

# SHERIFF'S SALE

## Distribution Sheet

FNB Bank, NA vs. Larry & Tammy Reichenbach  
 NO. 1478-2015 JD  
 NO. 18-2016 ED  
 DATE OF SALE: June 8, 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) June 8, 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 Lewis Canouse for the price or sum of \$ 45501.47 Dollars. Lewis Canouse 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>43,000.00</u>	
Poundage .....	<u>860.00</u>	
Transfer Taxes .....	<u>1391.46</u>	
Total Needed to Purchase <u>11st Cert</u> <u>250.00</u>		\$ <u>45501.47</u>
Amount Paid Down .....		<u>7000.00</u>
Balance Needed to Purchase .....		<u>38501.47</u>

### EXPENSES:

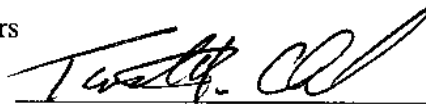
Columbia County Sheriff - Costs .....	\$ <u>704.50</u>	
Poundage .....	<u>860.00</u>	
Newspaper .....		\$ <u>1564.50</u>
Printing .....		<u>1118.22</u>
Solicitor .....		<u>-0-</u>
Columbia County Prothonotary .....		<u>100.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>10.00</u>
	Realty transfer taxes	<u>67.00</u>
	State stamps	<u>695.73</u>
Tax Collector (	)	<u>695.73</u>
Columbia County Tax Assessment Office .....		<u>494.58</u>
State Treasurer .....		<u>-0-</u>
Other: <u>Sewer</u>		<u>230.00</u>
<u>Web - Advertising</u>		<u>900.10</u>
<u>11st Cert.</u>		<u>100.00</u>
		<u>250.00</u>
TOTAL EXPENSES:		\$ <u>6225.86</u>

Total Needed to Purchase	\$ <u>45501.47</u>	
Less Expenses	<u>6225.86</u>	
Net to First Lien Holder	<u>39275.61</u>	
Plus Deposit	<u>1350.00</u>	
Total to First Lien Holder	\$ <u>40625.61</u>	

Sheriff's Office, Bloomsburg, Pa.

So answers

June 15, 2016



Sheriff

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

FNB BANK NA VS LARRY & TAMMY REICHENBACH

NO. 18-2016 ED NO. 1478-2015 JD

DATE/TIME OF SALE: JUNE 8, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 43000.00

POUNDAGE - 2% OF BID \$ 860.00

TRANSFER TAX - 2% OF FAIR MKT \$ 1391.47

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 45501.47

PURCHASER(S): Lewis Canouse 610-283-1035

ADDRESS: 31 Norristown Rd Blue Bell Pa 19422

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

PURCHASER(S) SIGNATURE(S): L. Canouse

TOTAL DUE: \$ 45501.47

LESS DEPOSIT: \$ 7000.00

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

TOTAL DUE IN 8 DAYS \$ 38501.47

Paul S. Walsh

Lewis D. Canouse

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 206515	Invoice Date: 08/05/2016 9:53:08 AM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF OFFICE	Last Change:		By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	<b>DEED</b>	\$1,493.26	<b>201606027</b>	BERWICK BORO
	Grantor - REICHENBACH, LARRY F		<b>08/05/16 9:53:25 AM</b>	
	Grantee - WALSH, PAUL S			
	Consideration -	\$45,501.47		
	Tax Basis -	\$71,312.94		
	Fees Summary:			
	STATE TRANSFER TAX	\$713.13		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	BERWICK AREA SCHOOL REALTY TAX	\$356.57		
	BERWICK BORO	\$356.56		
	Inst Info: SHERIFF'S DEED			
	<b>TOTAL CHARGES</b>	<b>\$1,493.26</b>		
	<b>PAYMENTS</b>			
	CHECK: 7463 - SHERIFF OFFICE	\$67.00		
	CHECK: 7465 - SHERIFF OFFICE	\$713.13		
	CHECK: 7466 - SHERIFF OFFICE	\$713.13		
	<b>TOTAL PAYMENTS</b>	<b>\$1,493.26</b>		
	<b>AMOUNT DUE</b>	<b>\$1,493.26</b>		
	<b>PAYMENT ON INVOICE</b>	<b>(\$1,493.26)</b>		
	<b>BALANCE DUE ON INVOICE</b>	<b>\$0.00</b>		

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
FNB BANK N.A.

vs.

