

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 208650
Customer:
SHERIFF'S OFFICE

Invoice Date: 10/27/2016 9:46:40 AM
Last Change:

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0102
By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$87.00	201608542	BERWICK BORO
	Grantor - REICHENBACH, LARRY F		10/27/16 9:46:43 AM	
	Grantee - FNB BANK			
	Consideration - \$23,194.04			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$23.00		
	RECORDING FEES - RECORDER	\$23.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$87.00		
	PAYMENTS			
	CHECK: 7552 - SHERIFF'S OFFICE	\$87.00		
	TOTAL PAYMENTS	\$87.00		
	AMOUNT DUE	\$87.00		
	PAYMENT ON INVOICE	(\$87.00)		
	BALANCE DUE ON INVOICE	\$0.00		

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

FNB BANK N.A.

VS LARRY & TAMMY REICHENBACH

NO. 81-2016

ED

NO. 1723-2014

JD

DATE/TIME OF SALE: Oct, 5, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 22739.25

POUNDAGE - 2% OF BID \$ 454.79

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 23194.04

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):  atty for FNB Bank N.A.

TOTAL DUE: \$ 23194.04

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 21844.04

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

FNB BANK N.A.

Defendant

LARRY F. REICHENBACH
TAMMY K REICHENBACH

vs.

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, October 5, 2016

Writ of Execution No. : 2014CV1723

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1005 LASALLE 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	\$60.00
Mailing Costs	\$66.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$2,584.32
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	\$345.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$11.50
Notary Fee	\$15.00
Surcharge	\$240.00

Total Sheriff Costs \$3,763.32

Municipal Costs

Current Taxes	127 FOUNDRYVILLE RD	\$267.19
Current Taxes	328-330 OAK STREET	\$451.09
Current Taxes	334 BOWMAN STREET	\$432.26
Current Taxes	1005-1007 LASALLE STREET	\$521.78
Delinquent Taxes	127 FOUNDRYVILLE RD	\$1,046.86
Delinquent Taxes	328-330 OAK STREET	\$1,415.34
Delinquent Taxes	334 BOWMAN STREET	\$1,359.45
Delinquent Taxes	1005-1007 LASALLE STREET	\$1,624.52
Sewer	127 FOUNDRYVILLE ROAD	\$8,438.05
Sewer	1007 LASALLE STREET	\$339.99
Sewer	1005 LASALLE STREET	\$339.99

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

Location of the real estate: 1005 LASALLE STREET, BERWICK, PA 18603

Municipal Costs

Sewer	334 BOWMAN STREET	\$924.07
Sewer	328-330 OAK STREET	\$1,744.34

Total Municipal Costs	\$18,904.93
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Distribution Costs

Recording Fees	\$71.00
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Total Distribution Costs	\$71.00
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Grand Total:	\$22,739.25
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Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.



Henry & Beaver, L.L.C.

ATTORNEYS AT LAW

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

www.henrybeaver.com

R. Hart Beaver

Retired

Phone (717) 274-3644, Ext. 115

Fax (717) 274-6782

hess@henrybeaver.com

Charles V. Henry, III

Frederick S. Wolf

Thomas P. Harlan

Wiley P. Parker*

John H. Whitmoyer

Christopher J. Coyle

Kevin M. Richards

Marc A. Hess

Amy B. Leonard

Roberta J. Santiago

Heather A. Eggen

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

October 13, 2016

Office of the Sheriff
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**

Sheriff's Sale of Real Properties – Held October 5, 2016

127 Foundryville Road, Berwick, Columbia County, Pennsylvania

328-330 Oak Street, Berwick, Columbia County, Pennsylvania

334 Bowman Street, Berwick, Columbia County, Pennsylvania

1005-1007 LaSalle Street, Berwick, Columbia County, Pennsylvania

Dear Sheriff Chamberlain:

Included herewith please find an original and one copy of FNB Bank, N.A.'s Realty Transfer Tax Statement of Value, together with a copy of the Note and Mortgage. Also enclosed is a check payable to your office in the amount of \$21,844.04 representing the balance of costs due from the sale conducted October 5, 2016.

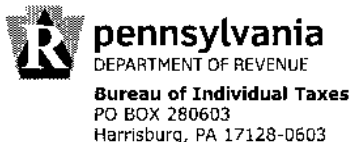
Would you please have the Deed prepared in favor of FNB Bank, N.A. and recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania? Upon recording, would you please have the recorded Deed returned to my attention at the address set forth above?

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

MARC A. HESS

/lif
encl.

cc: Mr. Rollin W. Apgar, FNB Bank, N.A. - w/encl.



