

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 214283	Invoice Date: 06/28/2017 9:56:13 AM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED			
	Grantor - BARRETT, EUGENE G -JR	\$67.00	201704988	ORANGE TOWNSHIP
	Grantee - FNB BANK		06/28/17 9:56:15 AM	
	Consideration -	\$3,582.02		
	Tax Basis -	\$0.00		
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7850 - SHERIFF	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

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

FNB BANK

VS

EUGENE BARRETT

NO. 33-2017 ED

NO. 546-2016 JD

DATE/TIME OF SALE: JUNE 7, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 3511.78

POUNDAGE - 2% OF BID \$ 70.24

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3582.02

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):  _____

TOTAL DUE: \$ 3582.02

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2232.02

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FNB BANK

vs.

Defendant
EUGENE BARRETT, JR

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

Sheriff's Sale Date: Wednesday, June 7, 2017
Writ of Execution No. : 2016CV546
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 329 STONEYBROOK ROAD, ORANGEVILLE, PA 17859

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$126.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$2,160.78
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$405.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$13.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$280.00

Total Sheriff Costs **\$3,444.78**

Distribution Costs

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

Grand Total: **\$3,511.78**

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

HENRY & BEAVER LLP

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

Fulton Bank

LISTENING IS JUST THE BEGINNING.®

60-142/313

81968

Two thousand two hundred thirty-two and two/100

DATE

AMOUNT

06/08/2017

2232.02

PAY
TO THE
ORDER
OF:

Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

General Account / Void After 180 Days

60 13

17 13

AUTHORIZED SIGNATURE

⑈081968⑈ ⑆031301422⑆ 0001135236⑈



Henry & Beaver^{LLP}

ATTORNEYS AT LAW

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

www.henrybeaver.com

R. Harr Beaver

Retired

Phone (717) 274-3644, Ext. 115

Fax (717) 274-6782

hess@henrybeaver.com

Charles V. Henry, III

Frederick S. Wolf

Thomas P. Harlan

Wiley P. Parker*

John H. Whitmoyer

Christopher J. Coyle

Kevin M. Richards

Marc A. Hess

Amy B. Leonard

Roberta J. Santiago

Heather A. Eggert

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

June 8, 2017

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

**Re: FNB Bank, N.A. v. Eugene G. Barrett, Jr.
No. 2016-CV-546
Sheriff's Sale of Real Property – 329 Stoneybrook Road, Orangeville, Columbia
County, PA
Held June 7, 2017**

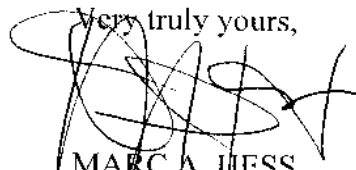
Dear Chamberlain:

Included herewith please find an original and one copy of FNB Bank, N.A.'s Realty Transfer Tax Statement of Value, together with a copy of the Note and Mortgage.

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

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

Very truly yours,



MARC A. HESS

/lif
encl.

cc: Ms. Elizabeth Schalk, FNB Bank, N.A. - w/encl.



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

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

B. TRANSFER DATA

Date of Acceptance of Document 06 / 07 / 2017			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) FNB Bank, N.A.	Telephone Number:
Mailing Address 35 West Main Street		Mailing Address c/o Fulton Financial Corporation, One Penn Square	
City Bloomsburg	State PA	ZIP Code 17815	City Lancaster
			State PA
			ZIP Code 17602

C. REAL ESTATE LOCATION

Street Address 329 Stoneybrook Road		City, Township, Borough Orangeville, Orange Township	
County Columbia	School District Central Columbia School District	Tax Parcel Number 27-06-003-00,000	

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration 3,511.78	2. Other Consideration + 0.00	3. Total Consideration = 3,511.78
4. County Assessed Value 36,751.00	5. Common Level Ratio Factor x 3.69	6. Computed Value = 135,611.19

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

1a. Amount of Exemption Claimed \$ 135,611.19	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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2. Check Appropriate Box Below for Exemption Claimed.

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

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

Signature of Correspondent or Responsible Party

Date

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

SHERIFF'S SALE COST SHEET

33
16-546

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>405.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>126.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>13.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>739.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>2160.78</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL ***** \$ <u>2410.78</u>	

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL ***** \$ <u>5.00</u>		

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL ***** \$ <u>-0-</u>		

SURCHARGE FEE (DSTE)	\$ <u>280.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 3511.78

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

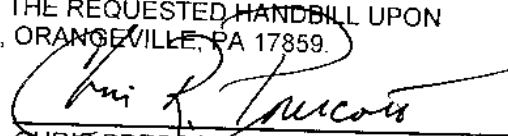


FNB BANK
vs.
EUGENE BARRETT, JR

Case Number
2016CV546

SHERIFF'S RETURN OF SERVICE

05/01/2017 02:13 PM - DEPUTY CHRIS PRESCOTT, 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 329 STONEYBROOK ROAD, ORANGEVILLE, PA 17859.