**Defendant**  
LARRY F. REICHENBACH  
TAMMY REICHENBACH  
TENANT(S)

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

**Sheriff's Sale Date:** Wednesday, June 8, 2016

**Writ of Execution No. :** 2015CV1478

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

**Location of the real estate:** 232-234 EAST SECOND STREET, BERWICK, PA 18603

## 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	\$102.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,118.22
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	\$330.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$11.00
Notary Fee	\$15.00
Surcharge	\$230.00

**Total Sheriff Costs** **\$2,262.72**

## Municipal Costs

Current Taxes	\$494.58
Sewer	\$900.10

**Total Municipal Costs** **\$1,394.68**

## Distribution Costs

Recording Fees	\$67.00
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**Total Distribution Costs** **\$67.00**

**Grand Total:** **\$3,724.40**

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

**UNIVEST**  
BANK AND TRUST CO.  
univest.net Member FDIC  
14 N Main St Souderton PA 18964

**CASHIER'S CHECK**  
Reprints or replacement Cashier's Checks will only be  
issued if the check is lost/stolen/destroyed, 90 days  
after the date of check's issue date or completion of  
the Declaration of Loss form.

60-1343  
0319

20217316

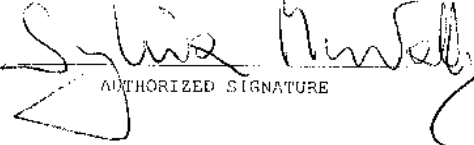
REMITTER: PAUL WALSH

DATE 6/14/16

PAY TO THE  
ORDER OF COLUMBIA COUNTY SHERIFF'S OFFICE

EXACTLY \*\*38,501 AND 47/100 DOLLARS

\$ 38,501.47

  
AUTHORIZED SIGNATURE

⑈0020217316⑈ ⑆031913438⑆ ⑆0111030045⑈



## 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

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

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Kevin M. Richards

Marc A. Hess

Amy B. Leonard

Roberta J. Santiago

Heather A. Eggert

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

June 9, 2016

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

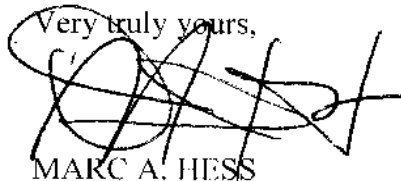
**Re: FNB Bank, N.A. v. Larry F. Reichenbach and Tammy K. Reichenbach  
No. 2015-CV-1478 / 2016-ED-18  
Sheriff's Sale of 232-234 East Second Street, Berwick, Columbia County, PA**

Dear Sheriff Chamberland:

As you know, the above-referenced property was sold at the Sheriff's Sale on June 8, 2016 to Lewis Canouse. On behalf of secured creditor, FNB Bank, N.A., I am requesting that once the funds are paid in full and your Schedule of Distribution is prepared and ready to be filed with the Prothonotary, that you forward a copy to my attention for review.

Thank you for your anticipated cooperation in this matter and your assistance to date.

Very truly yours,



MARC A. HESS

/s/

cc: Ms. Elizabeth Schalk, FNB Bank, N.A.



BANK AND TRUST CO.  
Member FDIC  
14 N Main St Souderton PA 18964

# CASHIER'S CHECK

Before or replacement Cashier's Check will only be issued if the check is lost/stolen/detroyed, 30 days after the later of check's issue date or completion of the Declaration of Loss form.

60-1343  
0319

20217026

REMITTER: KATHLEEN D CANOUSE

DATE 6/07/16

PAY TO THE ORDER OF SHERIFF OF COLUMBIA COUNTY

EXACTLY \*\*7,000 AND 00/100 DOLLARS

\$ 7,000.00

AUTHORIZED SIGNATURE

⑈0020217026⑈ ⑆031913438⑆ ⑈0111030045⑈

Security features mark and. Details on back.

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>330.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>102.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>11.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>654.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1118.22</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1368.22</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>494.58</u>	
SCHOOL DIST. 20	\$ <u>484.68</u>	
DELINQUENT 20	\$ <u>1543.32</u>	2037.90
TOTAL *****		\$ <u>1543.32</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>900.10</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>900.10</u>

SURCHARGE FEE (DSTE)	\$ <u>230.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	

TOTAL COSTS (OPENING BID) \$ 5267.72





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

Charles V. Henry, III  
Frederick S. Wolf  
Thomas P. Harlan  
Wiley P. Parker\*  
John H. Whitmoyer  
Christopher J. Coyle  
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R. Hart Beaver  
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Fax (717) 274-6782  
bhess@henrybeaver.com

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April 5, 2016

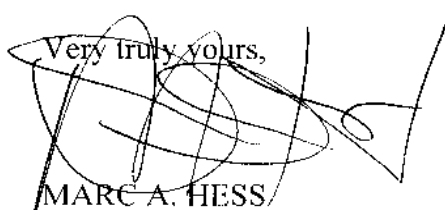
Mr. Timothy T. Chamberland  
Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

**Re: FNB Bank, N.A. v. Larry F. Reichenbach and Tammy K. Reichenbach  
No. 2015-CV-1478 / 2016-ED-18  
Sheriff's Sale of 232-234 East Second Street, Berwick, Columbia County, PA**

Dear Sheriff:

Enclosed please find a Certificate of Filing of the Notice of the Date of Continued sheriff's Sale as it relates to the above matter.

