

**SHERIFF'S SALE COST SHEET**

VS.

NO. 8-10 ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>26.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>787.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1380.71</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1530.71</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ _____
TOTAL *****	\$ <u>-0-</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>10.00</u>
MISC. <u>pds. (V2)</u>	\$ <u>2675.10</u>
TOTAL *****	\$ <u>2675.10</u>

TOTAL COSTS (OPENING BID)

	\$ <u>4607.31</u>
Dtd	1500.00
Balance	3107.31
	<u>2675.10</u>
Due	\$ <u>432.21</u>

10906

**UDREN LAW OFFICES, PC**  
PA OPERATING ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



NUMBER

3-7568/2360

Four Hundred Thirty-Two and 21/100

DATE  
June 21, 2011

AMOUNT  
\*\*\*\*\*432.21

PAY TO THE ORDER OF

Columbia County Sheriff

VOID AFTER 90 DAYS

Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

⑈010906⑈ ⑆236075689⑆ 9500077186⑈



10276

**UDREN LAW OFFICES, PC**  
PA OPERATING ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



NUMBER  
10276

3-7568/2360

Two Thousand Six Hundred Seventy-Five and 10/100

DATE  
June 07, 2011

AMOUNT  
\*\*\*\*\*2,675.10

PAY TO THE ORDER OF

Columbia County Sheriff

VOID AFTER 90 DAYS

Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

⑈010276⑈ ⑆236075689⑆ 9500077186⑈



SHERIFF'S SALE COST SHEET

FNB Bank vs. Phillips  
NO. 8-10 ED NO. 2043-09 JD DATE/TIME OF SALE Nov 10

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>7.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>1.00</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>5.00</u>	
NOTARY	\$ <u>5.00</u>	
TOTAL *****		\$ <u>287.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1380.21</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1530.21</u>

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

SURCHARGE FEE (DSTE)		\$ <u>110.00</u>
MISC. <u>Parade</u>	\$ <u>5350.20</u>	
TOTAL *****		\$ <u>5350.20</u>

TOTAL COSTS (OPENING BID) \$ 7282.41  
1500 Deposit

Due # 5782.41

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: <i>Chops</i>	FROM: <i>Chamberlain</i>
COMPANY:	DATE: <i>1-27-11</i>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <i>3</i>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:

RE:	YOUR REFERENCE NUMBER:
-----	------------------------

- URGENT   
 FOR REVIEW   
 PLEASE COMMENT   
 PLEASE REPLY   
 PLEASE RECYCLE

NOTES/COMMENTS.

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

PO Box 380  
Bloomsburg, PA 17815

Phone 570-389-5622  
Fax 570-389-5625

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**

# Fax

**To:** Robert Keyek **From:** Sheriff Timothy T. Chamberlain

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**Fax:** **Pages:** 2

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**Phone:** **Date:** 7/1/10

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**Re:** Phillipy **CC:**

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**Urgent**     **For Review**     **Please Comment**     **Please Reply**     **Please Recycle**

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● **Comments:**

Received the stay. Attached is a cost sheet showing a balance due of \$5,782.41

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NEW JERSEY 08003-3620**  
**856. 669. 5400**

**FAX: 856. 669. 5399**

**PENNSYLVANIA OFFICE**  
**215-568-9500**

**MARK J. UDREN\***  
**STUART WINNEG\*\***  
**LORRAINE DOYLE\*\***  
**ALAN M. MINATO\*\*\***  
**CHANDRA M. ARKEMA\*\*\*\***  
**\*ADMITTED NJ, PA, FL**  
**\*\*ADMITTED PA**  
**\*\*\*ADMITTED NJ, PA**  
**TINA MARIE RICH**  
**OFFICE ADMINISTRATOR**

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

**PLEASE RESPOND TO NEW JERSEY OFFICE**

June 30, 2010

Sent via telefax #570-389-5622

Columbia County Sheriff's Office  
 Courthouse  
 PO Box 380  
 Bloomsburg, PA 17815  
 ATTN: Sarah

Re: FNB Bank, N.A.  
 vs.  
 Daniel H. Phillippy, Jr.  
 Columbia County C.C.P. No. 2009-CV-2243  
 Premises: 22 Bond Lane  
 Bloomsburg, PA 17815  
 SS Date: August 4, 2010

Dear Sarah:

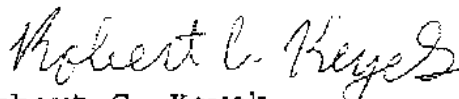
Please stay the Sheriff's Sale scheduled for August 4, 2010.

Sale is stayed for the following reason:

Loan reinstated. Amount collected: \$320,040.46

Thank you for your attention to this matter.