CHRIS PRESCOTT, DEPUTY

SO ANSWERS,

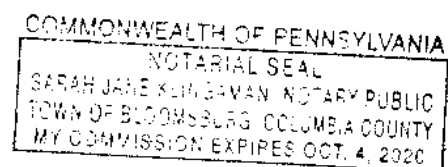

TIMOTHY T. CHAMBERLAIN, SHERIFF

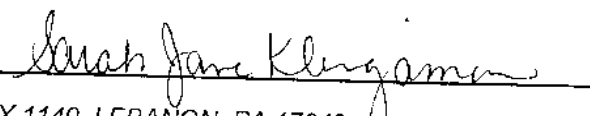
May 02, 2017

Affirmed and subscribed to before me this

NOTARY

2ND day of MAY 2017





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
vs.
EUGENE BARRETT, JR

Case Number
2016CV546

SHERIFF'S RETURN OF SERVICE

03/28/2017 01:31 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: EUGENE BARRETT, JR AT 329 STONEYBROOK ROAD, ORANGEVILLE, PA 17859.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

March 29, 2017

Affirmed and subscribed to before me this

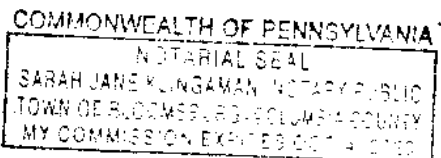
NOTARY

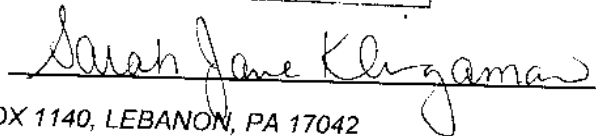
29TH

day of

MARCH

2017





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

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.

EUGENE G. BARRETT, JR.,
Defendant

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

: No. 2016-CV-546
:
:

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

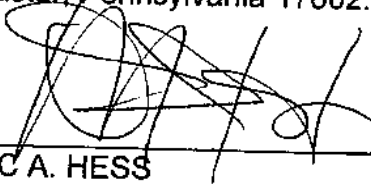
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LEBANON

:
: ss.
:

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 Defendant is as follows: Eugene G.

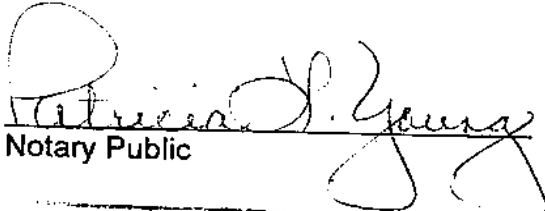
Barrett, Jr., 329 Stoneybrook Road, Orangeville, Pennsylvania 17859. The address of the above Plaintiff is One Penn Square, Lancaster, Pennsylvania 17602.



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

(SEAL)

Sworn to and subscribed to before me
this 13th day of March,
2017.



Notary Public

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

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

FNB BANK, N.A.,
Plaintiff

vs.

EUGENE G. BARRETT, JR.,
Defendant

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

: No. 2016-CV-546

: 2017 - E D - 33

WRIT OF EXECUTION

NOTICE

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

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

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

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

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

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

NORTH PENN LEGAL SERVICES
168 East 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.

EUGENE G. BARRETT, JR.,
Defendant

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

: No. 2016-CV-546

: 2017-ED-33

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA :

: ss.

COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against Eugene G. Barrett, Jr.,
Defendant.

1. You are directed to levy upon the property of the Defendant **commonly known as 329 Stoneybrook Road, Orangeville, Orange Township, Columbia County, Pennsylvania 17859, and as more fully described on Exhibit "A" attached hereto.**

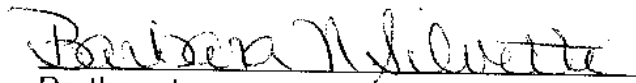
2. You are directed to attach the property of the Defendant not levied upon in the possession of: n/a

3. If property of the Defendant 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 -	\$ 195,306.49
Interest to 4/11/2016 -	3,090.15
Credit for Unapplied Funds -	(85.51)
Late Charges to 4/11/2016 -	355.12
Escrow Deficit -	1,708.57
Appraisal -	70.00
Total -	<u>\$ 200,444.82</u>

Plus interest after April 11, 2016, and continuing after entry of judgment at the contract rate (\$16.05 per diem), actual attorney's fees and costs incurred, additional late fees after April 11, 2016, at the contract rate, costs of suit and all other amounts, fees and costs incurred in maintaining and preserving the Plaintiff's collateral and incidental to suit, execution and levy.


Prothonotary

Seal of the Court

3/16/2017

By: 
Deputy

Proth & Clerk of Sup. Courts
At Court, D.C. 18 Mar 2017

**MAJOR EXEMPTIONS UNDER PENNSYLVANIA
AND FEDERAL LAW**

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

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

FNB BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
vs.	:	
	:	No. 2016-CV-546
EUGENE G. BARRETT, JR.,	:	
Defendant	:	

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.

ALL THAT CERTAIN piece, parcel or lot of land located in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

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The aforesaid description described the residue as shown on a subdivision survey drafted by Thomas H. Parr P.L.S. dated December 22, 2003.

BEING THE SAME PREMISES conveyed to Eugene G. Barrett, Jr. by Deed from Gail L. Timbrell, Administratrix of the Last Will and Testament of Marion L. Buck a/k/a Marion Lucille Buck a/k/a Marian L. Buck, Deceased, dated May 13, 2004 and recorded May 13, 2004 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200405178.

KNOWN AS 329 Stoneybrook Road, Orangeville, Pennsylvania.

TAX PARCEL NO. 27-06-003-00,000

COPY

FILED
JAN 17 2017
CLERK OF COURT
JAN 17 2017

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

FNB BANK, N.A.,
Plaintiff

vs.

EUGENE G. BARRETT, JR.,
Defendant

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

: No. 2016-CV-546

: 2017 - ED - 33

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 property located at 329 Stoneybrook Road, Orangeville, Orange Township, Columbia County, Pennsylvania 17859, 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:

Name

Address

Eugene G. Barrett, Jr.

329 Stoneybrook Road
Orangeville, PA 17859

2. Name and address of Defendants in the judgment.

<u>Name</u>	<u>Address</u>
Eugene G. Barrett, Jr.	329 Stoneybrook Road Orangeville, PA 17859

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
Midland Funding, LLC Assignee of Direct Merchant Bank	8875 Aero Drive San Diego, CA 92123
Philip C. Warholic, Esquire JAFFE & ASHER, LLP Attorney for Midland Funding, LLC Assignee of Direct Merchant Bank	2041 Springwood Road York, PA 17403
MANN BRACKEN, LLP Attorney for Midland Funding, LLC Assignee of Direct Merchant Bank	4660 Trindle Road, Suite 300 Camp Hill, PA 17011

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

<u>Name</u>	<u>Address</u>
FNB Bank, N.A.	354 Mill Street Denver, PA 17821
Mortgage Electronic Registration Systems, Inc. (MERS)	P.O. Box 2026 Flint, MI 48501-2026
FNB Bank, N.A.	37 West Main Street Bloomsburg, PA 17815

United States of America, Acting
Through the Farm Service Agency,
U.S. Department of Agriculture

405 West Market Street
Middleburg, PA 17842

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

Name

Address

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:

Name

Address

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:

Name

Address

Tenant / Occupant

329 Stoneybrook Road
Orangeville, PA 17859

John H. Doran, Esquire
Bankruptcy Atty. for Defendant

Doran & Doran, P.C.
69 Public Square, Suite 700
Wilkes-Barre, PA 18701

Jonna R. Barrett

984 Mountain Road
Bloomsburg, PA 17815

Rebecca L. Warren, Esquire
Divorce Atty. for Jonna R. Barrett

132 Mill Street, Suite A
Danville, PA 17821

Kathy L. Joline

329 Stoneybrook Road
Orangeville, PA 17859

Gregory T. Moro, Esquire Divorce Atty. for Kathy L. Joline	348 East Second Street Bloomsburg, PA 17815
Michael Morrone, Esquire Divorce Atty. for Eugene Barrett	602 Pine Street Williamsport, PA 17701
Central Columbia School District	4777 Old Berwick Road Bloomsburg, PA 17815
Orange Township	2028 State Route 487 Orangeville, PA 17859
Tax Collector, Orange Township	Nicole Lenhart P.O. Box 219 Berwick, PA 18603
Tax Collector, Orange Township	Columbia County Tax Office P.O. Box 380 Bloomsburg, PA 17815
Columbia County Tax Claim	Main Street County Annex 11 West Main Street Bloomsburg, PA 17815
Columbia County Domestic Relations Support Division	Main Street County Annex 11 West Main Street Bloomsburg, PA 17815
Commonwealth of Pennsylvania Department of Revenue Bureau of Individual Taxes	P.O. Box 280603 Harrisburg, PA 17128-0603
Commonwealth of Pennsylvania Department of Welfare	P.O. Box 2675 Harrisburg, PA 17105
Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division	6 th 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 28, 2017. 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: 2/28, 2017

By:


MARC A. HESS

I.D. #55774

Attorney for Plaintiff

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TAX PARCEL NO. 27-06-003-00,000

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

FNB BANK, N.A.,
Plaintiff

vs.