Thank you for your attention to this matter. If you have any questions or comments, or need anything further from me, 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 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.

LARRY F. REICHENBACH and  
TAMMY K. REICHENBACH,  
Defendants

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

: No. 2015-CV-1478  
: 2016-ED-18

**CERTIFICATE OF FILING**

On April 1, 2016, I filed with the Prothonotary of Columbia County, Pennsylvania  
a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned  
matter.

Date: April 5, 2016

HENRY & BEAVER LLP

By: 

MARC A. HESS

I.D. #55774

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

(717) 274-3644

Attorney for Plaintiff

FILED  
PROTHONOTARY

2016 APR 1 AM 10 20

CLERK OF JUDICIAL OFFICE  
COUNTY OF COLUMBIA, PA

COPY

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.

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TAMMY K. REICHENBACH,

Defendants

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

: No. 2015-CV-1478  
: 2016-ED-18

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff Sale scheduled for April 6, 2016 at 9:00 a.m. in the above-captioned matter has been continued until June 8, 2016 at 9:00 a.m.

Date: March 30, 2016

HENRY & BEAVER LLP

By: 

MARC A. HESS

I.D. #55774

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

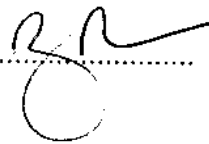
(717) 274-3644

Attorney for Plaintiff

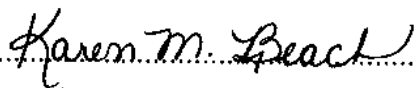
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

S

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 March 16, 23, 30, 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 30<sup>th</sup> day of March, 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.

.....



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

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

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

March 30, 2016

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

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

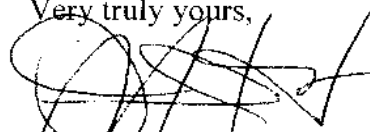
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**No. 2015-CV-1478 / 2016-ED-18**  
**Sheriff's Sale of 232-234 East Second Street, Berwick, Columbia County, PA**

Dear Sheriff Chamberland:

Please continue the Sheriff's Sale of the above-referenced real property currently scheduled to be held April 6, 2016 to the continued Sheriff's Sale date of **June 8, 2016**. Please announce the date, time and location of the continued sale to all parties in attendance at the scheduled sale.

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

Very truly yours,



MARC A. HESS

/s/

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



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March 30, 2016

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

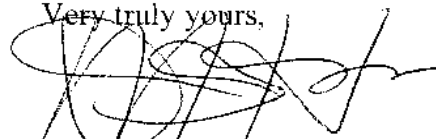
**Re: FNB Bank, N.A. v. Larry F. Reichenbach and Tammy K. Reichenbach  
No. 2015-CV-1478**

Dear Clerk:

Enclosed please find an original and two copies of a Notice of Date of Continued Sheriff's Sale to be filed in the above matter. Please file the original upon receipt and time-stamp and return the copies 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

/lhf  
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.,  
Plaintiff

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TAMMY K. REICHENBACH,  
Defendants

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

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: No. 2015-CV-1478  
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Date: March 30, 2016

HENRY & BEAVER LLP

By: 

MARC A. HESS

I.D. #55774

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

(717) 274-3644

Attorney for Plaintiff

**Henry & Beaver,**

ATTORNEYS AT LAW

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March 30, 2016

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

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

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**No. 2015-CV-1478 / 2016-ED-18**  
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Very truly yours,

  
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/lif

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





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March 15, 2016


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35 West Main Street  
Bloomsburg, PA 17815

**Re: FNB Bank, N.A. v. Larry F. Reichenbach and Tammy K. Reichenbach  
No. 2015-CV-1478**

Dear Clerk:

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

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

Very truly yours,  
  
MARC A. HESS

/s/lf  
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-1478
LARRY F. REICHENBACH and	:	
TAMMY K. REICHENBACH,	:	
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 true and correct copy of the attached Notice of Sheriff's Sale Pursuant to Pennsylvania Rule of Civil Procedure 3129.2, Exhibit "A", by First Class United States Mail, Certified, Return Receipt Requested, on February 18, 2016 to the Defendants, as follows:

<u>Name</u>	<u>Address</u>	<u>Service</u>
Larry F. Reichenbach	1005 LaSalle Street Berwick, PA 18603	Returned Unclaimed 3/10/2016

Tammy K. Reichenbach 524 Vista Drive  
Berwick, PA 18603

Received 3/2/2016 at  
1233 Ferris Avenue  
Berwick, PA 18603

Attached hereto as Exhibit "B" and made a part hereof are the United States Postal Service Domestic Return Receipts and Receipts for Certified Mail.