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Marc A. Hess, Attorney for FNB Bank, N.A.		Telephone Number: (717) 274-3644	
Mailing Address 937 Willow Street	City Lebanon	State PA	ZIP Code 17046

B. TRANSFER DATA

Date of Acceptance of Document 10 / 05 / 2016			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) FNB Bank, N.A.	Telephone Number:
Mailing Address 35 West Main Street		Mailing Address c/o Fulton Financial Corporation, One Penn Square	
City Bloomsburg	State PA	ZIP Code 17815	City Lancaster
			State PA
			ZIP Code 17602

C. REAL ESTATE LOCATION

Street Address 127 Foundry Road		City, Township, Borough Berwick, Briar Creek Township
County Columbia	School District Berwick Area School District	Tax Parcel Number 07-03B-042

D. VALUATION DATAWas transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration 23,194.04	2. Other Consideration + 0.00	3. Total Consideration = 23,194.04
4. County Assessed Value 13,136.00	5. Common Level Ratio Factor x 3.69	6. Computed Value = 48,471.84

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 48,471.84	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
---	---	---

2. Check Appropriate Box Below for Exemption Claimed.

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

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

Signature of Correspondent or Responsible Party

Date

10-12-16

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



pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes

PO BOX 280603

Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

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Name Marc A. Hess, Attorney for FNB Bank, N.A.		Telephone Number: (717) 274-3644	
Mailing Address 937 Willow Street	City Lebanon	State PA	ZIP Code 17046

B. TRANSFER DATA

Date of Acceptance of Document 10 / 05 / 2016			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) FNB Bank, N.A.	Telephone Number:
Mailing Address 35 West Main Street		Mailing Address c/o Fulton Financial Corporation, One Penn Square	
City Bloomsburg	State PA	ZIP Code 17815	City Lancaster
			State PA
			ZIP Code 17602

C. REAL ESTATE LOCATION

Street Address 328-330 Oak Street		City, Township, Borough Berwick, Berwick Borough	
County Columbia	School District Berwick Area School District	Tax Parcel Number 04B-04-037	

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 23,194.04	2. Other Consideration + 0.00	3. Total Consideration = 23,194.04
4. County Assessed Value 16,436.00	5. Common Level Ratio Factor x 3.69	6. Computed Value = 60,648.84

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 60,648.84	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
---	---	---

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
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- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

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

Signature of Correspondent or Responsible Party

Date

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



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
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Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) FNB Bank, N.A.	Telephone Number:
Mailing Address 35 West Main Street		Mailing Address c/o Fulton Financial Corporation, One Penn Square	
City Bloomsburg	State PA	ZIP Code 17815	City Lancaster
		State PA	ZIP Code 17602

C. REAL ESTATE LOCATION

Street Address 334 Bowman Street		City, Township, Borough Berwick, Berwick Borough	
County Columbia	School District Berwick Area School District	Tax Parcel Number 04B-04-140	

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 23,194.04	2. Other Consideration + 0.00	3. Total Consideration = 23,194.04
4. County Assessed Value 15,751.00	5. Common Level Ratio Factor x 3.69	6. Computed Value = 58,121.19

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 58,121.19	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
---	---	---

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
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- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

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

Signature of Correspondent or Responsible Party

Date

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pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

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Mailing Address 35 West Main Street		Mailing Address c/o Fulton Financial Corporation, One Penn Square	
City Bloomsburg	State PA	ZIP Code 17815	City Lancaster
			State PA
			ZIP Code 17602

C. REAL ESTATE LOCATION

Street Address 1005-1007 LaSalle Street		City, Township, Borough Berwick, Berwick Borough	
County Columbia	School District Berwick Area School District	Tax Parcel Number 04C-01-248	

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 23,194.04	2. Other Consideration + 0.00	3. Total Consideration = 23,194.04
4. County Assessed Value 19,012.00	5. Common Level Ratio Factor x 3.69	6. Computed Value = 70,154.28

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 70,154.28	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
---	---	---

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
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- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

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

Signature of Correspondent or Responsible Party

Date

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

Document Date	Document Number	Description	Base Amount	Net Amount
10/05/2016	81-2016	LARRY & TAMMY REICHENBACH	\$21,844.04	\$21,844.04
		Total	\$21,844.04	\$21,844.04

THIS CHECK IS VOID WITHOUT A BLUE AND GREEN BACKGROUND, MICROPRINT LINES IN THE BORDER, A WATERMARK AND VISIBLE FLOURESCENT FIBERS.



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

FNB BANK, N.A.
DANVILLE, PA 17821

16907

DATE
10/12/2016

VOID AFTER 90 DAYS

AMOUNT

\$21,844.04**

TO THE ORDER OF SHERIFF OF COLUMBIA COUNTY

PAY Twenty-One Thousand Eight Hundred Forty-Four and 04/100 DOLLARS

SHERIFF OF COLUMBIA COUNTY
COLUMBIA COUNTY COURTHOUSE
35 W. MAIN STREET
BLOOMSBURG, PA 17815

⑈016907⑈ ⑆031305745⑆ 0299648433⑈



September 29, 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: 2014-CV-1723
NO: 2016-ED-81**

Dear Timothy:

The amount due on the sewer account #110271 for the property located at 328-330 Oak Street, Berwick Pa through December 31, 2016 is \$1,744.34. This amount includes fees to satisfy a lien on the property.