EUGENE G. BARRETT, JR.,
Defendant


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

: No. 2016-CV-546
:
:

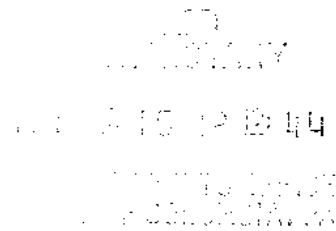
WAIVER OF WATCHMAN

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: March 13, 2017



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



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

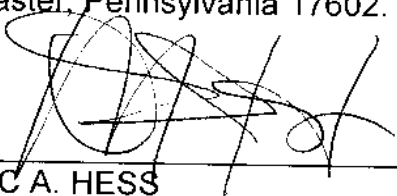
FNB BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS
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vs.	:	
	:	No. 2016-CV-546
EUGENE G. BARRETT, JR.,	:	
Defendant	:	

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

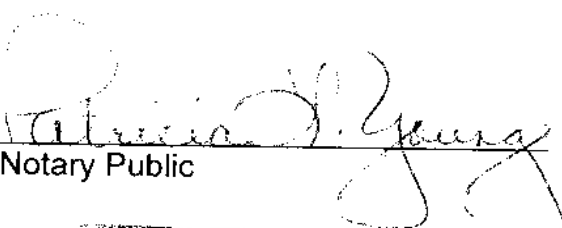
COMMONWEALTH OF PENNSYLVANIA	:
	: ss.
COUNTY OF LEBANON	:

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 Defendant is as follows: Eugene G.

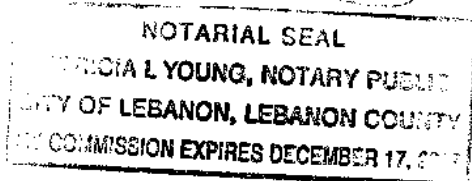
Barrett, Jr., 329 Stoneybrook Road, Orangeville, Pennsylvania 17859. The address of the above Plaintiff is One Penn Square, Lancaster, Pennsylvania 17602.


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

Sworn to and subscribed to before me
this 13th day of March,
2017.



Notary Public





Henry & Beaver LLP

ATTORNEYS AT LAW

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

www.henrybeaver.com

R. Hart Beaver

Retired

Phone (717) 274-3644, Ext. 115

Fax (717) 274-6782

hess@henrybeaver.com

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

Charles V. Henry, III
Frederick S. Wolf
Thomas P. Harlan
Wiley P. Parker*
John H. Whitmoyer
Christopher J. Coyle
Kevin M. Richards
Marc A. Hess
Amy B. Leonard
Roberta J. Santiago
Heather A. Eggert

March 13, 2017

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

**Re: FNB Bank, N.A. v. Eugene G. Barrett, Jr.
No. 2016-CV-546**

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.

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

Very truly yours,



MARC A. HESS

/lif
encl.

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



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

March 13, 2017

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

Re: FNB Bank, N.A. v. Eugene G. Barrett, Jr.
No. 2016-CV-546

Dear Clerk:

Enclosed please find the following:

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

Page 2

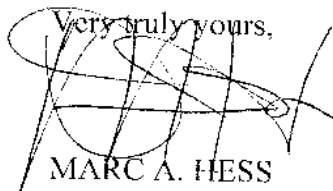
March 13, 2017

6. An original Waiver of Watchman.
7. An original Affidavit of Non-Military Service and Certification of Last Known Address.
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: Ms. Heather Ace, FNB Bank, N.A. - w/encl.
Columbia County Sheriff's Office - w/encl.

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

FNB BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
vs.	:	
	:	No. 2016-CV-546
EUGENE G. BARRETT, JR.,	:	
Defendant	:	

PRAECIPE FOR WRIT OF EXECUTION
MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

Issue a Writ of Execution in the above matter directed to the Sheriff of Columbia County to levy upon the real property commonly known as 329 Stoneybrook Road, Orangeville, Orange Township, Columbia County, Pennsylvania 17859, and as more fully described in Exhibit "A" attached hereto.

Amount Due -

Principal -	\$ 195,306.49
Interest to 4/11/2016 -	3,090.15
Credit for Unapplied Funds -	(85.51)
Late Charges to 4/11/2016 -	355.12
Escrow Deficit -	1,708.57
Appraisal -	70.00
Total -	<u>\$ 200,444.82</u>

Plus interest after April 11, 2016, and continuing after entry of judgment at the contract

rate (\$16.05 per diem), actual attorney's fees and costs incurred, additional late fees after April 11, 2016, at the contract rate, costs of suit and all other amounts, fees and costs incurred in maintaining and preserving the Plaintiff's collateral and incidental to suit, execution and levy.

HENRY & BEAVER LLP

By: 

MARC A. HESS

I.D. #55774

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

(717) 274-3644

Attorney for Plaintiff

ALL THAT CERTAIN piece, parcel or lot of land located in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a Mag Nail in the centerline of Township Route #523 (Megargell Road) at a common corner of lands now or formerly of David and Karen Sorce; thence along Sorce, South fourteen (14) degrees thirty-eight (38) minutes thirty-three (33) seconds West, seven hundred eighty-six and ninety-one hundredths (786.91) feet to an Iron Pin (set) in line of lands now or formerly of Donald W. and Joyce M. Megargell; thence along Megargell, South seventy-six (76) degrees twenty-seven (27) minutes ten (10) seconds West, two hundred ninety-three and fifty-three hundredths (293.53) feet to a Stone (found) at a common corner of lands now or formerly of Carl Z. Buck, et al.; thence along Buck, South seventy-six (76) degrees thirty-nine (39) minutes forty (40) seconds West, one thousand forty-six and thirteen hundredths (1,046.13) feet to an Iron Pine (set) at a common corner of lands now or formerly of Alfreda M. Kaiser; thence along Kaiser, North fifty-three (53) degrees fifteen (15) minutes five (5) seconds West, eight hundred sixty-six and twenty-nine hundredths (866.29) feet to a Mag Nail (set) in the Centerline of State Route #1007 (Stoney Brook Road), being a common corner of lands now or formerly of Calvin J. and Deborah L. Fox; thence along Fox and lands now or formerly Charles J. Hartkorn North seventy-two (72) degrees thirty-eight (38) minutes ten (10) seconds West, seven hundred eighty and sixty-one hundredths (780.61) feet to an Iron Pin (set) at a common corner with Lot "C"; thence along Lot "C" North zero (0) degrees thirty-three (33) minutes fifty (50) seconds West, seven hundred fifty-eight and thirty-eight hundredths (758.38) feet to a Mag Nail (set) in the Centerline of State Route #487 and in line of Lot "B"; thence along Lot "B", and the Centerline of State Route #487 South eighty-six (86) degrees forty-eight (48) minutes twenty (20) seconds East, thirty-one and sixty-eight hundredths (31.68) feet to a Mag Nail (set) in the Centerline of State Route #487; thence along the Centerline and through State Route #487, along lands now or formerly of Donald C. Parr, Jr., along lands now or formerly of Sally I. Freed and through Township Route #523 (Megargell Road) South eighty-three (83) degrees twenty-one (21) minutes forty (40) seconds East, eight hundred sixty-nine and thirty hundredths (869.30) feet to a Rail Road Spike (found) in the Centerline of State Route #1007 (Stoney Brook Road) and at a common corner of aforesaid Freed; thence along Freed and through Township Route #523 (Megargell Road) South seventy-nine (79) degrees six (6) minutes forty (40) seconds East, one hundred ninety-one and forty hundredths (191.40) feet to a Rail Road Spike (found) in Township Route #523 (Megargell Road); thence along Lot "D" and the Centerline of Township Route #523 (Megargell Road) the following twenty-one (21) courses and descriptions: South fifty-five (55) degrees fifty-nine (59) minutes forty (40) seconds East, fifty-six and thirty-three hundredths (56.33) feet to a point; thence South forty-eight (48) degrees twenty-two (22) minutes twenty (20) seconds East, eight-two and thirty-nine hundredths (82.39) feet to a point; thence South forty-eight (48) degrees twenty-four (24) minutes twenty-five (25) seconds East, ninety-three and seventy-four hundredths (93.74) feet to a point; thence South fifty-two (52) degrees thirty-five (35) minutes five (5) seconds East, fifty-one and fifty-one hundredths (51.51) feet to a point; thence South fifty-five (55) degrees thirty-one (31) minutes thirty (30) seconds East, one hundred two and sixty-three



hundredths (102.63) feet to a point; thence South fifty-seven (57) degrees thirty-three (33) minutes forty-five (45) seconds East, sixty-one and twenty-five hundredths (61.25) feet to a point; thence South sixty-two (62) degrees fifty-two (52) minutes zero (0) seconds East, fifty and seventy-four hundredths (50.74) feet to a point; thence South sixty-nine (69) degrees nineteen (19) minutes fifty (50) seconds East, ninety and seventy-seven hundredths (90.77) feet to a point; thence South seventy-five (75) degrees fifty-three (53) minutes twenty (20) seconds East, ninety-eight and sixty-one hundredths (98.61) feet to a point; thence South eighty-five (85) degrees six (6) minutes forty (40) seconds East, seventy-one and thirty-four hundredths (71.34) feet to a point; thence South eighty-five (85) degrees six (6) minutes forty (40) seconds East, seventy-one and thirty-four hundredths (71.34) feet to a point; thence North eighty-five (85) degrees twenty-three (23) minutes fifty (50) seconds East, fifty-nine and eighty hundredths (59.80) feet to a point; thence North seventy-seven (77) degrees nine (9) minutes thirty (30) seconds East, one hundred sixty-nine and seven hundredths (169.07) feet to a point; thence North seventy-four (74) degrees six (6) minutes forty-five (45) seconds East, two hundred ninety-eight and thirty-four (298.34) feet to a point; thence North seventy-six (76) degrees zero (0) minutes forty-five (45) seconds East, ninety-four and sixty-one hundredths (94.61) feet to a point; thence North seventy-seven (77) degrees thirty-nine (39) minutes ten (10) seconds East, one hundred thirty-two and eighty-five hundredths (132.85) feet to a point; thence North eighty-seven (87) degrees eleven (11) minutes fifty-five (55) seconds East, seventy-seven and sixty-eight hundredths (77.68) feet to a point; thence South eighty-seven (87) degrees twelve (12) minutes fifty (50) seconds East, ninety-three and fifty hundredths (93.50) feet to a point; thence South seventy-six (76) degrees forty-five (45) minutes fifty (50) seconds East, one hundred and thirty-one hundredths (100.31) feet to a point; thence South seventy (70) degrees forty-three (43) minutes thirty-five (35) seconds East, seventy-seven and ninety-seven hundredths (77.97) feet to a point; thence South sixty-six (66) degrees forty-six (46) minutes fifty-five (55) seconds East, seventy and twenty-seven hundredths (70.27) feet to a point; thence South sixty (60) degrees twenty-two (22) minutes forty (40) seconds East, eighty-four and sixty-eight hundredths (84.68) feet to a Mag Nail (set), the place of BEGINNING. CONTAINING 61.468 acres of land.

The aforesaid description described the residue as shown on a subdivision survey drafted by Thomas H. Parr P.L.S. dated December 22, 2003.

BEING THE SAME PREMISES conveyed to Eugene G. Barrett, Jr. by Deed from Gail L. Timbrell, Administratrix of the Last Will and Testament of Marion L. Buck a/k/a Marion Lucille Buck a/k/a Marian L. Buck, Deceased, dated May 13, 2004 and recorded May 13, 2004 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200405178.

KNOWN AS 329 Stoneybrook Road, Orangeville, Pennsylvania.

TAX PARCEL NO. 27-06-003-00,000

FILED
JUL 14 2016
CLERK OF COURT
J. ROBERT B. W.

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

FNB BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
vs.	:	
	:	No. 2016-CV-546
EUGENE G. BARRETT, JR.,	:	
Defendant	:	2017-ED-33

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 property located at 329 Stoneybrook Road, Orangeville, Orange Township, Columbia County, Pennsylvania 17859, 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>
Eugene G. Barrett, Jr.	329 Stoneybrook Road Orangeville, PA 17859

2. Name and address of Defendants in the judgment.

<u>Name</u>	<u>Address</u>
Eugene G. Barrett, Jr.	329 Stoneybrook Road Orangeville, PA 17859

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 ✓✓
Midland Funding, LLC Assignee of Direct Merchant Bank	8875 Aero Drive San Diego, CA 92123 ✓✓
Philip C. Warholic, Esquire JAFJE & ASHER, LLP Attorney for Midland Funding, LLC Assignee of Direct Merchant Bank	2041 Springwood Road York, PA 17403 ✓✓
MANN BRACKEN, LLP Attorney for Midland Funding, LLC Assignee of Direct Merchant Bank	4660 Trindle Road, Suite 300 Camp Hill, PA 17011 ✓

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

<u>Name</u>	<u>Address</u>
FNB Bank, N.A.	354 Mill Street Denver, PA 17821 ✓✓ <i>Denville</i>
Mortgage Electronic Registration Systems, Inc. (MERS)	P.O. Box 2026 Flint, MI 48501-2026 ✓✓
FNB Bank, N.A.	37 West Main Street Bloomsburg, PA 17815 X

United States of America, Acting
Through the Farm Service Agency,
U.S. Department of Agriculture

405 West Market Street
Middleburg, PA 17842



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

Name

Address

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:

Name

Address

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:

Name

Address

Tenant / Occupant

329 Stoneybrook Road
Orangeville, PA 17859



John H. Doran, Esquire
Bankruptcy Atty. for Defendant

Doran & Doran, P.C.
69 Public Square, Suite 700
Wilkes-Barre, PA 18701



Jonna R. Barrett

984 Mountain Road
Bloomsburg, PA 17815



Rebecca L. Warren, Esquire
Divorce Atty. for Jonna R. Barrett

132 Mill Street, Suite A
Danville, PA 17821



Kathy L. Joline

329 Stoneybrook Road
Orangeville, PA 17859



Gregory T. Moro, Esquire Divorce Atty. for Kathy L. Joline	348 East Second Street Bloomsburg, PA 17815	✓
Michael Morrone, Esquire Divorce Atty. for Eugene Barrett	602 Pine Street Williamsport, PA 17701	X
Central Columbia School District	4777 Old Berwick Road Bloomsburg, PA 17815	X
Orange Township	2028 State Route 487 Orangeville, PA 17859	X
Tax Collector, Orange Township	Nicole Lenhart P.O. Box 219 Berwick, PA 18603	✓
Tax Collector, Orange Township	Columbia County Tax Office P.O. Box 380 Bloomsburg, PA 17815	✓
Columbia County Tax Claim	Main Street County Annex 11 West Main Street Bloomsburg, PA 17815	✓
Columbia County Domestic Relations Support Division	Main Street County Annex 11 West Main Street Bloomsburg, PA 17815	✓
Commonwealth of Pennsylvania Department of Revenue Bureau of Individual Taxes	P.O. Box 280603 Harrisburg, PA 17128-0603	✓
Commonwealth of Pennsylvania Department of Welfare	P.O. Box 2675 Harrisburg, PA 17105	✓
Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division	6 th Floor, Strawberry Square Department 280601 Harrisburg, PA 17128	X
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

X

Internal Revenue Service
Technical Support Group

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

X

Internal Revenue Service
Advisory Unit

600 Arch Street, Room 3259
Philadelphia, PA 19106

X

The information provided in this Affidavit is based on a lien search which covers through February 28, 2017. 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: March 13, 2017

By: 

MARC A. HESS

I.D. #55774

Attorney for Plaintiff

ALL THAT CERTAIN piece, parcel or lot of land located in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a Mag Nail in the centerline of Township Route #523 (Megargell Road) at a common corner of lands now or formerly of David and Karen Sorce; thence along Sorce, South fourteen (14) degrees thirty-eight (38) minutes thirty-three (33) seconds West, seven hundred eighty-six and ninety-one hundredths (786.91) feet to an Iron Pin (set) in line of lands now or formerly of Donald W. and Joyce M. Megargell; thence along Megargell, South seventy-six (76) degrees twenty-seven (27) minutes ten (10) seconds West, two hundred ninety-three and fifty-three hundredths (293.53) feet to a Stone (found) at a common corner of lands now or formerly of Carl Z. Buck, et al.; thence along Buck, South seventy-six (76) degrees thirty-nine (39) minutes forty (40) seconds West, one thousand forty-six and thirteen hundredths (1,046.13) feet to an Iron Pine (set) at a common corner of lands now or formerly of Alfreda M. Kaiser; thence along Kaiser, North fifty-three (53) degrees fifteen (15) minutes five (5) seconds West, eight hundred sixty-six and twenty-nine hundredths (866.29) feet to a Mag Nail (set) in the Centerline of State Route #1007 (Stoney Brook Road), being a common corner of lands now or formerly of Calvin J. and Deborah L. Fox; thence along Fox and lands now or formerly Charles J. Hartkorn North seventy-two (72) degrees thirty-eight (38) minutes ten (10) seconds West, seven hundred eighty and sixty-one hundredths (780.61) feet to an Iron Pin (set) at a common corner with Lot "C"; thence along Lot "C" North zero (0) degrees thirty-three (33) minutes fifty (50) seconds West, seven hundred fifty-eight and thirty-eight hundredths (758.38) feet to a Mag Nail (set) in the Centerline of State Route #487 and in line of Lot "B"; thence along Lot "B", and the Centerline of State Route #487 South eighty-six (86) degrees forty-eight (48) minutes twenty (20) seconds East, thirty-one and sixty-eight hundredths (31.68) feet to a Mag Nail (set) in the Centerline of State Route #487; thence along the Centerline and through State Route #487, along lands now or formerly of Donald C. Parr, Jr., along lands now or formerly of Sally I. Freed and through Township Route #523 (Megargell Road) South eighty-three (83) degrees twenty-one (21) minutes forty (40) seconds East, eight hundred sixty-nine and thirty hundredths (869.30) feet to a Rail Road Spike (found) in the Centerline of State Route #1007 (Stoney Brook Road) and at a common corner of aforesaid Freed; thence along Freed and through Township Route #523 (Megargell Road) South seventy-nine (79) degrees six (6) minutes forty (40) seconds East, one hundred ninety-one and forty hundredths (191.40) feet to a Rail Road Spike (found) in Township Route #523 (Megargell Road); thence along Lot "D" and the Centerline of Township Route #523 (Megargell Road) the following twenty-one (21) courses and descriptions: South fifty-five (55) degrees fifty-nine (59) minutes forty (40) seconds East, fifty-six and thirty-three hundredths (56.33) feet to a point; thence South forty-eight (48) degrees twenty-two (22) minutes twenty (20) seconds East, eight-two and thirty-nine hundredths (82.39) feet to a point; thence South forty-eight (48) degrees twenty-four (24) minutes twenty-five (25) seconds East, ninety-three and seventy-four hundredths (93.74) feet to a point; thence South fifty-two (52) degrees thirty-five (35) minutes five (5) seconds East, fifty-one and fifty-one hundredths (51.51) feet to a point; thence South fifty-five (55) degrees thirty-one (31) minutes thirty (30) seconds East, one hundred two and sixty-three



hundredths (102.63) feet to a point; thence South fifty-seven (57) degrees thirty-three (33) minutes forty-five (45) seconds East, sixty-one and twenty-five hundredths (61.25) feet to a point; thence South sixty-two (62) degrees fifty-two (52) minutes zero (0) seconds East, fifty and seventy-four hundredths (50.74) feet to a point; thence South sixty-nine (69) degrees nineteen (19) minutes fifty (50) seconds East, ninety and seventy-seven hundredths (90.77) feet to a point; thence South seventy-five (75) degrees fifty-three (53) minutes twenty (20) seconds East, ninety-eight and sixty-one hundredths (98.61) feet to a point; thence South eighty-five (85) degrees six (6) minutes forty (40) seconds East, seventy-one and thirty-four hundredths (71.34) feet to a point; thence South eighty-five (85) degrees six (6) minutes forty (40) seconds East, seventy-one and thirty-four hundredths (71.34) feet to a point; thence North eighty-five (85) degrees twenty-three (23) minutes fifty (50) seconds East, fifty-nine and eighty hundredths (59.80) feet to a point; thence North seventy-seven (77) degrees nine (9) minutes thirty (30) seconds East, one hundred sixty-nine and seven hundredths (169.07) feet to a point; thence North seventy-four (74) degrees six (6) minutes forty-five (45) seconds East, two hundred ninety-eight and thirty-four (298.34) feet to a point; thence North seventy-six (76) degrees zero (0) minutes forty-five (45) seconds East, ninety-four and sixty-one hundredths (94.61) feet to a point; thence North seventy-seven (77) degrees thirty-nine (39) minutes ten (10) seconds East, one hundred thirty-two and eighty-five hundredths (132.85) feet to a point; thence North eighty-seven (87) degrees eleven (11) minutes fifty-five (55) seconds East, seventy-seven and sixty-eight hundredths (77.68) feet to a point; thence South eighty-seven (87) degrees twelve (12) minutes fifty (50) seconds East, ninety-three and fifty hundredths (93.50) feet to a point; thence South seventy-six (76) degrees forty-five (45) minutes fifty (50) seconds East, one hundred and thirty-one hundredths (100.31) feet to a point; thence South seventy (70) degrees forty-three (43) minutes thirty-five (35) seconds East, seventy-seven and ninety-seven hundredths (77.97) feet to a point; thence South sixty-six (66) degrees forty-six (46) minutes fifty-five (55) seconds East, seventy and twenty-seven hundredths (70.27) feet to a point; thence South sixty (60) degrees twenty-two (22) minutes forty (40) seconds East, eighty-four and sixty-eight hundredths (84.68) feet to a Mag Nail (set), the place of BEGINNING. CONTAINING 61.468 acres of land.

The aforesaid description described the residue as shown on a subdivision survey drafted by Thomas H. Parr P.L.S. dated December 22, 2003.

BEING THE SAME PREMISES conveyed to Eugene G. Barrett, Jr. by Deed from Gail L. Timbrell, Administratrix of the Last Will and Testament of Marion L. Buck a/k/a Marion Lucille Buck a/k/a Marian L. Buck, Deceased, dated May 13, 2004 and recorded May 13, 2004 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200405178.

KNOWN AS 329 Stoneybrook Road, Orangeville, Pennsylvania.

TAX PARCEL NO. 27-06-003-00,000