2. I also 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 February 18, 2016, to:

<u>Name</u>	<u>Address</u>
Larry F. Reichenbach	1005 LaSalle Street Berwick, PA 18603
Larry F. Reichenbach	232-234 East Second Street Berwick, PA 18603
Tammy K. Reichenbach	524 Vista Drive Berwick, PA 18603
Tammy K. Reichenbach	232-234 East Second Street Berwick, PA 18603
FNB Bank, N.A.	One Penn Square Lancaster, PA 17602
FNB Bank, N.A. c/o Fulton Financial Corporation	200 North Third Street Harrisburg, PA 17112
Berwick Area Joint Sewer Authority	1108 Freas Avenue Berwick, PA 18603
Berwick Area Joint Sewer Authority	c/o Anthony J. McDonald, Esquire BULL, BULL & KNECHT, LLP 106 Market Street Berwick, PA 18603

Wells Fargo Bank, N.A.	3476 Stateview Boulevard Fort Mills, SC 29715
Wells Fargo Bank, N.A.	c/o Jonathan Lobb, Esquire PHELAN HALLINAN, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103
Federal Home Loan Mortgage Corporation	8200 Jones Branch Drive Mailstop 202 McLean, VA 22102
Federal Home Loan Mortgage Corporation	c/o Peter Wapner, Esquire PHELAN HALLINAN DIAMOND JONES LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103
FNB Bank, N.A.	200 South Poplar Street Berwick, PA 18603
Tenant / Occupant	232-234 East Second Street Berwick, PA 18603
Susan M. Hill, Esquire (Divorce Attorney for Larry F. Reichenbach)	38 West Third Street Bloomsburg, PA 17815
Berwick Area School District	500 Line Street Berwick, PA 18603
Borough of Berwick	1800 North Market Street Berwick, PA 18603
Tax Collector, Borough of Berwick	Connie C. Gingher 1615 Lincoln Avenue Berwick, PA 18603
Columbia County Tax Claim	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

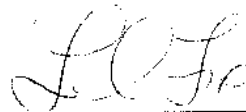
Internal Revenue Service  
Technical Support Group

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

Internal Revenue Service  
Advisory Unit

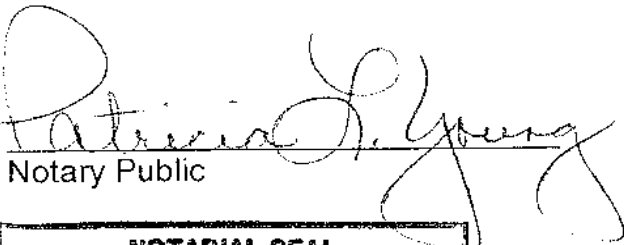
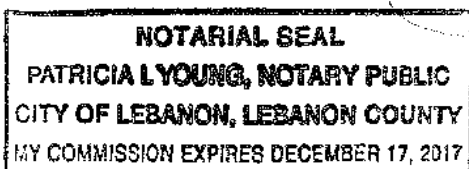
600 Arch Street, Room 3259  
Philadelphia, PA 19106

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



LISA I. FOX

Sworn to and subscribed to before me  
this 15<sup>th</sup> day of March,  
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

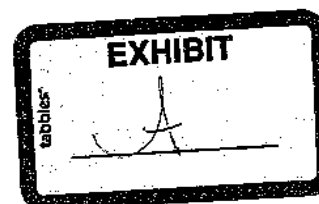
FNB BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
vs.	:	
	:	No. 2015-CV-1478
LARRY F. REICHENBACH and	:	2016-ED-18
TAMMY K. REICHENBACH,	:	
Defendants	:	

**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 at the  
Columbia County Sheriff's Office, 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  
APRIL 6, 2016  
9:00 A.M.  
PREVAILING LOCAL TIME

of all the estates, rights, titles, properties, claims and demands of the property of Larry  
F. Reichenbach and Tammy K. Reichenbach which are more fully described below:



OWNER OF PROPERTY: Larry F. Reichenbach

LOCATION OF PROPERTY  
TO BE SOLD: 232-234 East Second Street  
Berwick, 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 Larry F. Reichenbach and Tammy K. Reichenbach in favor of FNB Bank, N.A. which Judgment was entered at No. 2015-CV-1478 in the amount of:

Principal -	\$ 58,302.00
Interest to 10/7/2015 -	1,619.69
Late Fees to 10/7/2015 -	200.00
Attorney's Fees for Foreclosure (estimated herein, actual to be collected) -	<u>2,500.00</u>
Total -	\$ 62,621.69

Plus interest after October 7, 2015, and continuing after entry of judgment at the contract rate (\$5.19 per diem), actual and additional attorney's fees, additional late fees after October 7, 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 lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

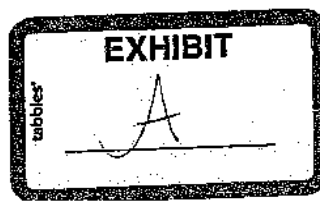
BEGINNING at a point on East Second Street at the Northeasterly corner of Lot No. 72; thence along East Second Street, in an Easterly direction, a distance of forty-nine and one-half (49 1/2) feet to the Northwesterly corner of Lot No. 80; thence along said lot, in a Southerly direction, a distance of ninety and three-fourths (90 3/4) feet to a point; thence in a Westerly direction, in a line parallel with East Second Street, a distance of forty-nine and one-half (49 1/2) feet to the Easterly line of Lot No. 72; thence along said lot, in a Northerly direction a distance of ninety and three-fourths (90 3/4) feet to East Second Street, the place of BEGINNING.

This description is intended to cover and convey the Northerly half of Inlot No. 79 of the General Plan of the Borough of Berwick.

BEING THE SAME PREMISES conveyed to Larry Reichenbach by Deed of Leroy R. Fowler and Edna M. Fowler Ezzyk dated August 17, 1998 and recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania on August 21, 1998 in Record Book 698 at Page 34.

KNOWN AS 232-234 East Second Street, Berwick, Pennsylvania 18603

TAX PARCEL 04A-06-063-00,000





2015 1520 0000 9435 9494



**Henry & Beaver<sup>LLP</sup>**  
ATTORNEYS AT LAW

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

$$3/2$$


002 1P \$ 006.73<sup>5</sup>  
0001776012 FEB 17 2016  
MAILED FROM ZIP CODE 17046

**UNCLAIMED**

RETURN RECEIPT REQUESTED

Larry F. Reichenbach  
1005 LaSalle  
Berwick, PA

176 DE 1 0003/10/16

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

3C: 17042114040 # 0519-05650-13-39

1350937342 0111210

2025 1520 0000 9435 9494

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

# OFFICIAL USE

Certified Mail Fee

1

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)☐ Return Receipt (electronic)☐ Certified Mail Restricted Delivery☐ Adult Signature Required☐ Adult Signature Restricted Delivery \$

Postage

3

\$	
<b>Total Postage and Fees</b>	

1

\$

Sent To

Larry F. Reichenbach

Street and Apt. No., or P.O. Box No. 1005 Lasalle Street

City, State, ZIP+4<sup>3</sup>  
Berwick PA 18603

PS Form 3800, April 2015 PSN 7530-02-000-9047

**See Reverse for Instructions**



7015 0640 0007 2591 7303

<b>U.S. Postal Service™</b> <b>CERTIFIED MAIL® RECEIPT</b> Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
<b>OFFICIAL USE</b>	
Certified Mail Fee \$	
Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To Street and Apt. No., or PO Box No. City, State, ZIP+4®	
Tammy K. Reichenbach 524 Vista Drive Berwick PA 18603	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

<b>SENDER: COMPLETE THIS SECTION</b> <ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<b>COMPLETE THIS SECTION ON DELIVERY</b> A. Signature B. Received by (Printed Name) Tammy K. Reichenbach C. Date of Delivery FEB 18 2016 D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes If YES, enter delivery address below: 1233 Lewis Ave Berwick PA 18603
1. Article Addressed to: Tammy K. Reichenbach 524 Vista Drive Berwick PA 18603	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
2. Article Number (Transfer from service label) 9590 9401 0180 5234 4676 92	7015 0640 0007 2591 7303





Certificate of Mailing — Firm (Domestic)

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

TOTAL NO.  
of Pieces Listed by Sender  
6

TOTAL NO.  
of Pieces Received at Post Office

Postmaster, per (name of receiving employee)

