service Att	empts:	**************************************					
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DOMESTIC RELATIONS OF 2015CV1071 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK vs. BYRNE, J	(N.A. OSEPH (et al.)					e Number 5CV1071	
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Serve To: Name: Primary	Columbia County Tax Office PO Box 380		Final Servi Served: Adult in	Personally Ad		Posted · Other	701904107
Address:	Bloomsburg, PA 17815 570-389-5649 <i>DOB:</i>	:	Charge:	Penise	Diegel	Control of the contro)
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FNB BANK vs. BYRNE, JO	(N.A. OSEPH (et al.)				e Number 5CV1071	
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Serve To:		Final Serv	lce:			201
Name:	COLUMBIA COUNTY TREASUER	Served:	Personally Adu	It In Charge	· Posted · Other	150
Primary Address:	11 WEST MAIN STREET BLOOMSBURG, PA 17815	Adult In Charge:	Shirley	Turne	ere	2015CV1071
Phone:	DOB:	Relation:	C	Lekel		
Alternate Address:		Date:	11-20-15	Time:	09:15	 11 ¥
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Attorney / (Orlainator:		•			S
Name:	HENRY & BEAVER LLP	Phone:				STRE
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK vs. BYRNE JI	(N.A. DSEPH (et al.)		Case Number 2015CV1071
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Serve To:		Final Servi	ce:
Name:	JOSEPH BYRNE	Served:	$\textbf{Personally} \cdot \textbf{Adult In Charge} \cdot \textbf{Posted} \cdot \textbf{Other}$
Primary Address:	202 THUNDERBIEL ROAD STILLWATER, PA 17878	Adult In Charge:	
Phone:	DOB:	Relation:	in D
Alternate Address:		Date:	Ame.
Phone:		Deputy:	Mileage:
Attorney /	Originator:		
Name:	HENRY & BEAVER LLP	Phone:	
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BYRNE, JOSEPH

2015CV107

202 THUNDERBIEL ROAD, STILLWATER, PA 17878

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BAN vs. BYRNE, .	K N.A. JOSEPH (et al.)		Case Number 2015CV1071
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Notes:	SALE DATE & TIME: 01/27/2016 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE	AM E AND DEBTOR'S RIGHTS	
Serve To:		Final Service:	ž
Name:	MICHELLE BYRNE	Served: Persona	ally · Adult In Charge · Posted · Other
Primary Address:	202 THUNDERBIEL ROAD STILLWATER, PA 17878	Adult in Charge:	ally · Adult In Charge · Posted · Other
Phone:	DOB:	Relation:	110
Alternate Address:		Date:	7 mining 8
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Attorney /	Orlainator:		X -
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: 755 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: Served: Personal Adult in Charge Posted Other Primary Address: Benton, PA 17814 Charge: Phone: 570-925-2517 DOB: Relation: TAX Coulector. Alternate Address: Date:	FNB BANK vs.	N.A.		Case Number
Category: Real Estate Sale - Sale Notice Zone: 155		DSEPH (et al.)		2015CV1071
Category: Real Estate Sale - Sale Notice 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 Name: Cathy Gordon Served: Personally Adult in Charge Posted Other Primary Address: Benton, PA 17814 Charge: Phone: 570-925-2517 DOB: Relation: TAX COULCATAL Alternate Address: Deputy: 5 Mileage: Name: HENRY & BEAVER LLP Phone: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.		SE	RVICE COVER SHE	EET
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Name: HENRY & BEAVER LLP Phone: Service Attempts; Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Alternate Address:		Date:	11/20/15 Time: 1059
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GORDON, CATHY

2015CV1071

85 GORDON ROAD, BENTON, PA 17814

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FNB BANK	N.A.			Case Number
vs. BYRNE, JO	DSEPH (et al.)			2015CV1071
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Category:	Real Estate Sale - Sale Notice			Zone: 155
Manner:	< Not Specified >	Expires:		Warrant:
Notes:	SALE DATE & TIME: 01/27/2016 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE A		GHTS	The state of the tent and the state of the s
Serve To:		Final Servic	e:	
Name:	BENTON AREA SCHOOL DISTRICT	Served:	Personally · Adult	In Charge Posted Other
Primary Address:	600 GREEN ACRES ROAD BENTON, PA 17814	Adult In Charge:	DEB POP	10
Phone:	DOB:	Relation:	ELEMENTA	ry SELRETTRRY
Alternate Address:		Date:	11/20/15	Time: 1034
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BENTON AREA SCHOOL D 20

CALABORIO

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 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 Michael 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 failts 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 agiainst 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 conneciton 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

: IN THE COURT OF COMMON PLEAS FNB BANK, N.A.,

: COLUMBIA COUNTY, PENNSYLVANIA Plaintiff

: CIVIL ACTION - LAW

VS. : No. 2015-CV-1071

JOSEPH BYRNE and 2010 - ED - 155 MICHELLE BYRNE, his wife,

Defendants

WRIT OF EXECUTION

NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have 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 5TH STREET BLOOMSBURG, PA 17815 (570) 784-8760

HENRY & BEAVER LUF

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

: IN THE COURT OF COMMON PLEAS FNB BANK, N.A.,

: COLUMBIA COUNTY, PENNSYLVANIA Plaintiff

: CIVIL ACTION - LAW

VS.

: No. 2015-CV-1071

JOSEPH BYRNE and MICHELLE BYRNE, his wife,

- 2016 - En - 155

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) -	2,500.00
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.

Bautour N. Juliatu

Seal of the Court

11/18-15

Dept

Proth & Clerk of Sev. Courts \(^*\) My Com. Fx. 1st Monday in 2016

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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

exemption):

CLAIM FOR EXEMPTION

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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

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 understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.					
Date:					

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. Moselv 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#<u>2015 EW 15</u>5

DATE RECEIVED $11/17/2$	<i>σ</i> 7§ [*]				
DOCKET AND INDEX 201	5 CV 1071				
					
CHECK FOR PROPER	INFO.				
WRIT OF EXECUTION	X				
COPY OF DESCRIPTION	<u>×</u>				
WHEREABOUTS OF LKA	×				
NON-MILITARY AFFIDAVIT	<u>X</u>				
NOTICES OF SHERIFF SALE	<u>X</u>				
WAIVER OF WATCHMAN	<u>×</u>				
AFFIDAVIT OF LIENS LIST	<u></u>				
CHECK FOR \$1,350.00 OR	CK#_77973				
IF ANY OF ABOVE IS MISSING DO NOT PROCEED					
SALE DATE	Jan 277 6 TIME 9:00				
POSTING DATE					
ADV. DATES FOR NEWSPAPER	1 ST WEEK				
	2 ND WEEK				
	3 RD WEEK				



Charles V. Henry, III

Frederick S. Wolf

Thomas P. Harlau

Wiley P. Parker*

John H. Whitmoyer

Christopher J. Coyle

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Phone (717) 274-3644, Ext. 115 Fax (717) 274-6782

hess@henrybeavet.com

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

November 17, 2015

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

FNB Bank, N.A. v. Joseph Byrne and Michelle Byrne, his wife Re:

No. 2015-CV-1071

Dear Sirs:

Please:

- 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 Salc.
- 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.

Henry & Beaver LLP

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.

Verwiruly yours

ARCA. HESS

/lif 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.,

Plaintiff

: IN THE COURT OF COMMON PLEAS

: 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
277, 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) -	2,500.00
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 5TH 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:

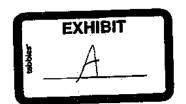
BEGINNING at an iron pin set on the southern edge of the right-of-way of Township Route No. 679; said point being in line of lands now or formerly of Marian A. Mosley; then by the southern edge of the right-of-way of Township Route 679 North 61 degrees 18 minutes 47 seconds West, 424.16 feet to a point 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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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., : 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 :

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., : 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 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

Bv:

MARC A. HESS

I.D. #55774

Attorney for Plaintiff

Sworn to and subscribed to before me this 1714 day of A CAREMANN.

2015.

Notary Public

NOTARIAL SEAL
PATRICIA L YOUNG, NOTARY PUBLIC
CITY OF LEBANON, LEBANON COUNTY
MY COMMISSION EXPIRES DECEMBER 17, 2017

Document Receipt

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

Ship to:

MICHELLE BYRNE

2443 VALLEY OAK COURT Tracking #: 71901140006000068571

Doc Ref #: 2015ED155

Postage 5.1300

PANAMA CITY FL 32408

BEACH

Document	Receiv	h:
L'OCUITIE IL	L/CCCI	J.L

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

Ship to:

JOSEPH BYRNE

2443 VALLEY OAK COURT

Tracking #: 71901140006000068564

Doc Ref #: 2015ED155

Postage 5.1300

PANAMA CITY FL 32408 BEACH

Document Receipt

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

Ship to:

TECHNICAL SUPPORT GROUP INTERNAL REVENUE

SERVICE

600 ARCH STREET ROOM 3259 Tracking #: 71901140006000068557

Doc Ref #: 2015ED155 Postage 5.1300

Postage 5.130

PHILADELPHIA PA 19106

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

TECHNICAL SUPPORT GROUP INTERNAL REVENUE SERVICE

600 ARCH STREET ROOM 3259 Tracking #: 71901140006000068540

Doc Ref #: 2015ED155 Postage 5.1300

Postage 5.130 PHILADELPHIA PA 19106

Document Receipt

Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS

ADMINISTRATION

900 MARKET STREET 5TH FLOOR Tracking #: 71901140006000068533

ROBERT N.C. NIX FEDERAL BUILDING Doc Ref #: 2015ED155
Postage 5 1300

PHILADELPHIA PA 19107

Document Receipt

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

Ship to:

OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC

WELFARE

PO BOX 8016 Tracking #: 71901140006000068526

Doc Ref #: 2015ED155

Postage 5 1300

HARRISBURG PA 17105

Document Receipt

Trans # 6857 Carrier / service: USPS Server First-Class Mail® 11/19/2015 12.00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking # 71901140006000068519

Doc Ref #: 2015ED155

Postage 5.1300

HARRISBURG PA 17128



937 Willow Street

Charles V. Henry, III. Frederick S. Wolf Thomas P. Harlan Wiley P. Parker* John H. Whitmover

Christopher J. Coyle

Retired P.O. Box 1140 Lebanon, PA 17042-1140 Phone (717) 274-3644, Ext. 115 www.henrybeaver.com Fax (717) 274-6782 hess@henrybeaver.com

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

R. Hart Beaver

November 17, 2015

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

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

Dear Sirs:

Kevin M. Richards

Marc A. Hess

Amy B. Leonard Roberta J. Santiago Heather A. Regert

> 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. Praccipe 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.

/lif

encl.

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



ATTORNEYS AT LAW

Charles V. Henry, III Frederick S. Wolf Thomas P. Harlan

Wiley P. Parker*

John H. Whitmoyer

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 Cettified in Civil Trial Advocacy by the National Board of Trial Advocacy

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

One thousand three hundred fifty and NO/100

Sheriff of Columbia County

3HT C

ROER

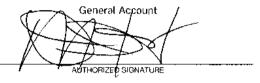


DATE

AMOUNT

11/17/2015

1350.00



#O77973# #O31301422# 0001135236#

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