

PARCEL NO. 1

ALL THAT CERTAIN piece or parcel of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the Berwick and Tioga Turnpike at the corner of the lot now or formerly called the School House Lot in or near Foundryville; thence by the same lot and the lot now or formerly of Anhibala Fowler, 105 feet more or less, to a stone corner on the bank of the brook; thence by the several courses of said brook 165 feet more or less, to a stone corner on said road; thence by the same 200 feet more or less, to the place of BEGINNING.

EXCEPTING AND RESERVING from the above-described parcel of land all that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Berwick and Tioga Turnpike Road, at the corner of lands formerly of the said D. G. Klinetob, thence Westerly along the same 85 feet to the bank of a brook; thence northerly along said brook 48 feet to a stone corner of the lot now or formerly called the School House Lot and formerly owned by S. B. Klinetob; thence Easterly along the same 105 feet to the Turnpike Road aforesaid; thence Southerly along the same 90 feet to the place of BEGINNING.

BEING THE SAME PREMISES conveyed to Larry F. Reichenbach and Tammy K. Reichenbach, his wife, by Deed of Mary A. Washney and Gary L. Shimko, individually and as Co-Executors of the Last Will and Testament of Dorothy C. Shimko a/k/a Dorothy S. Shimko, deceased; together with John A. Shimko, individually, and Charles Remensnyder, as to his life interest, dated July 30, 2004 and recorded August 11, 2004 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200409249.

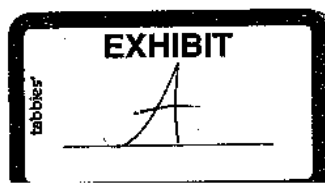
KNOWN AS 127 Foundryville Road, Berwick, Pennsylvania

TAX PARCEL NO. 07-03B-042

PARCEL NO. 2

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the eastern boundary of Oak Street, said point being 362.55 feet from the northeastern corner of the intersection of Third Street with Oak Street in



the Borough of Berwick; thence North 63 degrees 29 minutes East along the northern boundary of lot now or late of William Augustine, 61 feet to a point; thence North 26 degrees 38 minutes West, 50 feet to a point on the boundary of land now or late of Fred McAfee; thence South 63 degrees 29 minutes West, 61 feet to a point on the eastern boundary of Oak Street aforesaid; thence in a southerly direction along the eastern boundary of Oak Street, 50 feet to a point, the place of BEGINNING.

THIS DESCRIPTION is intended to cover and convey the rectangular piece of land of the same dimensions shown on the map designated as "Leo Truax Plot, Berwick, Pa., surveyed 7/12/46, James Timbrell, R.E.", which is between the lots shown as belonging now or late to Fred McAfee and now or late of William Augustine, being rectangular in shape and being 61 feet by 50 feet.

BEING THE SAME premises which Thomas E. Rhone and Laura S. Rhone, husband and wife, by their Deed dated November 7, 2003, and recorded November 25, 2003, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200315265, granted and conveyed to Larry F. Reichenbach and Tammy K. Reichenbach, husband and wife.

KNOWN AS 328-330 Oak Street, Berwick, Pennsylvania.

PARCEL NO. 04B-04-037

### PARCEL NO. 3

ALL THAT CERTAIN piece, parcel or tract 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, said point being the southwest corner of Parcel No. 1 of lands now or late of Joseph Rishkofski; thence along Parcel No. 4 South 63 degrees 22 minutes 00 seconds West, 94.00 feet to a point on the easterly right-of-way line of Bowman Street; thence along the easterly right-of-way line of Bowman Street North 26 degrees 38 minutes 00 seconds West, 27.00 feet to an iron pin set for a corner; thence along lands now or late of Sterling J. and Carole M. Stout North 63 degrees 22 minutes 00 seconds East, 94.00 feet to an iron pin set for a corner; thence along Parcel No. 1 South 26 degrees 38 minutes 00 seconds East, 27.00 feet to a point, the place of BEGINNING. CONTAINING 2538.0 square feet of land, as surveyed by Peters Consultants, Inc. in March of 1989.

BEING THE SAME premises conveyed by Matthew J. Rishkofski, unmarried, by Deed dated and recorded April 25, 2002, in Office of the Recorder of Deeds in and for

Columbia County, Pennsylvania at Instrument No. 200205136, granted and conveyed to Larry F. Reichenbach and Tammy K. Reichenbach, husband and wife.

KNOWN AS 334 Bowman Street, Berwick, Pennsylvania

PARCEL NO. 04B-04-140

PARCEL NO. 4

TRACT NO. 1

ALL THAT CERTAIN town lot situate in Berwick Borough, Columbia County, Commonwealth of Pennsylvania, west of LaSalle Street being Lot No. 2, Section 27 of the Berwick Land Improvement Company's Addition to Berwick, bounded on the north by Lot No. 3, Section 27, 140 feet, on the east by LaSalle Street 40 feet, on the south by Lot No. 1, Section 27, 140 feet, on the west by an alley 40 feet to the place of BEGINNING.

IT IS HEREBY AGREED by all owners and subsequent owners of this lot that no building shall be closer than fifteen feet to LaSalle Street.

EXCEPTING AND RESERVING THEREFROM the parcel of land conveyed from Angelo Leuter and Pamela Leuter, his wife, by their Deed dated April 28, 1920 and recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Deed Book 94 at Page 316 unto Luigi Biocchi and Josephine Biocchi, husband and wife. Said parcel of land is approximately 20 feet wide and 140 feet long.

KNOWN AS 1005 LaSalle Street, Berwick, Pennsylvania.