*Handwritten signature*

Affix Stamp Here  
Postmark with Date of Receipt



02 1P  
0001776012/FEB 17 2016  
MAILED FROM ZIP CODE 17046  
\$002.280

USPS Tracking Number Firm-Specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airift
	Wells Fargo Bank, N.A. 3476 Stateview Boulevard Fort Mills, SC 29715				
	Wells Fargo Bank, N.A. c/o Jonathan Lobb, Esquire PHELAN HALLINAN DIAMOND JONES LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103				
	Federal Home Loan Mortgage Corporation 8200 Jones Branch Drive Mailstop 202 McLean, VA 22102				
	Federal Home Loan Mortgage Corporation c/o Peter Wagner, Esquire PHELAN HALLINAN DIAMOND JONES LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103				
	FNB Bank, N.A. 200 South Poplar Street Berwick, PA 18603				
	Tenant / Occupant 232-234 East Second Street Berwick, PA 18603				



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

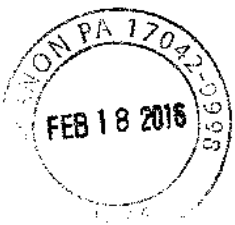
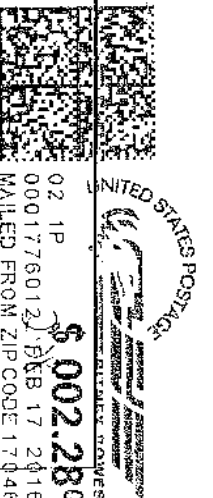
TOTAL NO.  
of Pieces Listed by Sender  
6

TOTAL NO.  
of Pieces Received at Post Office

Postmaster, per (name of receiving employee)

*Sheryl G. R.*

Affix Stamp Here  
Postmark with Date of Receipt



USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airft
	Susan M. Hill, Esquire (Divorce Attorney for Larry F. Reichenbach) 38 West Third Street Bloomsburg, PA 17815				
	Berwick Area School District 500 Line Street Berwick, PA 18603				
	Borough of Berwick 1800 North Market Street Berwick, PA 18603				
	Tax Collector, Borough of Berwick Connie C. Gingham 1615 Lincoln Avenue Berwick, PA 18603				
	Columbia County Tax Claim 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				



Certificate of Mailing — Firm (Domestic)

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

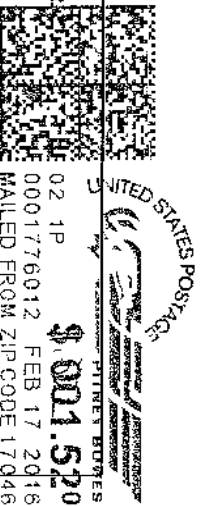
TOTAL NO. of Pieces Listed by Sender  
4

TOTAL NO. of Pieces Received at Post Office

Postmaster, per (name of receiving employee)

*Sheryl R. [Signature]*

Affix Stamp Here  
Postmark with Date of Receipt



USPS Tracking Number Firm-Specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
	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 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 8486 Harrisburg, PA 17105				



**Certificate of Mailing — Firm (Domestic)**

Name and Address of Sender

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

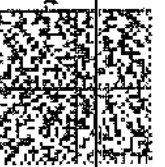
TOTAL NO. of Pieces Listed by Sender	3
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Postmaster. per (name of receiving employee)

Shirley

**Affix Stamp Here**  
*Postmark with Date of Receipt*



02 1P 1-5 001.1400  
0001776012 FEB 17 201666  
MAILED FROM ZIP CODE 120466  
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UN PA 17042-203  
FEB 18 2016

**USPS Tracking Number**  
**Firm-specific Identifier**

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

**Postage**

**Fee**

**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

Phlagdenha, PA 19106

Internal Revenue Service

Advisory Unit

600 Arch Street, Room 3259

Philadelphia, PA 19106



BERWICK BORO

**MAKE CHECKS PAYABLE TO:**

Connie C Gingham  
1615 Lincoln Avenue  
Berwick PA 18603

**HOURS** MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

**PHONE:** 570-752-7442

FOR: COLUMBIA County

DATE  
03/01/2016

BILL NO.  
5628

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	19,326	10.491	198.69	202.75	223.03
SINKING		1	18.94	19.33	21.26
FIRE		1.25	23.68	24.16	25.37
LIGHT		1.75	33.14	33.82	35.51
BORO RE		11.1	210.23	214.52	225.25
The discount & penalty have been calculated for your convenience			484.68	494.58	530.42
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

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

REICHENBACH LARRY  
524 VISTA DRIVE  
BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04A-06 -063-00,000		
232 234 E SECOND ST		
.1045 Acres	Land	2,500
	Buildings	16,826
Total Assessment		19,326