Sincerely yours,



Robert C. Keyek  
 Sales/Bids

PO Box 380  
Bloomsburg, PA 17815

Phone 570-389-5622  
Fax 570-389-5625

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**

# Fax

**To:** Yvonne

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 3

**Phone:**

**Date:** Oct 5, 2010

**Re:** Phillippy & Komoroski

**CC:**

**Urgent**     **For Review**     **Please Comment**     **Please Reply**     **Please Recycle**

● **Comments:** Cost sheets attached show \$ due on these foreclosures

SHERIFF'S SALE COST SHEET

FNE 14072 vs. Daniel Paul King  
 NO. 8-10 ED NO. 2243-09 JD DATE/TIME OF SALE Sept 23 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>26.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>2.50</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>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>372.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1380.81</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1605.81</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>55.00</u>
TOTAL *****	\$ <u>65.00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>1137.79</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>7067.71</u>
TOTAL *****	\$ <u>8205.50</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>20.95</u>
WATER 20	\$
TOTAL *****	\$ <u>20.95</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. <u>Belks Co.</u>	\$ <u>37.00</u>
TOTAL *****	\$ <u>37.00</u>

TOTAL COSTS (OPENING BID) \$ 10515.16

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NEW JERSEY 08003-3620**  
 856. 669. 5400  
 FAX: 856. 669. 5399

**PENNSYLVANIA OFFICE**  
 215-568-9500

MARK J. UDREN\*  
 STUART WINNEG\*\*  
 LORRAINE DOYLE\*\*  
 ALAN M. MINATO\*\*\*  
 CHANDRA M. ARKEMA\*\*\*  
 \*ADMITTED NJ, PA, FL  
 \*\*ADMITTED PA  
 \*\*\*ADMITTED NJ, PA  
 TINA MARIE RICH  
 OFFICE ADMINISTRATOR

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

PLEASE RESPOND TO NEW JERSEY OFFICE

June 22, 2010

Sent via telefax #570-389-5625

Columbia County Sheriff's Office  
 Courthouse  
 PO Box 380  
 Bloomsburg, PA 17815  
 ATTN: Sarah

Re: FNB Bank, N.A.  
 vs.  
 Daniel H. Phillippy, Jr.  
 Columbia County C.C.P. No. 2009-CV-2243  
 Premises: 22 Bond Lane  
 Bloomsburg, PA 17815  
 SS Date: June 23, 2010

Dear Sarah:

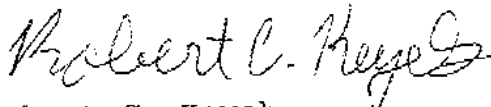
Please postpone the Sheriff's Sale scheduled for June 23, 2010 to August 4, 2010.

Sale is postponed for the following reason:

Possible short sale.

Thank you for your attention to this matter.

Sincerely yours,



Robert C. Keyek  
 Sales/Bids

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

FNB Bank vs Daniel Phillips

NO. E-10 ED NO. 2243 09 JD

DATE/TIME OF SALE: June 23 0900

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

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

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_



County: 024 PARCEL ID: 31-000-022-00.000 TAX YEAR: 2010  
 ALTERNATE ID: \_\_\_\_\_ VERSION: 3  
 UPDATED: 3 DMILLER on 01/13/2010 02:13 pm CUR: Y

Owner: PHILLIPPY DANIEL H JR Multi Owners: N  
 Billroll: PRIM PRIMARY Stub/Receipt: \_\_\_\_\_  
 Date Recd: 01/13/2010  
 Location: 22 BOND LN  
 Owner Occupy: \_\_\_\_\_ Bankruptcy Flag: \_\_\_\_\_

Year	Billroll	Tax	Penalty	Interest	Fees/Other	Total
2009	INTR	72.60	7.26	3.00	45.00	127.86
2009	PRIM	5,993.28	599.33	247.20	45.00	6,884.81
Total:		6,065.88	606.59	250.20	90.00	7,012.67

Last Payment: \_\_\_\_\_  
 Last Notice Date: 03/01/2010 Type: NOT

77012.67+  
 50.04+ interest  
 5.7 tax Cert.  
 003  
 77012.71 = July amount

**\$7,067.71**

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA  
 DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
 BUREAU OF COMPLIANCE  
 CLEARANCE SUPPORT SECTION  
 DEPARTMENT 281230  
 HARRISBURG, PA 17128-1230

2. Article Number

(Transfer from service label)

7007 3020 0001 4837 7771

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Address

B. Received by (Printed Name)

JAN 28 2010

D. Is delivery address different from item 1?  Yes

ES, enter delivery address below:  No

3. Service Type

Certified Mail  Express Mail

Registered  Return Receipt for Merchandise

Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

OFFICE OF F.A.I.R.  
 DEPARTMENT OF PUBLIC WELFARE  
 PO BOX 8016  
 HARRISBURG, PA 17105

2. Article Number

(Transfer from service label)

7007 3020 0001 4837 7764

PS Form 3811, February 2004

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Address

B. Received by (Printed Name)

JAN 28 2010

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

Certified Mail  Express Mail

Registered  Return Receipt for Merchandise

Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INTERNAL REVENUE SERVICE  
 TECHNICAL SUPPORT GROUP  
 WILLIAM GREEN FEDERAL BUILDING  
 600 ARCH STREET ROOM 3259  
 PHILADELPHIA, PA 19106

2. Article Number

(Transfer from service label)

7007 3020 0001 4837 7740

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Address

B. Received by (Printed Name)

FEB 02 2010

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

Certified Mail  Express Mail

Registered  Return Receipt for Merchandise

Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

# TAX CERTIFICATION

SCOTT TOWNSHIP

DATE:  
MAP #: 31 PARCEL #: 021-021-00.000

NAME as it appears in Tax Duplicate

*Phillippy Daniel H JR*  
*333 Blackroth Rd*

*Douglasville, GA 19518*

LOCATION AND DESCRIPTION:

ASSESSMENT

LAND: *24051*  
BUILDINGS: *72871*

TOTAL ASSESSMENT: *96922*

YEAR	TAXING		TAX STATUS		STATUS	AMOUNT PAID
	AUTHORITY	DISCOUNT	FACE	PENALTY		
2010	CNTY & TWP	<i>1013-66</i>	<i>1032.35</i>	<i>1137.79</i>	<u>PAID</u> <del>UNPAID</del>	
2009	SCHOOL				PAID/UNPAID	

\*The school tax year is July 1 of the year shown, through June 30 of the following year.  
\*The County & Township both use the calendar year.

I, H. James Hock Tax Collector for Scott Township do hereby certify the above information to be The true and correct Tax Status of the above listed property to the best of my knowledge.

*H. James Hock*  
(signed).....TAX COLLECTOR  
INT if stamped *[initials]*

BILLING STATEMENT

FEE:

For: \$5.00 PER BILL X BILLS

Make checks payable to:

H. JAMES HOCK  
TAX COLLECTOR

Mail to:

**SCOTT TOWNSHIP AUTHORITY**

350 Tenny Street  
Bloomsburg, PA 17815

Phone (570) 784-6639 - Fax (570) 784-6553

June 21, 2010

Sheriff of Columbia County  
Attention: Timothy T. Chamberlain  
Court House - PO Box 380  
Bloomsburg, PA 17815

Reference: Docket#8ED2010 JD# 2243JD2009  
Property Address: 22 Bond Lane, Bloomsburg, PA 17815

Dear Tim:

At this time, Scott Township Sewer Authority has User Fees for Mr. Daniel H Phillipy Jr., for the property located at 22 Bond Lane, Bloomsburg, PA, Columbia in the amount of \$120.45. Services dates for the fees in question are from March 16, 2010 to June 23, 2010.

The paperwork provided by your office, states the sale is to take place on Wednesday, June 23, 2010. If this sale is cancelled, Scott Township Authority would like to be notified at soon as possible.

Thank you,



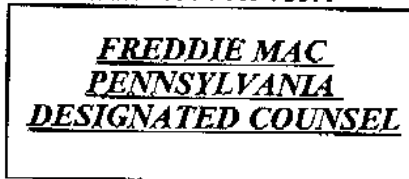
Sharon Keller  
Administrative Assistant

cc: File

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NEW JERSEY 08003-3620**  
**856. 669. 5400**  
**FAX: 856. 669. 5399**

MARK J. UDREN\*  
 STUART WINNEG\*\*  
 LORRAINE DOYLE\*\*  
 ALAN M. MINATO\*\*\*  
 CHANDRA M. ARKEMA\*\*\*  
 \*ADMITTED NJ, PA, FL  
 \*\*ADMITTED PA  
 \*\*\*ADMITTED NJ, PA  
 TINA MARIE RICH  
 OFFICE ADMINISTRATOR

PENNSYLVANIA OFFICE  
 215-368-9500



PLEASE RESPOND TO NEW JERSEY OFFICE

April 27, 2010

Sent via telefax #570-389-5625

Columbia County Sheriff's Office  
 Courthouse  
 PO Box 380  
 Bloomsburg, PA 17815  
 ATTN: Sarah

Re: FNB Bank, N.A.  
 vs.  
 Daniel H. Phillippy, Jr.  
 Columbia County C.C.P. No. 2009-CV-2243  
 Premises: 22 Bond Lane  
 Bloomsburg, PA 17815  
 SS Date: April 28, 2010

Dear Sarah:

Please postpone the Sheriff's Sale scheduled for April 28, 2010 to June 23, 2010.