TRACT NO. 2

ALL THAT CERTAIN piece, parcel or lot of land situate on the Westerly side of LaSalle Street in the Borough of Berwick (formerly West Berwick), County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the Westerly side of LaSalle Street at corner of Lot No. 3, Section 27, (being in a sub-division of lots North of North Street); thence along line of Lot No. 3, Section 27 in a Westerly direction, a distance of 140 feet to the Easterly line of an alley; thence along the line of said alley and in a Southerly direction, a distance of 20 feet; thence in an Easterly direction and on a line parallel with the first course herein, a distance of 140 feet to the Westerly line of LaSalle Street aforesaid; thence in a Northerly direction along the Westerly line of LaSalle Street, a distance of 20 feet to the corner of Lot No. 3, Section 27, the place of BEGINNING.

BEING the Northerly half of Lot No. 2, Section 27.

KNOWN AS 1007 LaSalle Street, Berwick, Pennsylvania.

TAX PARCEL NO. 04C-01-248

BEING THE SAME premises conveyed by Larry F. Reichenbach and Tammy K. Reichenbach, husband and wife, by Deed dated August 26, 2008, recorded September 2, 2008 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200809201, granted and conveyed to Larry F. Reichenbach and Tammy K. Reichenbach, husband and wife.

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.

LARRY F. REICHENBACH and  
TAMMY K. REICHENBACH,  
Defendants

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

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

**AFFIDAVIT OF SERVICE**


COMMONWEALTH OF PENNSYLVANIA :  
: ss.  
COUNTY OF LEBANON :

I, Lisa I. Fox, of the law firm of Henry & Beaver LLP, depose and state that:

1. I forwarded a certified true and correct copy of the attached Notice of Sheriff's Sale Pursuant to Pennsylvania Rule of Civil Procedure 3129.2, Exhibit "A", by first class United States mail, proper postage prepaid, on July 5, 2016, to:

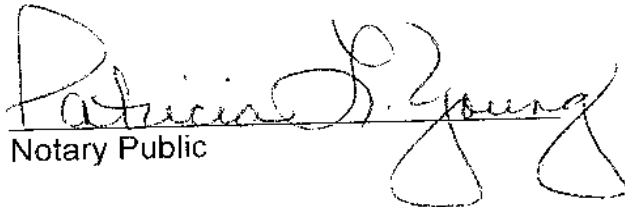
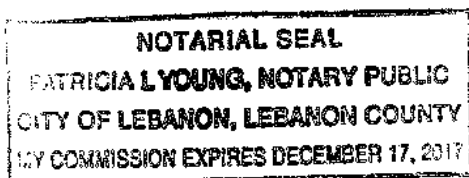
<u>Name</u>	<u>Address</u>
Christine M. Luschas, Esquire (Divorce Attorney for Tammy R. Reichenbach)	Derr, Pursel, Luschas & Naparsteck, LLP 120 West Main Street Bloomsburg, PA 17815

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



LISA I. FOX

Sworn to and subscribed to before me  
this 6<sup>th</sup> day of July,  
2016.

  
Notary Public

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

FNB BANK, N.A.,  
Plaintiff

vs.

LARRY F. REICHENBACH and  
TAMMY K. REICHENBACH,  
Defendants

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

:  
: No. 2014-CV-1723  
: 2016-ED-81  
:

**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  
AUGUST 3, 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:

**EXHIBIT**

tabbles

*A*

OWNER OF PROPERTIES: Larry F. Reichenbach  
Tammy K. Reichenbach

LOCATION OF PROPERTIES  
TO BE SOLD: 127 Foundryville Road,  
Berwick, Briar Creek Township,  
Columbia County, Pennsylvania

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

334 Bowman Street  
Berwick, Berwick Borough  
Columbia County, Pennsylvania

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

DESCRIPTION OF  
PROPERTIES TO BE SOLD: Legal descriptions are attached hereto,  
incorporated herein and identified on  
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. 2014-CV-1723 in the amount of:

Principal Sum Due -	\$ 301,274.22
Interest to 1/14/2015 -	10,295.77
Late Fees to 1/14/2015 -	2,304.17
Bank Costs Incurred Relating to Collateral -	
Attorney's Commission (10% of unpaid principal and Interest from Confessed Judgment) -	<u>31,354.11</u>
Total -	\$ 345,228.27

Plus interest which continues to accrue after January 14, 2015 and after entry of  
judgment at the contract rate (\$63.97 per diem), any and all amounts expended in order  
to preserve Plaintiff's collateral and costs of suit.



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 Fifth 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

PARCEL NO. 1

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EXCEPTING AND RESERVING from the above-described parcel of land all that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Berwick and Tioga Turnpike Road, at the corner of lands formerly of the said D. G. Klinetob, thence Westerly along the same 85 feet to the bank of a brook; thence northerly along said brook 48 feet to a stone corner of the lot now or formerly called the School House Lot and formerly owned by S. B. Klinetob; thence Easterly along the same 105 feet to the Turnpike Road aforesaid; thence Southerly along the same 90 feet to the place of BEGINNING.

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KNOWN AS 127 Foundryville Road, Berwick, Pennsylvania

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PARCEL NO. 04B-04-037

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KNOWN AS 334 Bowman Street, Berwick, Pennsylvania

PARCEL NO. 04B-04-140

#### PARCEL NO. 4

##### TRACT NO. 1

ALL THAT CERTAIN town lot situate in Berwick Borough, Columbia County, Commonwealth of Pennsylvania, west of LaSalle Street being Lot No. 2, Section 27 of the Berwick Land Improvement Company's Addition to Berwick, bounded on the north by Lot No. 3, Section 27, 140 feet, on the east by LaSalle Street 40 feet, on the south by Lot No. 1, Section 27, 140 feet, on the west by an alley 40 feet to the place of BEGINNING.

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KNOWN AS 1005 LaSalle Street, Berwick, Pennsylvania.

##### TRACT NO. 2

ALL THAT CERTAIN piece, parcel or lot of land situate on the Westerly side of LaSalle Street in the Borough of Berwick (formerly West Berwick), County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

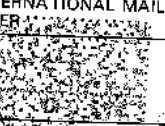
BEGINNING on the Westerly side of LaSalle Street at corner of Lot No. 3, Section 27, (being in a sub-division of lots North of North Street); thence along line of Lot No. 3, Section 27 in a Westerly direction, a distance of 140 feet to the Easterly line of an alley; thence along the line of said alley and in a Southerly direction, a distance of 20 feet; thence in an Easterly direction and on a line parallel with the first course herein, a distance of 140 feet to the Westerly line of LaSalle Street aforesaid; thence in a Northerly direction along the Westerly line of LaSalle Street, a distance of 20 feet to the corner of Lot No. 3, Section 27, the place of BEGINNING.

BEING the Northerly half of Lot No. 2, Section 27.

KNOWN AS 1007 LaSalle Street, Berwick, Pennsylvania.

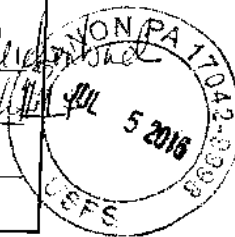
TAX PARCEL NO. 04C-01-248

BEING THE SAME premises conveyed by Larry F. Reichenbach and Tammy K. Reichenbach, husband and wife, by Deed dated August 26, 2008, recorded September 2, 2008 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200809201, granted and conveyed to Larry F. Reichenbach and Tammy K. Reichenbach, husband and wife.

U.S. POSTAL SERVICE		<b>CERTIFICATE OF MAILING</b>	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER			
Received From:			
<u>Marc A. Luss</u> <u>937 Willow Street</u> <u>Bloomsburg PA 17815</u>		0001776012 MAILED FROM	
One piece of ordinary mail addressed to:			
<u>Christine M. Luschar, Atty for Tammy R. [unclear]</u> <u>Don. Rursel, Luschar &amp; Naparski</u> <u>120 West Main Street</u> <u>Bloomsburg PA 17815</u>			

Affix fee here in stamps  
or meter postage and  
post mark. Inquire of  
Postmaster for current  
fee.

\$ 001.300  
 JUL 05 2016  
 ZIP CODE 17815



PS Form 3817, Mar. 1989

GPO : 1993 O - 151-051



**JOAN ROTHERY  
TAX COLLECTOR  
BRIAR CREEK TOWNSHIP**

**122 TWIN CHURCH ROAD  
BERWICK, PA 18603**

**(570) 759-2118  
(570) 759-1681 FAX**

**TO:** Sheriff's Office

**FAX:** 389-5625

**PAGES:** 3 (INC. COVER)

**DATE:** \_\_\_\_\_



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

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: Lrothery@yahoo.com

Taxes are due and payment is requested from:

650900 C06  
 AIKEY RICHARD E & DIANE S JR  
 1019 RUTHANN DR  
 BERWICK, PA 18603-2425

Bill Date: 7/1/2016

Bill #: 5

**TAXPAYER COPY**

Parcel #: 06 01C00600000

Prop. Type

Property Location and Description:

Assessment:

6:18F PARK RD  
 .682

L= 5,940  
 B= 29,758  
 T= 35,698

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.2300	1,578.92
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2016	2% Discounted Amount	1,547.34
If Paid By 10/31/2016	FACE Amount	1,578.92
If Paid After 10/31/2016	10% Penalty Amount	1,736.81

**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

# 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  
2014CV1723

## SHERIFF'S RETURN OF SERVICE

06/28/2016 09:57 AM - DEPUTY KEVIN DENT, 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 1005 LASALLE STREET, 334 BOWMAN STREET, 328-330 OAK STREET, 127 FOUNDRYVILLE ROAD, BERWICK, PA 18603.

  
KEVIN DENT, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 29, 2016

COMMONWEALTH OF PENNSYLVANIA

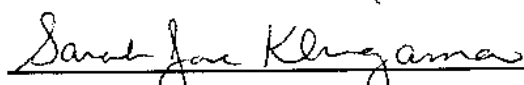
Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

29TH day of JUNE, 2016



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

(cc: CountySullivan Sheriff, Texassoft, Inc)

# 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  
2014CV1723

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 1005 LASALLE STREET  
BERWICK, PA 18603

Phone:

127 Foundryville Rd.  
DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

6/28/16

Time:

1035

Deputy:

5

Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:


### Service Attempt Notes:

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

(POSTING)

2014CV1723

1005 LASALLE 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.)

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Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 1005 LASALLE STREET  
BERWICK, PA 18603

Phone: 328-330 Oak Street  
DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

8/6/28/14

Time:

1011

Deputy:

5

Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

(POSTING)

2014CV1723

1005 LASALLE 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  
2014CV1723

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 1005 LASALLE STREET  
BERWICK, PA 18603

Phone:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

6/28/16

Time:

1054

Deputy:

5

Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2014CV1723

1005 LASALLE 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  
2014CV1723

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 08/03/2016 AT 9:00 AM SHERIFF'S SALE BILL		

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	1005 LASALLE STREET BERWICK, PA 18603
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · <u>Posted</u> · Other
<b>Adult In Charge:</b>	
<b>Relation:</b>	
<b>Date:</b>	6/28/14
<b>Time:</b>	0957
<b>Deputy:</b>	5
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> HENRY & BEAVER LLP	<b>Phone:</b>
---------------------------------	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

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

(POSTING)

2014CV1723

1005 LASALLE 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.  
LARRY F. REICHENBACH (et al.)

Case Number  
2014CV1723

## SHERIFF'S RETURN OF SERVICE

05/24/2016 11:44 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: TAMMY K REICHENBACH AT 5 LARK DRIVE, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

May 25, 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

25TH day of MAY, 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  
2014CV1723

## SHERIFF'S RETURN OF SERVICE

05/24/2016 09:31 AM - DEPUTY MICHAEL BEYER, 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 GARY GALLER THE GUARD, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR LARRY F. REICHENBACH AT 721 IRON STREET, COLUMBIA COUNTY PRISON, BLOOMSBURG, PA 17815.

  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

May 24, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

NOTARY

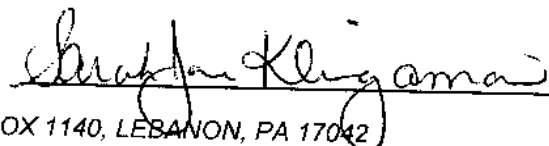
Affirmed and subscribed to before me this

24TH

day of

MAY

2016



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



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



71901140006000080290

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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81

# PRESS ENTERPRISE

**3185 Lackawanna Ave  
Bloomsburg, PA 17815**

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

**Proof of Ad 06/01/16**

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER-**  
**IFF**

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

Total Ad Cost	\$2,584.32
Amount Paid	\$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	07/13/16	07/27/16	3	\$2,584.32

Ad ID:	1075347
Description:	Larry F. Reichenbach
Sheriff Sale	
Run Dates:	07/13/16 to 07/27/16
Class:	2
Agate Lines:	474
Blind Box:	

[illegible]

# 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  
2014CV1723

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 81

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Ber-Vaughn Park  
Parking lot

### Serve To:

Name: OCCUPANT

Primary Address: 1005 LASALLE STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Vance Laubach

Relation: Tenant

Date: 5-27-16

Time: 09:57

Deputy: 3

Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:	5-24-16	5-26-16				
Time:	14:35					
Mileage:						
Deputy:						

### Service Attempt Notes:

1. House is occupied LIC
2. Card Given - Left Another
3. occupant works in Jersey - 570-204-8437
- 4.
- 5.
- 6.

OCCUPANT

2014CV1723

1005 LASALLE 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  
2014CV1723

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

81

Warrant:

Notes:

SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

5 Lark drive  
Berwick, PA

### Serve To:

Name: TAMMY K REICHENBACH

Primary Address: 1233 FERRIS AVENUE  
BERWICK, PA 18603

Phone: DOB: 09/22/1967

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

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

5-24-16

Time:

11:44

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 K

2014CV1723

1233 FERRIS AVENUE, BERWICK, PA 18603

NO EXPIRATION

In the Court of Common Pleas of COLUMBIA-MONTGOMERY County, Pennsylvania  
DOMESTIC RELATIONS SECTION

**NOTICE OF LIEN**

**TO:**

TIMOTHY T. CHAMBERLAIN  
SHERIFF OF COLUMBIA COUNTY  
COLUMBIA COUNTY COURTHOUSE  
35 MAIN STREET  
BLOOMSBURG, PA 17815

**FROM:**

(IV-D Agency or name of obligee and/or his or her private  
attorney or entity acting on behalf of the obligee, address)

DOMESTIC RELATIONS SECTION  
PO BOX 380  
BLOOMSBURG PA 17815

Phone: (570) 387-8870 Fax: (570) 387-8876  
Email:

**Obligor:**

LARRY F. REICHENBACH  
C/O COLUMBIA COUNTY PRISON  
721 IRON STREET  
BLOOMSBURG, PA 17815

SSN: 170-56-1900 Date of Birth: 09/22/67

**Obligee:**

TAMMY K. REICHENBACH

**IV-D Case #: 112114476**  
**(or non-IV-D docket #)**

This lien results, by operation of law, from a support order, entered on APRIL 23, 2014  
by Pennsylvania Court of Common Pleas in COLUMBIA-MONTGOMERY County, tribunal number  
012264.  
As of MAY 24, 2016, the obligor owes unpaid support in the amount of \$3,260.85. This judgment  
may be subject to interest.

Prospective amounts of support, not paid when due, are judgments that are added to the lien  
amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named  
obligor which is located or existing within the State/county of filing, including any property specifically  
described below.

**Specific description of property:**

SEE No. 2014-CV-1723  
2016-ED-81

All aspects of this lien, including its priority and enforcement, are governed by the law of the State  
where the property is located. An obligor must follow the laws and procedures of the State where the  
property is located or recorded. An obligor may also contact the entity sending the lien. This lien  
remains in effect until released or withdrawn by the issuing agency, the obligee, the entity acting on  
behalf of the obligee, or in accordance with the laws of the State where the property is located.

**Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the  
recording information, at the address provided above.**

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

Authorized Agent

Date

Print name, e-mail address, phone and fax number

B. ☐ Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee

I am: ☐ the obligee of the above referenced order [or]

☐ an attorney or entity representing the above named obligee

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of \_\_\_\_\_. For additional information regarding this lien, including the pay-off amount, please contact the obligee listed above.

Signature

Date

Print name, e-mail address, phone and fax number

I certify that Gail Keller appeared before me and is known to me as the individual who signed the above.

State of COMMONWEALTH OF PENNSYLVANIA )  
County of \_\_\_\_\_ ) ss.  
Debra Welliver, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 26, 2019

Notary Public

Date

My appointment expires

NOTICE : Respondents are not required to respond to this information collection unless it displays a valid OMB control number.