This tax returned  
to courthouse on:  
**January 1, 2017**

**FILE COPY**

If you desire a receipt, send a self-addressed stamped envelope with your payment

**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**



February 11, 2016

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House-P.O. BOX 380  
Bloomsburg, Pa 17815

**FNB BANK, N.A.**

**VS.**

**LARRY F. REICHENBACH  
TAMMY K. REICHENBACH**

**NO: 2015-CV-1478  
NO: 2016-ED-18**

Dear Timothy:

The amount due on the sewer account #106331 for the property located at 232-234 E. 2nd Street, Berwick Pa through June 30, 2016 is \$900.10.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

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

2015 CV 1478  
2016 ED 18

DATE: 16-MAR-16

FEE: \$5.00

CERT. NO23707

REICHENBACH LARRY  
524 VISTA DRIVE  
BERWICK PA 18603

DISTRICT: BERWICK BORO  
DEED 0632-1005  
LOCATION: 1/2 LOT 79 232-4 2ND ST  
PARCEL: 04A-06 -063-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2015	PRIM	1,527.37	10.95	0.00	1,538.32
TOTAL DUE :					\$1,538.32

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April , 2016

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2015

REQUESTED BY: \_\_\_\_\_

Columbia County Sheriff

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FNB BANK N.A.  
vs.  
LARRY F. REICHENBACH (et al.)

Case Number  
2015CV1478

## SHERIFF'S RETURN OF SERVICE

03/01/2016 04:19 PM - DEPUTY MICHAEL BEYER, 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 232-234 EAST SECOND STREET, BERWICK, PA 18603.

Michael Beyer  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 02, 2016

Affirmed and subscribed to before me this

2ND day of MARCH, 2016

Proth & Clerk of Sev. Courts  
NOTARY My Com. Ex. 1st Monday in 2020

Barbara D. Silvette

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FNB BANK N.A.  
vs.  
REICHENBACH, LARRY F. (et al.)

Case Number  
2015CV1478

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 232-234 EAST SECOND STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

3-1-16

Time:

4:19

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.

(POSTING)

2015CV1478

232-234 EAST SECOND STREET, BERWICK, PA 18603 NO EXPIRATION



## 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) 274-6787

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

Charles V. Henry, III

Frederick S. Wolf

Thomas P. Harlan

Wiley P. Parker\*

John H. Whitmover

Christopher J. Coyle

Kevin M. Richards

Marc A. Hess

Ann B. Leonard

Roberta J. Santiago

Heather A. Eggert

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

June 21, 2016

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

**Re: FNB Bank, N.A. v. Larry F. Reichenbach and Tammy K. Reichenbach  
No. 2014-CV-1723**

Dear Clerk:

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

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

Very truly yours,



MARC A. HESS

/s/  
encl.

cc: Mr. Rollin W. Apgar, FNB Bank, N.A. - w/encl.  
Columbia County Sheriff's Office - w/encl.

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



71901140006000072790

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

---

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.

LARRY F. REICHENBACH and  
TAMMY K. REICHENBACH,  
Defendants

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

: No. 2015-CV-1478

: 2016-ED-18

**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 at the  
Columbia County Sheriff's Office, 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  
April 6<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 Larry  
F. Reichenbach and Tammy K. Reichenbach which are more fully described below:



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FNB BANK N.A.  
vs.  
REICHENBACH, LARRY F. (et al.)

Case Number  
2015CV1478

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 18

Warrant: \*\* YES \*\*

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: LARRY F. REICHENBACH

Primary Address: 1007 LASSALLE STREET  
PO BOX 341  
BERWICK, PA 18603

Phone: DOB: 09/22/1967

Alternate Address: 570-245-8791

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 2-12-16

Time: 10:20

Deputy: 3

Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:	2-5-16	2-5-16	2-8-16	2-9-16	2-9-16	
Time:	12:45	13:20	12:10	08:30	10:00	
Mileage:						
Deputy:	3	3	3	3	3	

### Service Attempt Notes:

1. Called ~~left~~ at home could not leave message.

2. 416

3. called no answer, card still there.

4. called no answer

5. 416 Front Door - no answer

6.

REICHENBACH, LARRY F.

2015CV1478

1007 LASSALLE STREET, PO BOX 341, BERWICK, PA 186 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FNB BANK N.A.  
vs.  
LARRY F. REICHENBACH (et al.)