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

Sincerely,

Kristy Hart
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



September 29, 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: 2014-CV-1723
NO: 2016-ED-81**

Dear Timothy:

The amount due on the sewer account #127294 for the property located at 334 **Bowman Street**, Berwick Pa through December 31, 2016 is \$924.07.

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

Sincerely,

Kristy Hart
Authority Clerk

Hearing Impaired 711

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1108 Freas Avenue • Berwick, Pennsylvania 18603

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



September 29, 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: 2014-CV-1723
NO: 2016-ED-81**

Dear Timothy:

The amount due on the sewer account #128262 for the property located at **1005 LaSalle Street**, Berwick Pa through December 31, 2016 is \$339.99.

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

Sincerely,

A handwritten signature in black ink that reads "Kristy Hart". The signature is fluid and cursive, with the first name "Kristy" and last name "Hart" clearly distinguishable.

Kristy Hart
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



September 29, 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: 2014-CV-1723
NO: 2016-ED-81**

Dear Timothy:

The amount due on the sewer account #128272 for the property located at 1007 LaSalle Street, Berwick Pa through December 31, 2016 is \$339.99.

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

Sincerely,

Kristy Hart
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



September 29, 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**

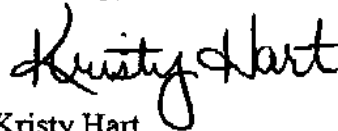
**NO: 2014-CV-1723
NO: 2016-ED-81**

Dear Timothy:

The amount due on the sewer account #200590 for the property located at **127 Foundryville Road, Berwick Pa** through December 31, 2016 is \$8,438.05. This amount includes fees to satisfy a lien on the property.

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

Sincerely,



Kristy Hart
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

Deb Miller

From: Timothy Chamberlain
Sent: Wednesday, September 28, 2016 10:57 AM
To: Deb Miller

Deb,
This property was postponed from an early date, can you check what is owed?
Thanks
Tim

LARRY & TAMMY REICHENBACH—127 FOUNDRYVILLE ROAD BERWICK—07-03B-042
328-330 OAK STREET BERWICK—04B-04-037
334 BOWMAN STREET BERWICK—04B-04-140
1005-1007 LASALLE STREET BERWICK—04C-01-248

Timothy T. Chamberlain

Sheriff of Columbia County
PO Box 380
Bloomsburg, PA 17815
570-389-5622



County 024

PARCEL ID:

TAX YEAR: 2016

ALTERNATE ID:

EFFECTIVE DATE:

Year

Authority

Fund

[illegible]

127

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Interest
Tax Cert.

1,046.86
Total amount
due for Nov.

County 024

PARCEL ID:

TAX YEAR: 2016

ALTERNATE ID:

EFFECTIVE DATE:

Year

Authority

Fund

| | | | | | | |
|------|------|----------|-------|--------|-------|----------|
| 2015 | PRIM | 1,139.69 | 74.64 | 102.38 | 75.00 | 1,391.71 |
| | | | | | | |
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| | | | | | | |
| | | | | | | |
| | | 1,139.69 | 74.64 | 102.38 | 75.00 | 1,391.71 |

328-330

1,391.71

13.50%

5.5%

Interest
Tax Cent.

0.00

1,391.71

\$ 1,415.34
Total amount
due for Nov.

TAX YEAR: 2016

EFFECTIVE DATE:

Fund

| | | | | |
|----------|-------|-------|-------|----------|
| 1,092.12 | 71.36 | 98.11 | 75.00 | 1,336.59 |
|----------|-------|-------|-------|----------|

Interest Tax Cert

Total amount due for Nov.

County 024

PARCEL ID: 01001 2-0000000

TAX YEAR: 2015

ALTERNATE ID:

EFFECTIVE DATE:

Year

Authority

Fund

| Year | Authority | Fund | | | | | |
|------|-----------|------|----------|-------|--------|-------|----------|
| 2015 | PRIM | | 1,318.31 | 86.24 | 118.42 | 75.00 | 1,597.97 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | 1,318.31 | 86.24 | 118.42 | 75.00 | 1,597.97 |

1005-1007

1005-1007

2015

Interest
Tax Cert.

0000

1005-1007

#1.624.52
Total amount
due for Nov.



Henry & Beaver, P.A.
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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P.O. Box 1140
Lebanon, PA 17042-1140
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R. Harr Beaver
Retired

Phone (717) 274-3644, Ext. 115
Fax (717) 274-6782
hess@henrybeaver.com

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

August 1, 2016

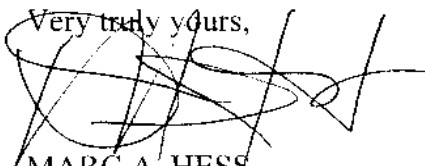
Office of the Sheriff
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

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

Dear 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

/lif
encl.

cc: Mr. Rollin W. Agpar, 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. 2014-CV-1723

CERTIFICATE OF FILING

On July 21, 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: August 1, 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

CC-1

FILED
PROTHONOTARY
2016 JUL 21 A 10:29
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

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. 2014-CV-1723

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff Sale scheduled for Wednesday, August 3, 2016 at 9:00 a.m. in the
above-captioned matter has been continued until Wednesday, October 5, 2016 at 9:00
a.m.

Date: July 19, 2016

HENRY & BEAVER LLP

By:

MARC A. HESS

I.D. #55774

937 Willow Street

P.O. Box 1140

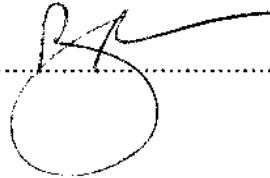
Lebanon, PA 17042-1140

(717) 274-3644

Attorney for Plaintiff

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice July 13, 20, 27, 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 27 day of July 2016

Albert Lee Jensen

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

ALBERT LEE JENSEN, Notary Public

Scott Township, Columbia County

My Commission Expires April 21, 2020

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^{LLP}

ATTORNEYS AT LAW

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

www.henrybeaver.com

R. Hart Beaver

Retired

Phone (717) 274-3644, Ext. 115

Fax (717) 274-6782

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

Charles V. Henry, III

Frederick S. Wolf

Thomas P. Harlan

Wiley P. Parker*

John H. Whitmoyer

Christopher J. Coyle

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Marc A. Hess

Amy B. Leonard

Roberta J. Santiago

Heather A. Eggert

July 19, 2016

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

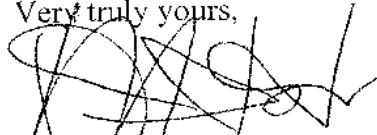
**Re: FNB Bank, N.A. v. Larry F. Reichenbach and Tammy K. Reichenbach
No. 2014-CV-1723**

Dear Clerk:

Enclosed please find an original and 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: Mr. Rollin W. Apgar, 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

vs.

LARRY F. REICHENBACH and
TAMMY K. REICHENBACH,
Defendants

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

:
: No. 2014-CV-1723
:
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

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a.m.

Date: July 19, 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^{LLC}

ATTORNEYS AT LAW

937 Willow Street

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www.henrybeaver.com

R. Hart Beaver

Retired

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Amy B. Leonard

Roberta J. Santiago

Heather A. Eggen

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

July 19, 2016

VIA FACSIMILE 570-389-5625
AND U.S. MAIL

Office of the Sheriff
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
Sheriff's Sale of:
127 Foundryville Road, Berwick, Briar Creek Township, Columbia County, PA
328-330 Oak Street, Berwick, Berwick Borough, Columbia County, PA
334 Bowman Street, Berwick, Berwick Borough, Columbia County, PA
1005-1007 LaSalle Street, Berwick, Berwick Borough, Columbia County, PA

Dear Sirs:

Please continue the Sheriff's Sale of the above-referenced real property currently scheduled to be held Wednesday, August 3, 2016 to the continued Sheriff's Sale date of **Wednesday, October 5, 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

/lif

cc: Mr. Rollin W. Apgar, FNB Bank, N.A.

**Henry & Beaver**

ATTORNEYS AT LAW

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

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Heather A. Eggert

July 19, 2016

VIA FACSIMILE 570-389-5625
AND U.S. MAIL

Office of the Sheriff
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
Sheriff's Sale of:
127 Foundryville Road, Berwick, Briar Creek Township, Columbia County, PA
328-330 Oak Street, Berwick, Berwick Borough, Columbia County, PA
334 Bowman Street, Berwick, Berwick Borough, Columbia County, PA
1005-1007 LaSalle Street, Berwick, Berwick Borough, Columbia County, PA

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Very truly yours,


MARC A. HESS

/lif

cc: Mr. Rollin W. Apgar, FNB Bank, N.A.

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

FNB BANK, N.A.,

Plaintiff

vs.

LARRY F. REICHENBACH and
TAMMY K. REICHENBACH,
Defendants

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

: No. 2014-CV-1723

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

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Date: July 19, 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^{LLC}**

ATTORNEYS AT LAW

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

www.henrybeaver.com

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Heather A. Eggert

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

July 19, 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 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,


MARCO A. HESS

/lhf

encl.

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

SHERIFF'S SALE COST SHEET

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

| | | |
|---------------------------------|------------------|------------------|
| DOCKET/RETURN | \$15.00 | |
| SERVICE PER DEF. | \$ <u>345.00</u> | |
| LEVY (PER PARCEL | \$15.00 | 60.00 |
| MAILING COSTS | \$ <u>66.00</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>11.50</u> | |
| NOTARY | \$ <u>15.00</u> | |
| TOTAL ***** | | \$ <u>679.00</u> |

| | | |
|-----------------------|-------------------|-------------------|
| WEB POSTING | \$150.00 | |
| PRESS ENTERPRISE INC. | \$ <u>2584.32</u> | |
| SOLICITOR'S SERVICES | \$100.00 | |
| TOTAL ***** | | \$ <u>2834.32</u> |

| | | |
|-----------------------|-----------------|-----------------|
| PROTHONOTARY (NOTARY) | \$10.00 | |
| RECORDER OF DEEDS | \$ <u>71.00</u> | |
| TOTAL ***** | | \$ <u>81.00</u> |

| | | | | | |
|--------------------|----|-------------------|---------|---------|-------------------|
| REAL ESTATE TAXES: | | | | | |
| BORO, TWP & COUNTY | 20 | \$ <u>267.19</u> | 451.09 | 432.26 | 521.78 |
| SCHOOL DIST. | 20 | \$ | | | |
| DELINQUENT | 20 | \$ <u>1028.36</u> | 1391.68 | 1336.61 | 1597.96 |
| TOTAL ***** | | | | | \$ <u>7046.93</u> |

| | | | | | |
|---------------------|----|-------------------|--------|--------|--------------------|
| MUNICIPAL FEES DUE: | | | | | |
| SEWER | 20 | \$ <u>7836.62</u> | 236.99 | 231.99 | 708.09 |
| WATER | 20 | \$ | | | 1528.38 |
| TOTAL ***** | | | | | \$ <u>10537.07</u> |

| | | |
|----------------------|----|------------------|
| SURCHARGE FEE (DSTE) | | \$ <u>240.00</u> |
| MISC. _____ | \$ | |
| _____ | \$ | |
| TOTAL ***** | | \$ <u>-0-</u> |

TOTAL COSTS (OPENING BID) \$ 21418.32



May 26, 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: 2014-CV-1723

NO: 2016-ED-81

Dear Timothy:

The amount due on the sewer account #110271 for the property located at 328-330 Oak Street, Berwick Pa through September 30, 2016 is \$1528.38. This amount includes fees to satisfy a lien on this property.

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



May 26, 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: 2014-CV-1723

NO: 2016-ED-81

Dear Timothy:

The amount due on the sewer account #127294 for the property located at 334 Bowman Street, Berwick Pa through September 30, 2016 is \$708.09.

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

Sincerely,

Kelly Morris
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



May 27, 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: 2014-CV-1723

NO: 2016-ED-81

Dear Timothy:

The amount due on the sewer account #128262 for the property located at 1005 LaSalle Street, Berwick Pa through September 30, 2016 is \$231.99.

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



May 27, 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**

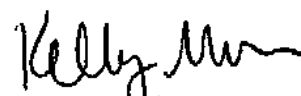
**NO: 2014-CV-1723
NO: 2016-ED-81**

Dear Timothy:

The amount due on the sewer account #128272 for the property located at 1007.
LaSalle Street, Berwick Pa through September 30, 2016 is \$231.99.

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



May 27, 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: 2014-CV-1723
NO: 2016-ED-81**

Dear Timothy:

The amount due on the sewer account #200590 for the property located at 127 Foundryville Road, Berwick Pa through September 30, 2016 is \$7836.62. This amount includes lien fees and tapage fees on this property.

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

DATE:12-JUL-16

FEE:\$5.00

CERT. NO25111

REICHENBACH LARRY F & TAMMY K
1233 FERRIS AVE
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20080-9201
LOCATION: 1005 1007 LASALLE ST BERWICK
PARCEL: 04C-01 -248-00,000

| YEAR | BILL ROLL | AMOUNT | -----PENDING-----
INTEREST | COSTS | TOTAL AMOUNT
DUE |
|-------------|-----------|----------|-------------------------------|-------|---------------------|
| 2015 | PRIM | 1,576.41 | 21.55 | 0.00 | 1,597.96 |
| TOTAL DUE : | | | | | \$1,597.96 |

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

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

REQUESTED BY: COLUMBIA COUNTY SHERIFF

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

DATE:12-JUL-16

FEE:\$5.00

CERT. NO25110

REICHENBACH LARRY F & TAMMY K
1233 FERRIS AVE
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20020-5136
LOCATION: 334 BOWMAN ST
PARCEL: 04B-04 -140-00,000

| YEAR | BILL ROLL | AMOUNT | -----PENDING-----
INTEREST | COSTS | TOTAL AMOUNT
DUE |
|-------------|-----------|----------|-------------------------------|-------|---------------------|
| 2015 | PRIM | 1,318.75 | 17.86 | 0.00 | 1,336.61 |
| TOTAL DUE : | | | | | \$1,336.61 |

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

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

REQUESTED BY: COLUMBIA COUNTY SHERIFF

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

DATE:12-JUL-16

FEE:\$5.00

CERT. NO25109

REICHENBACH LARRY F & TAMMY K
1233 FERRIS AVE
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20031-5265
LOCATION: 328-330 OAK ST
PARCEL: 04B-04 -037-00,000

| YEAR | BILL ROLL | AMOUNT | -----PENDING-----
INTEREST | COSTS | TOTAL AMOUNT
DUE |
|-------------|-----------|----------|-------------------------------|-------|---------------------|
| 2015 | PRIM | 1,373.05 | 18.63 | 0.00 | 1,391.68 |
| TOTAL DUE : | | | | | \$1,391.68 |

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

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

REQUESTED BY: COLUMBIA COUNTY SHERIFF

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

DATE:12-JUL-16

FEE:\$5.00

CERT. NO25108

REICHENBACH LARRY F & TAMMY K
1233 FERRIS AVE
BERWICK PA 18603

DISTRICT: BRIARCREEK TWP
DEED 20040-9249
LOCATION: 127 FOUNDRYVILLE RD BERWICK
PARCEL: 07 -03B-042-00,000

| YEAR | BILL ROLL | AMOUNT | -----PENDING-----
INTEREST | COSTS | TOTAL AMOUNT
DUE |
|-------------|-----------|----------|-------------------------------|-------|---------------------|
| 2015 | PRIM | 1,014.86 | 13.50 | 0.00 | 1,028.36 |
| TOTAL DUE : | | | | | \$1,028.36 |

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

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

REQUESTED BY: COLUMBIA COUNTY SITERCFF

Tax Notice 2016 County & Municipality

MAKE CHECKS PAYABLE TO:

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: MAR & APR - TUE & THUR: 8PM - 8PM

WED: 1-4 PM & 6 - 8 PM

OTHER MONTHS WEDNESDAY ONLY

PHONE: 570-759-2118

FOR: COLUMBIA County

DATE
03/01/2016

BILL NO.
11633

| DESCRIPTION | ASSESSMENT | MILLS | LESS DISCOUNT | TAX AMOUNT DUE | INCL PENALTY |
|--|------------|--------|------------------------|--|---|
| GENERAL | 13,136 | 10.491 | 135.05 | 137.81 | 151.59 |
| SINKING | | 1 | 12.88 | 13.14 | 14.45 |
| FIRE | | 1 | 12.88 | 13.14 | 14.45 |
| TWP RE | | 6 | 77.24 | 78.82 | 86.70 |
| The discount & penalty have been calculated for your convenience | | | PAY THIS AMOUNT | 238.05
April 30
If paid on or before | 242.91
June 30
If paid on or before |
| | | | | | 267.19
June 30
If paid after |

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

REICHENBACH LARRY F & TAMMY K
524 VISTA DRIVE
BERWICK PA 18603

| CNTY | | TWP |
|----------------------------|-----------|--------|
| Discount | 2 % | 2 % |
| Penalty | 10 % | 10 % |
| PARCEL: 07 -03B-042-00,000 | | |
| 127 FOUNDRYVILLE RD | | |
| .1362 Acres | Land | 2,000 |
| | Buildings | 11,136 |
| Total Assessment | | 13,136 |

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

2016 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Briar Creek Township

Make Check Payable To:

The Berwick Area School District
Joan Rothery, Tax Collector
122 Twin Church Road
Berwick, PA 18603

Telephone: 570-759-2118 Email: j_rothery@yahoo.com

Taxes are due and payment is requested from:

007784
CC7
REICHENBACH LARRY F & TAMMY K
1233 FERRIS AVE
BERWICK, PA 18603-1628

Bill Date: 7/1/2016

Bill #: 1376

TAXPAYER COPY

Parcel #: 07 03B04200000

Prop. Type

Property Location and Description:
127 FOUNDRYVILLE RD
.136

Assessment:

L= 2,000
B= 11,136
T= 13,136

| Tax Description | Mills/Rate | Amount |
|--------------------------|----------------------|--------|
| SCHOOL REAL ESTATE | 44.2300 | 581.01 |
| HOMESTEAD EXCLUSION | NA | NA |
| FARMSTEAD EXCLUSION | NA | NA |
| If Paid By 8/31/2016 | 2% Discounted Amount | 569.39 |
| If Paid By 10/31/2016 | FACE Amount | 581.01 |
| If Paid After 10/31/2016 | 10% Penalty Amount | 639.11 |

Last Day to Pay: 12/31/2016

For a receipt, return the entire bill with payment
and a self-addressed stamped envelope.

Office Hours:

July and August - Tuesday and Thursday from 6 - 8pm
July and August - Wednesday from 1 - 4pm and 6 - 8pm
September thru December - Wednesday hours only

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.
5629

| DESCRIPTION | ASSESSMENT | MILLS | LESS DISCOUNT | TAX AMOUNT DUE | INCL PENALTY |
|--|------------|--------|----------------------------------|---------------------------------|--------------------------|
| GENERAL | 16,436 | 10.491 | 168.98 | 172.43 | 189.67 |
| SINKING | | 1 | 16.11 | 16.44 | 18.08 |
| FIRE | | 1.25 | 20.14 | 20.55 | 21.58 |
| LIGHT | | 1.75 | 28.18 | 28.76 | 30.20 |
| BORO RE | | 11.1 | 178.79 | 182.44 | 191.56 |
| The discount & penalty have been calculated for your convenience | | | 412.20 | 420.62 | 451.09 |
| 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 F & TAMMY K
524 VISTA DRIVE
BERWICK PA 18603

| | | |
|----------------------------|-----------|--------|
| | CNTY | TWP |
| Discount | 2 % | 2 % |
| Penalty | 10 % | 5 % |
| PARCEL: 04B-04 -037-00,000 | | |
| 328 330 OAK ST | | |
| .07 Acres | Land | 2,500 |
| | Buildings | 13,936 |
| Total Assessment | | 16,436 |

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

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.
5630

| DESCRIPTION | ASSESSMENT | MILLS | LESS DISCOUNT | TAX AMOUNT DUE | INCL PENALTY |
|--|------------|--------|----------------------------------|---------------------------------|--------------------------|
| GENERAL | 15,750 | 10.491 | 161.93 | 165.23 | 181.75 |
| SINKING | | 1 | 15.43 | 15.75 | 17.33 |
| FIRE | | 1.25 | 19.30 | 19.69 | 20.67 |
| LIGHT | | 1.75 | 27.01 | 27.56 | 28.94 |
| BORO RE | | 11.1 | 171.33 | 174.83 | 183.57 |
| The discount & penalty have been calculated for your convenience | | | 395.00 | 403.06 | 432.26 |
| 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 F & TAMMY K
524 VISTA DRIVE
BERWICK PA 18603

| | | |
|----------------------------|-----------|--------|
| | CNTY | TWP |
| Discount | 2 % | 2 % |
| Penalty | 10 % | 5 % |
| PARCEL: 04B-04 -140-00,000 | | |
| 334 BOWMAN ST | | |
| .0583 Acres | Land | 1,015 |
| | Buildings | 14,735 |
| Total Assessment | | 15,750 |

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

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.
5631

| DESCRIPTION | ASSESSMENT | MILLS | LESS DISCOUNT | TAX AMOUNT DUE | INCL PENALTY |
|--|------------|--------|----------------------------------|---------------------------------|--------------------------|
| GENERAL | 19,012 | 10.491 | 195.46 | 199.45 | 219.40 |
| SINKING | | 1 | 18.63 | 19.01 | 20.91 |
| FIRE | | 1.25 | 23.29 | 23.77 | 24.96 |
| LIGHT | | 1.75 | 32.60 | 33.27 | 34.93 |
| BORO RE | | 11.1 | 206.81 | 211.03 | 221.58 |
| The discount & penalty have been calculated for your convenience | | | 476.79 | 486.53 | 521.78 |
| 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 F & TAMMY K
524 VISTA DRIVE
BERWICK PA 18603

| | | |
|----------------------------|-----------|--------|
| | CNTY | TWP |
| Discount | 2 % | 2 % |
| Penalty | 10 % | 5 % |
| PARCEL: 04C-01 -248-00,000 | | |
| 1005 1007 LASALLE ST | | |
| .1286 Acres | Land | 2,800 |
| | Buildings | 16,212 |
| Total Assessment | | 19,012 |

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



Henry & Beaver

ATTORNEYS AT LAW

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

www.henrybeaver.com

R. Hart Beaver

Retired

Phone (717) 274-3644, Ext. 115

Fax (717) 274-6782

hes@henrybeaver.com

Charles V. Henry, III

Frederick S. Wolf

Thomas P. Harlan

Wiley P. Parker*

John H. Whitmoyer

Christopher J. Coyle

Kevin M. Richards

Marc A. Hess

Amy B. Leonard

Roberta J. Santiago

Heather A. Eggert

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

July 6, 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 the following to be filed in the above matter:

1. An original and one copy of an Amended 3129.1 Affidavit.
2. An original and one copy of an Affidavit of Service.

Please file the originals 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

/s/
encl.

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

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., | : | IN THE COURT OF COMMON PLEAS |
| Plaintiff | : | COLUMBIA COUNTY, PENNSYLVANIA |
| | : | CIVIL ACTION - LAW |
| vs. | : | |
| | : | No. 2014-CV-1723 |
| LARRY F. REICHENBACH and | : | |
| TAMMY K. REICHENBACH, | : | |
| Defendants | : | |

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

FNB Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed and as of the present time the following information concerning the real properties located at:

- a. **127 Foundryville Road, Berwick, Briar Creek Township, Columbia County, Pennsylvania 18603, Parcel No. 1**, and having a legal description as set forth on Exhibit "A" attached hereto and incorporated by reference;
- b. **328-330 Oak Street, Berwick, Berwick Borough, Columbia County, Pennsylvania 18603, Parcel No. 2**, and having a legal description as set forth on Exhibit "A" attached hereto and incorporated by reference;

- c. **334 Bowman Street, Berwick, Berwick Borough, Columbia County, Pennsylvania 18603, Parcel No. 3**, and having a legal description as set forth on Exhibit "A" attached hereto and incorporated by reference; and
- d. **1005-1007 LaSalle Street, Berwick, Berwick Borough, Columbia County, Pennsylvania 18603, Parcel No. 4**, and having a legal description as set forth on Exhibit "A" attached hereto and incorporated by reference:

1. Name and address of Owners or Reputed Owners:

| <u>Name</u> | <u>Address</u> |
|----------------------|---|
| Larry F. Reichenbach | 1005 LaSalle Street
Berwick, PA 18603 |
| Larry F. Reichenbach | Columbia County Prison
721 Iron Street
Bloomsburg, PA 17815 |
| Tammy K. Reichenbach | 1233 Ferris Avenue
Berwick, PA 18603 |

2. Name and address of Defendants in the judgment.

| <u>Name</u> | <u>Address</u> |
|----------------------|---|
| Larry F. Reichenbach | 1005 LaSalle Street
Berwick, PA 18603 |
| Larry F. Reichenbach | Columbia County Prison
721 Iron Street
Bloomsburg, PA 17815 |
| Tammy K. Reichenbach | 1233 Ferris Avenue
Berwick, PA 18603 |

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

| <u>Name</u> | <u>Address</u> |
|--|---|
| FNB Bank, N.A. | c/o Fulton Financial Corporation
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 |

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

| <u>Name</u> | <u>Address</u> |
|----------------|--|
| FNB Bank, N.A. | c/o Fulton Financial Corporation
One Penn Square
Lancaster, PA 17602 |
| FNB Bank, N.A. | 200 South Poplar Street
Berwick, PA 18603 |

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

| <u>Name</u> | <u>Address</u> |
|-------------|----------------|
| n/a | |

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

| <u>Name</u> | <u>Address</u> |
|-------------|----------------|
| n/a | |

7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

| <u>Name</u> | <u>Address</u> |
|-------------------|--|
| Tenant / Occupant | 127 Foundryville Road
Berwick, PA 18603 |
| Tenant / Occupant | 328 Oak Street
Berwick, PA 18603 |
| Tenant / Occupant | 330 Oak Street
Berwick, PA 18603 |

| | |
|---|---|
| Tenant / Occupant | 334 Bowman Street
Berwick, PA 18603 |
| Tenant / Occupant | 1005 LaSalle Street
Berwick, PA 18603 |
| Tenant / Occupant | 1007 LaSalle Street
Berwick, PA 17603 |
| Susan M. Hill, Esquire
(Divorce Attorney for
Larry F. Reichenbach) | 38 West Third Street
Bloomsburg, PA 17815 |
| Christine M. Luschas, Esquire
(Divorce Attorney for
Tammy R. Reichenbach) | Derr, Pursel, Luschas & Naparsteck, LLP
120 West Main Street
Bloomsburg, PA 17815 |
| Berwick Area School District | 500 Line Street
Berwick, PA 18603 |
| Briar Creek Township | 150 Municipal Road
Berwick, PA 18603 |
| Tax Collector, Briar Creek Township | Joan Rothery
150 Municipal Road
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

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

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

The information provided in this Affidavit is based on a lien search which covers through June 27, 2016. Subsequent to the date of filing the Praecipe for Writ of Execution the lien search will be updated to and through the date of filing the Praecipe for Writ of Execution, and if there are any additional mortgages, judgments or liens, or any party entitled to notice of sheriff's sale as of the date of filing the Praecipe for Writ of Execution, said Notice will be provided at least thirty (30) days prior to the sale date and an Amended Affidavit Pursuant to Rule 3129.1 will be filed.

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements

herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn
falsification to authorities.

Date: July 5, 2016

HENRY & BEAVER LLP

By: 

MARC A. HESS

I.D. #55774

Attorney for Plaintiff