OMB Control #: 0970-0153 Expiration Date: 12/31/2016 (Please note, this expiration date is for the OMB form and not the lien itself.)

**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

: 2016 - ED - 81

**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

August 3rd  
\_\_\_\_\_, 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  
2014CV1723

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 81

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BOROUGH OF BERWICK

Primary Address: 1800 N. MARKET STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 344 MARKET STREET  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Karen Dalrymple

Relation: Receptionist

Date: 5-24-16

Time: 11:00

Deputy: 3

Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

BOROUGH OF BERWICK

2014CV1723

1800 N. 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  
2014CV1723

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

81

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 334 BOWMAN STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Thomas Holloway

Relation: Tenant

Date: 5-24-16 Time: 15:35

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.

OCCUPANT

2014CV1723

334 BOWMAN 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  
2014CV1723

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

81

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BRIAR CREEK TOWNSHIP

Primary Address: 150 MUNICIPAL ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Ruth Bogart

Relation:

Supervisor

Date:

5-24-16

Time:

10:28

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.

BRIAR CREEK TOWNSHIP

2014CV1723

150 MUNICIPAL ROAD, 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  
2014CV1723

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 31

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORITY

Primary Address: 1108 FREAS AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 106 MARKET STREET  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kelly Maeris

Relation: Clerk

Date: 5-24-16 Time: 10:50

Deputy: 3 Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

BERWICK AREA JOINT SE

2014CV1723

1108 FREAS AVENUE, 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  
2014CV1723

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 81

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### 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: 5-24-16

Time: 11:15

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.

2014CV1723

1615 LINCOLN AVENUE, 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  
2014CV1723

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	81
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 08/03/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Joan M. Rothery
<b>Primary Address:</b>	122 Twin Church Road Berwick, PA 18603
<b>Phone:</b>	570-759-2118
<b>DOB:</b>	
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally <u>  </u> Adult In Charge <u>  </u> Posted <u>  </u> Other <u>  </u>		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>	5-24-16	<b>Time:</b>	11:24
<b>Deputy:</b>	3	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> HENRY & BEAVER LLP	<b>Phone:</b>
---------------------------------	---------------

### Service Attempts:

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

### Service Attempt Notes:

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

ROTHERY, JOAN M.

2014CV1723

122 TWIN CHURCH ROAD, 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  
2014CV1723

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

81

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 328-330 OAK STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

5-24-16

Time:

12:41

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. \_\_\_\_\_

OCCUPANT

2014CV1723

328-330 OAK 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  
2014CV1723

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 81

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 127 FOUNDRYVILLE ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Angel Beedo

Relation: Tenant

Date: 5-24-16

Time: 14:27

Deputy: 3

Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
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OCCUPANT

2014CV1723

127 FOUNDRYVILLE ROAD, 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  
2014CV1723

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 81

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK AREA SCHOOL DISTRICT

Primary Address: 500 LINE ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 1100 FOWLER AVENUE  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Mary Hnelek

Relation: Secretary

Date: 5-24-16 Time: 14:10

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.

BERWICK AREA SCHOOL I

2014CV1723

500 LINE ROAD, 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  
2014CV1723

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone:

81

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### 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:

Debra Blank

Relation:

Client

Date:

5-24-16

Time:

2:31

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

2014CV1723

38 WEST 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2014CV1723

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 81

Warrant:

### Serve To:

Name: LARRY F. REICHENBACH

Primary Address: 721 IRON STREET  
COLUMBIA COUNTY PRISON  
BLOOMSBURG, PA 17815

Phone: DOB: 09/22/1967

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

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Gary Ganger

Relation: Dad Ganged

Date: 5-24-16 Time: 9:31

Deputy: 4 Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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REICHENBACH, LARRY F.

2014CV1723

721 IRON STREET, COLUMBIA COUNTY PRISON, BLOOM 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  
2014CV1723

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 81

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Col

Primary Address: 11 WEST MAIN STREET  
2ND FLOOR  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Richenderlee

Relation: DEF

Date: 5-23-16

Time: 4:02

Deputy: 4

Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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DOMESTIC RELATIONS OF 2014CV1723 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P 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  
2014CV1723

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 81

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Sherry Evans

Relation: Clerk

Date: 5-23-16 Time: 4:00

Deputy: 4 Mileage:

### Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2014CV1723

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV1723

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, AUGUST 03, 2016**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

**PARCEL No. 1**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the Berwick and Tioga Turnpike at the corner of the lot now or formerly called the School House Lot in or near Foundryville; thence by the same lot and the lot now or formerly of Anhibala Fowler, 105 feet more or less, to a stone corner on the bank of the brook; thence by the several courses of said brook 165 feet more or less, to a stone corner on said road; thence by the same 200 feet more or less, to the place of BEGINNING.

EXCEPTING AND RESERVING from the above-described parcel of land all that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Berwick and Tioga Turnpike Road, at the corner of lands formerly of the said D.G. Klinetob, thence Westerly along the same 85 feet to the bank of a brook; thence northerly along said brook 48 feet to a stone corner of the lot now or formerly called the School House Lot and formerly owned by S.B. Klinetob; thence Easterly along the same 105 feet to the Turnpike Road aforesaid; thence Southerly along the same 90 feet to the place of BEGINNING.

BEING THE SAME PREMISES conveyed to Larry F. Reichenbach and Tammy K. Reichenbach, his wife, by Deed of Mary A. Washney and Gary L. Shimko, individually and as Co-Executors of the Last Will and Testament of Dorothy C. Shimko a/k/a Dorothy S. Shimko, deceased; together with John A. Shimko, individually, and Charles Remensnyder, as to his life interest, dated July 30, 2004 and recorded August 11, 2004

in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200409249.  
KNOWN AS 127 Foundryville Road, Berwick, Pennsylvania  
TAX PARCEL No. 07-03B-042

**PARCEL No. 2**

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the eastern boundary of Oak Street, said point being 362.55 feet from the northeastern corner of the intersection of Third Street with Oak Street in the Borough of Berwick; thence North 63 degrees 29 minutes East along the northern boundary of lot now or late of William Augustine, 61 feet to a point; thence North 26 degrees 38 minutes West, 50 feet to a point on the boundary of land now or late of Fred McAfee; thence South 63 degrees 29 minutes West, 61 feet to a point on the eastern boundary of Oak Street aforesaid; thence in a southerly direction along the eastern boundary of Oak Street, 50 feet to a point, the place of BEGINNING.

THIS DESCRIPTION is intended to cover and convey the rectangular piece of land of the same dimensions shown on the map designated as "Leo Truax Plot, Berwick, Pa., surveyed 7/12/46, James Timbrell, R.E.", which is between the lots shown as belonging now or late to Fred McAfee and now or late of William Augustine, being rectangular in shape and being 61 feet by 50 feet.

BEING THE SAME premises which Thomas E. Rhone and Laura S. Rhone, husband and wife, by their Deed dated November 7, 2003, and recorded November 25, 2003, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200315265, granted and conveyed to Larry F. Reichenbach and Tammy K. Reichenbach, husband and wife.  
KNOWN AS 328-330 Oak Street, Berwick, Pennsylvania.

PARCEL No. 04B-04-037

**PARCEL No. 3**

ALL THAT CERTAIN piece, parcel or tract 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, said point being the southwest corner of Parcel No. 1 of lands now or late of Joseph Rishkofski; thence along Parcel No. 4 South 63 degrees 22 minutes 00 seconds West, 94.00 feet to a point on the easterly right-of-way line of Bowman Street; thence along the easterly right-of-way line of Bowman Street North 26 degrees 38 minutes 00 seconds West, 27.00 feet to an iron pin set for a corner; thence along lands now or late of Sterling J. and Carole M. Stout North 63 degrees 22 minutes

00 seconds East, 94.00 feet to an iron pin set for a corner; thence along Parcel No. 1 South 26 degrees 38 minutes 00 seconds East, 27.00 feet to a point, the place of BEGINNING. CONTAINING 2538.0 square feet of land, as surveyed by Peters Consultants, Inc. in March of 1989.

BEING THE SAME premises conveyed by Matthew J. Rishkofski, unmarried, by Deed dated and recorded April 25, 2002, in Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200205136, granted and conveyed to Larry F. Reichenbach and Tammy K. Reichenbach, husband and wife.

KNOWN AS 334 Bowman Street, Berwick, Pennsylvania

PARCEL No. 04B-04-140

PARCEL No. 4

TRACT No. 1

ALL THAT CERTAIN town lot situate in Berwick Borough, Columbia County, Commonwealth of Pennsylvania, west of LaSalle Street being Lot No. 2, Section 27 of the Berwick Land Improvement Company's Addition to Berwick, bounded on the north by Lot No. 3, Section 27, 140 feet, on the east by LaSalle Street 40 feet, on the south by Lot No. 1, Section 27, 140 feet, on the west by an alley 40 feet to the place of BEGINNING.

IT IS HEREBY AGREED by all owners and subsequent owners of this lot that no building shall be closer than fifteen feet to LaSalle Street.

EXCEPTING AND RESERVING THEREFROM the parcel of land conveyed from Angelo Leuter and Pamela Leuter, his wife, by their Deed dated April 28, 1920 and recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Deed Book 94 at Page 316 unto Luigi Biocchi and Josephine Biocchi, husband and wife. Said parcel of land is approximately 20 feet wide and 140 feet long.

KNOWN AS 1005 LaSalle Street, Berwick, Pennsylvania.

TRACT No. 2

ALL THAT CERTAIN piece, parcel or lot of land situate on the Westerly side of LaSalle Street in the Borough of Berwick (formerly West Berwick), County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the Westerly side of LaSalle Street at corner of Lot No. 3, Section 27, (being in a sub-division of lots North of North Street); thence along line of Lot No. 3, Section 27 in a Westerly direction, a distance of 140 feet to the Easterly line of an alley; thence along the line of said alley and in a Southerly direction, a distance of 20 feet; thence in an Easterly direction and on a line parallel with the first course herein, a distance of 140 feet to the Westerly line of LaSalle Street aforesaid; thence in a Northerly direction along the Westerly line of LaSalle Street, a distance of 20 feet to the corner of Lot No.3, Section 27, the place of BEGINNING.

BEING the Northerly half of Lot No. 2, Section 27.

KNOWN AS 1007 LaSalle Street, Berwick, Pennsylvania.

TAX PARCEL No. 04C-01-24B

BEING THE SAME premises conveyed by Larry F. Reichenbach and Tammy K. Reichenbach, husband and wife, by Deed dated August 26, 2008, recorded September 2, 2008 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200809201, granted and conveyed to Larry F. Reichenbach and Tammy K. Reichenbach, husband and wife.

PROPERTY ADDRESS: 1005 LASALLE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-01-248, 07-03B-042, 04B-04-037, 04B-04-140

**Seized and taken into execution to be sold as the property of LARRY F. REICHENBACH, TAMMY K REICHENBACH in suit of FNB BANK N.A..**

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

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

FNB BANK, N.A.,  
Plaintiff

vs.

LARRY F. REICHENBACH and  
TAMMY K. REICHENBACH,  
Defendants

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

: No. 2014-CV-1723

: 2016 - ED - 81

:

### WRIT OF EXECUTION

#### NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of Three Hundred Dollars (\$300.00). There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions or other rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

*Issued 5-19-16*

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REASONABLE FEE OR NO FEE.

NORTH PENN LEGAL SERVICES  
168 East Fifth Street  
Bloomsburg, PA 17815  
(570) 784-8760

HENRY & BEAVER LLP

By: 

MARC A. HESS  
I.D. #55774  
937 Willow Street  
P.O. Box 1140  
Lebanon, PA 17042  
(717) 274-3644  
Attorney for Plaintiff

#### AMERICANS WITH DISABILITIES ACT OF 1990

The Court of Common Pleas of Columbia County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact the Court Administrator's Office at (570) 389-5667. All arrangements must be made at least 72 hours prior to any hearing or business before the Court. You must attend the scheduled conference or hearing.



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

FNB BANK, N.A.,  
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

: 2016 - E D - 81  
:

**WRIT OF EXECUTION**

COMMONWEALTH OF PENNSYLVANIA :

: ss.

COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against Larry F. Reichenbach and  
Tammy K. Reichenbach, Defendants.

1. You are directed to levy upon the real properties of the Defendants

**commonly known as:**

- a. **127 Foundryville Road, Berwick, Briar Creek Township, Columbia County, Pennsylvania 18603, Parcel No. 1** as more fully described on Exhibit "A" attached hereto;
- b. **328-330 Oak Street, Berwick, Berwick Borough, Columbia County, Pennsylvania 18603, Parcel No. 2** as more fully described on Exhibit "A" attached hereto;
- c. **334 Bowman Street, Berwick, Berwick Borough, Columbia County, Pennsylvania 18603, Parcel No. 3**, as more fully described on Exhibit "A" attached hereto; and
- d. **1005-1007 LaSalle Street, Berwick, Berwick Borough, Columbia County, Pennsylvania 18603, Parcel No. 4**, as more fully described on Exhibit "A" attached hereto.

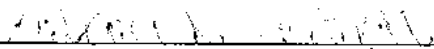
2. You are directed to attach the property of the Defendants not levied upon in the possession of: n/a

3. If property of the Defendants not levied upon and subject to attachment is found in the possession of anyone other than a named Garnishee, you are directed to notify him/her that he/she has been added as a Garnishee and is enjoined as above stated.

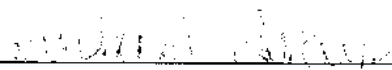
4. Amount Due:

Principal Sum Due -	\$ 301,274.22
Interest to 1/14/2015 -	10,295.77
Late Fees to 1/14/2015 -	2,304.17
Bank Costs Incurred Relating to Collateral -	
Attorney's Commission (10% of unpaid principal and Interest from Confessed Judgment) -	31,354.11
Total -	<u>\$ 345,228.27</u>

Plus interest which continues to accrue after January 14, 2015 and after entry of judgment at the contract rate (\$63.97 per diem), any and all amounts expended in order to preserve Plaintiff's collateral and costs of suit.

  
Prothonotary

Seal of the Court

By:   
Deputy

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

**MAJOR EXEMPTIONS UNDER PENNSYLVANIA  
AND FEDERAL LAW**

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

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

FNB BANK, N.A.,  
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

: 2016 - ED - 81  
:

**CLAIM FOR EXEMPTION**

TO THE SHERIFF:

I, the above-named Defendant, claim exemption of property from levy or attachment:

1. From my personal property in my possession which has been levied upon,

a. I desire that my \$300.00 statutory exemption be

\_\_\_\_\_ (i) set aside in kind (specify property to be set aside in kind): \_\_\_\_\_

\_\_\_\_\_;

\_\_\_\_\_ (ii) paid in cash following the sale of the property levied upon; or

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

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

a. My \$300.00 statutory exemption: \_\_\_\_\_ in cash; \_\_\_\_\_ in kind  
(specify property): \_\_\_\_\_.

b. Social Security benefits on deposit in the amount of \$\_\_\_\_\_.

c. Other (specify amount and basis of exemption): \_\_\_\_\_  
\_\_\_\_\_.

I request a prompt court hearing to determine the exemption.

Notice of the hearing should be given to me at

\_\_\_\_\_  
Address Telephone Number

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

Date: \_\_\_\_\_  
Defendant

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF OF COLUMBIA  
COUNTY, Columbia County Courthouse, 35 West Main Street, Bloomsburg,  
Pennsylvania 17815. Telephone Number (570) 389-5622.

## **PARCEL NO. 1**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the Berwick and Tioga Turnpike at the corner of the lot now or formerly called the School House Lot in or near Foundryville; thence by the same lot and the lot now or formerly of Anhibala Fowler, 105 feet more or less, to a stone corner on the bank of the brook; thence by the several courses of said brook 165 feet more or less, to a stone corner on said road; thence by the same 200 feet more or less, to the place of BEGINNING.

EXCEPTING AND RESERVING from the above-described parcel of land all that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Berwick and Tioga Turnpike Road, at the corner of lands formerly of the said D. G. Klinetob, thence Westerly along the same 85 feet to the bank of a brook; thence northerly along said brook 48 feet to a stone corner of the lot now or formerly called the School House Lot and formerly owned by S. B. Klinetob; thence Easterly along the same 105 feet to the Turnpike Road aforesaid; thence Southerly along the same 90 feet to the place of BEGINNING.

BEING THE SAME PREMISES conveyed to Larry F. Reichenbach and Tammy K. Reichenbach, his wife, by Deed of Mary A. Washney and Gary L. Shimko, individually and as Co-Executors of the Last Will and Testament of Dorothy C. Shimko a/k/a Dorothy S. Shimko, deceased; together with John A. Shimko, individually, and Charles Remensnyder, as to his life interest, dated July 30, 2004 and recorded August 11, 2004 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200409249.

KNOWN AS 127 Foundryville Road, Berwick, Pennsylvania

TAX PARCEL NO. 07-03B-042

## **PARCEL NO. 2**

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the eastern boundary of Oak Street, said point being 362.55 feet from the northeastern corner of the intersection of Third Street with Oak Street in



the Borough of Berwick; thence North 63 degrees 29 minutes East along the northern boundary of lot now or late of William Augustine, 61 feet to a point; thence North 26 degrees 38 minutes West, 50 feet to a point on the boundary of land now or late of Fred McAfee; thence South 63 degrees 29 minutes West, 61 feet to a point on the eastern boundary of Oak Street aforesaid; thence in a southerly direction along the eastern boundary of Oak Street, 50 feet to a point, the place of BEGINNING.

THIS DESCRIPTION is intended to cover and convey the rectangular piece of land of the same dimensions shown on the map designated as "Leo Truax Plot, Berwick, Pa., surveyed 7/12/46, James Timbrell, R.E.", which is between the lots shown as belonging now or late to Fred McAfee and now or late of William Augustine, being rectangular in shape and being 61 feet by 50 feet.

BEING THE SAME premises which Thomas E. Rhone and Laura S. Rhone, husband and wife, by their Deed dated November 7, 2003, and recorded November 25, 2003, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200315265, granted and conveyed to Larry F. Reichenbach and Tammy K. Reichenbach, husband and wife.

KNOWN AS 328-330 Oak Street, Berwick, Pennsylvania.

PARCEL NO. 04B-04-037

### **PARCEL NO. 3**

ALL THAT CERTAIN piece, parcel or tract 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, said point being the southwest corner of Parcel No. 1 of lands now or late of Joseph Rishkofski; thence along Parcel No. 4 South 63 degrees 22 minutes 00 seconds West, 94.00 feet to a point on the easterly right-of-way line of Bowman Street; thence along the easterly right-of-way line of Bowman Street North 26 degrees 38 minutes 00 seconds West, 27.00 feet to an iron pin set for a corner; thence along lands now or late of Sterling J. and Carole M. Stout North 63 degrees 22 minutes 00 seconds East, 94.00 feet to an iron pin set for a corner; thence along Parcel No. 1 South 26 degrees 38 minutes 00 seconds East, 27.00 feet to a point, the place of BEGINNING. CONTAINING 2538.0 square feet of land, as surveyed by Peters Consultants, Inc. in March of 1989.

BEING THE SAME premises conveyed by Matthew J. Rishkofski, unmarried, by Deed dated and recorded April 25, 2002, in Office of the Recorder of Deeds in and for



Columbia County, Pennsylvania at Instrument No. 200205136, granted and conveyed to Larry F. Reichenbach and Tammy K. Reichenbach, husband and wife.

KNOWN AS 334 Bowman Street, Berwick, Pennsylvania

PARCEL NO. 04B-04-140

**PARCEL NO. 4**

**TRACT NO. 1**

ALL THAT CERTAIN town lot situate in Berwick Borough, Columbia County, Commonwealth of Pennsylvania, west of LaSalle Street being Lot No. 2, Section 27 of the Berwick Land Improvement Company's Addition to Berwick, bounded on the north by Lot No. 3, Section 27, 140 feet, on the east by LaSalle Street 40 feet, on the south by Lot No. 1, Section 27, 140 feet, on the west by an alley 40 feet to the place of BEGINNING.

IT IS HEREBY AGREED by all owners and subsequent owners of this lot that no building shall be closer than fifteen feet to LaSalle Street.

EXCEPTING AND RESERVING THEREFROM the parcel of land conveyed from Angelo Leuter and Pamela Leuter, his wife, by their Deed dated April 28, 1920 and recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Deed Book 94 at Page 316 unto Luigi Biocchi and Josephine Biocchi, husband and wife. Said parcel of land is approximately 20 feet wide and 140 feet long.

KNOWN AS 1005 LaSalle Street, Berwick, Pennsylvania.

**TRACT NO. 2**

ALL THAT CERTAIN piece, parcel or lot of land situate on the Westerly side of LaSalle Street in the Borough of Berwick (formerly West Berwick), County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the Westerly side of LaSalle Street at corner of Lot No. 3, Section 27, (being in a sub-division of lots North of North Street); thence along line of Lot No. 3, Section 27 in a Westerly direction, a distance of 140 feet to the Easterly line of an alley; thence along the line of said alley and in a Southerly direction, a distance of 20 feet; thence in an Easterly direction and on a line parallel with the first course herein, a distance of 140 feet to the Westerly line of LaSalle Street aforesaid; thence in a Northerly direction along the Westerly line of LaSalle Street, a distance of 20 feet to the corner of Lot No. 3, Section 27, the place of BEGINNING.

BEING the Northerly half of Lot No. 2, Section 27.

KNOWN AS 1007 LaSalle Street, Berwick, Pennsylvania.

TAX PARCEL NO. 04C-01-248

BEING THE SAME premises conveyed by Larry F. Reichenbach and Tammy K. Reichenbach, husband and wife, by Deed dated August 26, 2008, recorded September 2, 2008 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200809201, granted and conveyed to Larry F. Reichenbach and Tammy K. Reichenbach, husband and wife.

FILED  
FACED 10/17/12

2014 OCT 10 PM 10 12

10/10/12

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

: 2014 - ED - 81

**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