Case Number  
2015CV1478

## SHERIFF'S RETURN OF SERVICE

02/12/2016 10:20 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: LARRY F. REICHENBACH AT 1007 LASSALLE STREET, PO BOX 341, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF


February 12, 2016

NOTARY

Affirmed and subscribed to before me this

12TH day of FEBRUARY, 2016

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



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FNB BANK N.A.  
vs.  
LARRY F. REICHENBACH (et al.)

Case Number  
2015CV1478

## SHERIFF'S RETURN OF SERVICE

02/05/2016 12:55 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: TAMMY REICHENBACH AT 339 WEST FRONT STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

February 09, 2016

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

NOTARY

Affirmed and subscribed to before me this

9TH day of FEBRUARY, 2016

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FEDERAL HOME LOAN MORTGAGE CORPORATION  
vs.  
LARRY F. REICHENBACH

Case Number  
2015CV1628

## SHERIFF'S RETURN OF SERVICE

02/25/2016 11:41 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED COMPLAINT IN EJECTMENT (CIEJ) UPON THE WITHIN NAMED DEFENDANT, TO WIT: LARRY F. REICHENBACH, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 1007 LASSALLE STREET, PO BOX 341, BERWICK, PA 18603 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

  
SCOTT MAYERNICK, DEPUTY

SHERIFF COST: \$35.00

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 02, 2016

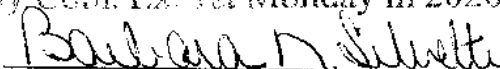
Affirmed and subscribed to before me this

NOTARY

2ND day of MARCH

2016

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2020



PHILAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



246-8791

FNB BANK N.A.  
vs.  
REICHENBACH, LARRY F. (et al.)

Case Number  
2015CV1478

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 18

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

339 W. Front St  
Berwick, PA

### Serve To:

Name: TAMMY REICHENBACH

Primary Address: 524 VISTA DRIVE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 2-5-16

Time: 12:55

Deputy: 3

Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

REICHENBACH, TAMMY

2015CV1478

524 VISTA DRIVE, BERWICK, PA 18603

NO EXPIRATION

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



71901140006000072783

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

---

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.

LARRY F. REICHENBACH and  
TAMMY K. REICHENBACH,  
Defendants

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

: No. 2015-CV-1478

: 2016-ED-18

**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 at the  
Columbia County Sheriff's Office, 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  
April 6<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 Larry  
F. Reichenbach and Tammy K. Reichenbach which are more fully described below:

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FNB BANK N.A.  
vs.  
REICHENBACH, LARRY F. (et al.)

Case Number  
2015CV1478

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 18

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*Refused to take paperwork*

*Please Return*

### Serve To:

Name: SUSAN M. HILL ESQUIRE

Primary Address: 38 WEST 3RD STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 2-9-16

Time: 8:44

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.

SUSAN M. HILL ESQUIRE

2015CV1478

38 WEST 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION



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.

LARRY F. REICHENBACH and  
TAMMY K. REICHENBACH,  
Defendants

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

: No. 2015-CV-1478

: 2016-ED-18

**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 at the  
Columbia County Sheriff's Office, 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  
April 6<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 Larry  
F. Reichenbach and Tammy K. Reichenbach which are more fully described below:

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FNB BANK N.A.  
vs.  
REICHENBACH, LARRY F. (et al.)

Case Number  
2015CV1478

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 18

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BULL BULL & MCDONALD

Primary Address: 106 MARKET STREET  
BERWICK, PA 18603

Phone: 1570-759-1231

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Sally Nasatka

Relation: Secretary

Date: 2-5-16

Time: 14:50

Deputy: 3

Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

BULL BULL & MCDONALD

2015CV1478

106 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FNB BANK N.A.  
vs.  
REICHENBACH, LARRY F. (et al.)

Case Number  
2015CV1478

## SERVICE COVER SHEET

### Service Details:

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

**Zone:**

18

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** TENANT(S)

**Primary Address:** 232-234 EAST SECOND STREET  
BERWICK, PA 18603

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

**Alternate Address:**

**Phone:**

### Final Service:

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

**Adult In Charge:**

**Relation:**

**Date:** 2-5-16

**Time:** 14:31

**Deputy:** 3

**Mileage:**

### Attorney / Originator:

**Name:** HENRY & BEAVER LLP

**Phone:**

### Service Attempts:

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

### Service Attempt Notes:

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

TENANT(S)

2015CV1478

232-234 EAST SECOND STREET, BERWICK, PA 18603 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FNB BANK N.A.  
vs.  
REICHENBACH, LARRY F. (et al.)

Case Number  
2015CV1478

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

18

Expires:

Warrant:

### Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue  
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

2-5-16

Time:

14:00

Deputy:

3

Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2015CV1478

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION