

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
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 February 24, 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.

HENRY & BEAVER LLP

Date: May 18, 2016

By: 

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

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.



Henry & Beaver^{LLP}

ATTORNEYS AT LAW

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

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R. Harr Beaver

Retired

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Heather A. Eggert

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

May 18, 2016

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

Jan. 2016
March 2016

**Re: FNB Bank, N.A. v. Larry F. Reichenbach and Tammy K. Reichenbach
No. 2015-CV-116 and 2014-CV-1723**

Dear Sirs:

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

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

Page 2
May 18, 2016

Also enclosed are envelopes addressed to the Defendants. Pursuant to Pa.R.C.P. 3108(b), upon your receipt of the Writ of Execution, and in addition to other service, **please send a copy of the Writ of Execution to the Defendants at:**

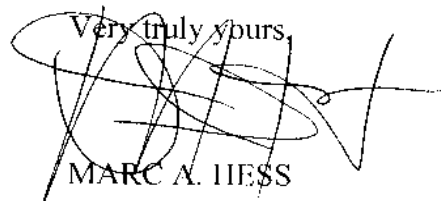
Larry F. Reichenbach
1005 LaSalle Street
Berwick, PA 18603

✓ **Larry F. Reichenbach**
c/o Columbia County Prison
721 Iron Street
Bloomsburg, PA 17815

Tammy K. Reichenbach
1233 Ferris Avenue
Berwick, PA 18603

Please note said mailing in your return of service when filed.

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

Very truly yours,

MARC A. HESS

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

REAL ESTATE OUTLINE

ED # 2016E081

DATE RECEIVED 5-20-16
DOCKET AND INDEX 2014 CV 1723

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X
COPY OF DESCRIPTION X
WHEREABOUTS OF LKA X
NON-MILITARY AFFIDAVIT X
NOTICES OF SHERIFF SALE X
WAIVER OF WATCHMAN X
AFFIDAVIT OF LIENS LIST X
CHECK FOR \$1,350.00 OR _____ X CK# 79378
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Aug 3 2016 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

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:

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

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:

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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

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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.

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PARCEL NO. 04B-04-140

PARCEL NO. 4

TRACT NO. 1

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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.

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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.

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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.



Henry & Beaver, LLC

ATTORNEYS AT LAW

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

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R. Hart Beaver

Retired

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* Certified in Civil Trial Advocacy by the
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Charles V. Henry, III
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Kevin M. Richards
Marc A. Hess
Amy B. Leonard
Roberta J. Santiago
Heather A. Eggert

May 18, 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 Sirs:

Please post the property located at: 127 Foundryville Road, Berwick, Briar Creek Township, Columbia County, Pennsylvania 18603, with the Writ of Execution and Notice of Sheriff's Sale.

Please post the property located at: 328-330 Oak Street, Berwick, Berwick Borough, Columbia County, Pennsylvania 18603, with the Writ of Execution and Notice of Sheriff's Sale.

Please post the property located at: 334 Bowman Street, Berwick, Berwick Borough, Columbia County, Pennsylvania 18603, with the Writ of Execution and Notice of Sheriff's Sale.

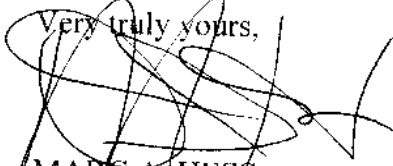
Please post the property located at: 1005-1007 LaSalle Street, Berwick, Berwick Borough, Columbia County, Pennsylvania 18603, with the Writ of Execution and Notice of Sheriff's Sale.

Please serve a copy of the Writ of Execution and Notice of Sheriff's Sale upon Defendant **Larry F. Reichenbach** at 1005 LaSalle Street, Berwick, Columbia County, Pennsylvania 18603, **or alternatively**, Columbia County Prison, 721 Iron Street, Bloomsburg, Pennsylvania 17815.

Please serve a copy of the Writ of Execution and Notice of Sheriff's Sale upon Defendant **Tammy K. Reichenbach** at 1233 Ferris Avenue, Berwick, Columbia County, Pennsylvania 18603.

Page 2
May 18, 2016

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

Very truly yours,

MARC A. HESS

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



Henry & Beaver^{LLP}

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May 18, 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:

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

Page 2

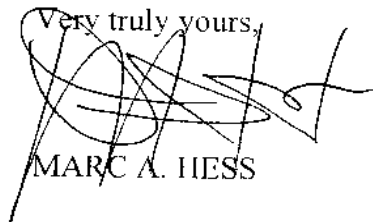
May 18, 2016

6. An original and two (2) copies of a Waiver of Watchman.
7. An original and two (2) copies of an Affidavit as to Non-Military Service and Certification of Last Known Addresses of Defendants and Plaintiff.
8. A check in the amount of \$1,350.00 and letter of instruction to be forwarded to the Sheriff of Columbia County.

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

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

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

Very truly yours,

MARC A. HESS

/lif
encl.

cc: 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

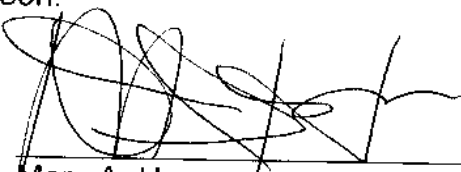
: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: No. 2014-CV-1723
:
:
:

WAIVER OF WATCHMAN

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

Dated: 5/11/18, 2016



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

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

FNB BANK, N.A.,
Plaintiff

vs.

LARRY F. REICHENBACH and
TAMMY K. REICHENBACH,
Defendants

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

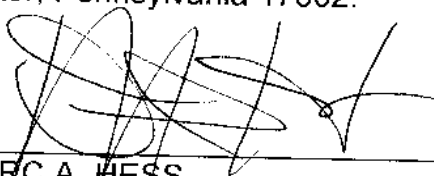
: No. 2014-CV-1723
:
:
:

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

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF LEBANON :

Before me the undersigned authority, personally appeared Marc A. Hess,
attorney for FNB Bank, N.A., who being duly sworn according to law, deposes and says
that upon reasonable investigation to the best of his knowledge and belief the
Defendants are not in the active Military or Naval Service of the United States of
America and that the last known addresses of said Defendants are as follows: Larry F.

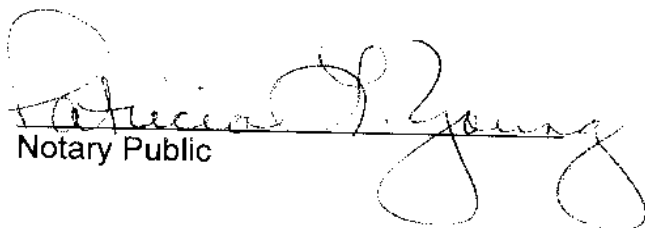
Reichenbach, 1005 LaSalle Street, Berwick, Pennsylvania 18603 and c/o Columbia County Prison, 721 Iron Street, Bloomsburg, Pennsylvania 17815; and Tammy K. Reichenbach, 1233 Ferris Avenue, Berwick, Pennsylvania 18603. The address of the above Plaintiff is One Penn Square, Lancaster, Pennsylvania 17602.



(SEAL)

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

Sworn to and subscribed to before me
this 18th day of May,
2016.



Notary Public

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

Document Receipt

Trans # 8040 Carrier / service: USPS Server First-Class Mail® 5/23/2016 12:00:00 AM

Ship to:

PHELAN HALLIAN DIAMOND JONES

C/O PETER WAPNER

1617 JFK BLVD SUITE 1400

ONE PENN CENTER PLAZA

PHILADELPHIA PA 19103

Tracking # 71901140006000080344

Doc Ref #: 2016ED81

Postage 5.1300

Document Receipt

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FEDERAL HOMNE LOAN
8200 JONES BRANCH DRIVE
MAILSTOP 202
MCLEAN VA 22102

Tracking #: 71901140006000080337
Doc Ref #: 2016ED81
Postage 5.1300

81

Document Receipt

Trans # 8038 Carrier / service: USPS Server First-Class Mail® 5/23/2016 12:00:00 AM

Ship to:

PHELAN HALLAINAN LLP
1617 JFK BLVD SUITE 1400
ONE PENN CIRCLE
PHILADELPHIA PA 19103

C/O JONATHAN LOBB

Tracking #: 71901140006000080320
Doc Ref #: 2016ED81
Postage 5.1300

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Ship to:

WELLS FARGO BANK
3476 STATEVIEW BLVD

Tracking #: 71901140006000080313
Doc Ref #: 2016ED81
Postage 5.1300

FORT MILLS SC 29715

Document Receipt

Trans # 8036 Carrier / service: USPS Server First-Class Mail® 5/23/2016 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000080306

Doc Ref #: 2016ED81

Postage 5.1300

PHILADELPHIA PA 19106

81

Document Receipt

Trans #	8035	Carrier / service:	USPS Server	First-Class Mail®	5/23/2016 12:00:00 AM
Ship to:					
PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION			
900 MARKET STREET		Tracking #:	71901140006000080290		
		Doc Ref #:	2016ED81		
PHILADELPHIA PA 19107-4214		Postage	5.1300		

Document Receipt

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000080283

Doc Ref #: 2016ED81

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

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Ship to:

DEPARTMENT OF REVENUE
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #: 71901140006000080276
Doc Ref #: 2016ED81
Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans # 8033 Carrier / service: USPS Server First-Class Mail® 5/23/2016 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #: 71901140006000080276
Doc Ref #: 2016ED81
Postage 5 1300

HARRISBURG PA 17128

HENRY & BEAVER LLP

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

Fulton Bank^{NA}

LISTENING IS JUST THE BEGINNING.[®]
60-142/313

79378

One thousand three hundred fifty and NO/100

DATE

AMOUNT

05/18/2016

1350.00

PAY
TO THE
ORDER
OF:

Sheriff of Columbia County



General Account / Void After 180 Days

AUTHORIZED SIGNATURE

⑈079378⑈ ⑆031301422⑆ 0001135236⑈