Sale is postponed for the following reason:

Possible short sale.

Thank you for your attention to this matter.

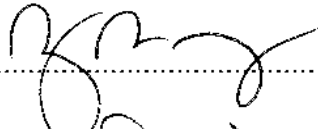
Sincerely yours

Chris Stears  
 Foreclosure Manager


/rk

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenuc, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 7, 14, 21, 2010 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....  .....

Sworn and subscribed to before me this 21<sup>st</sup> day of April 2010.

.....  .....

(Notary Public)  
COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2011  
Member, Pennsylvania Association of Notaries

And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

350 Tenny Street  
Bloomsburg, Pennsylvania 17815

Phone (570) 784-6639 \* Fax (570) 784-6553

---

April 21, 2010

Sheriff of Columbia County  
Attention: Timothy T. Chamberlain  
Court House – PO Box 380  
Bloomsburg, PA 17815

Reference: Docket#8ED2010 JD# 2243JD2009  
Property Address: 22 Bond Lane, Bloomsburg, PA 17815

Dear Tim:

At this time, Scott Township Sewer Authority has User Fees for Mr. Daniel H Phillippy Jr., for the property located at 22 Bond Lane, Bloomsburg, PA, Columbia in the amount of \$90.65. Services dates for the fees in question are from February 13, 2010 to April 28, 2010.

The paperwork provided by your office, states the sale is to take place on Wednesday, April 28, 2010 at 9:00am, if this sale is cancelled, Scott Township Authority would like to be notified at soon as possible.

Thank you,



Sharon Keller  
Administrative Assistant

cc: File

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
LOUIS A. SIMONI, ESQUIRE - ID #200869  
ADAM L. KAYES, ESQUIRE - ID #86408  
MARGUERITE L. THOMAS, ESQUIRE - ID #204460  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

FNB Bank, N.A.  
P.O. Box 4887  
Lancaster, PA 17604  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

Daniel H. Phillippy, Jr.  
333 Blacksmith Road  
Douglasville, PA 19518  
Defendant(s)

NO. 2009-CV-2243  
8-ED-2010

**AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P.RULE 3129.1**

Plaintiff, by its/his/her Attorney hereby verifies that:


1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

This Affidavit is made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: April 1, 2010

UDREN LAW OFFICES, P.C.

BY:   
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE  
—LOUIS A. SIMONI, ESQUIRE  
ADAM L. KAYES, ESQUIRE  
MARGUERITE L. THOMAS, ESQUIRE

UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

FNB Bank, N.A.  
Plaintiff

v.

Daniel H. Phillippy, Jr.  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2009-CV-2243  
8-ED-2010

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

**OWNER(S): Daniel H. Phillippy, Jr.**

**PROPERTY: 22 Bond Lane, Bloomsburg, PA 17815**

**Improvements: RESIDENTIAL DWELLING**

The above captioned property is scheduled to be sold at the **Columbia** County Sheriff's Sale on **April 28, 2010**, at **9:00 am**, at the Columbia County Courthouse, Bloomsburg, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

EXHIBIT A

**UDREN LAW OFFICES, P.C.**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003**

**ATTN: Nicole Ratigan**

Registered  
 Insured  
 COD  
 Certified

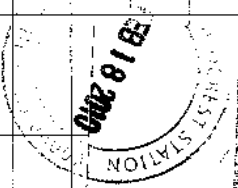
Return Receipt for Merchandise  
 Init/Recorded Del.  
 Express Mail

Check appropriate block for Registered Mail:  
 With Postal Insurance  
 Without postal insurance

Affix stamp here, if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee
1		COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE PO Box 281230, Department of Revenue Harrisburg, PA 17128-1230										
2		TENANTS/OCCUPANTS 22 Bond Lane Bloomsburg, PA 17815										
3		FNB BANK, N.A. P.O. Box 4887 Lancaster, PA 17604										
4		COLUMBIA COUNTY TAX CLAIM BUREAU P.O. Box 380 Bloomsburg, PA 17815										
5		DOMESTIC RELATIONS SECTION P.O. Box 380 Bloomsburg, PA 17815										
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity on Registered Mail is \$2,500 for registered mail, send with optional postal insurance. See Domestic Mail Manual R300, S313, and S321 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.							
5		5	912									



UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
LOUIS A. SIMONI, ESQUIRE - ID #200869  
ADAM L. KAYES, ESQUIRE - ID #86408  
MARGUERITE L. THOMAS, ESQUIRE - ID #204460  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

FNB Bank, N.A.  
P.O. Box 4887  
Lancaster, PA 17604  
Plaintiff

v.  
Daniel H. Phillippy, Jr.  
333 Blacksmith Road  
Douglasville, PA 19518  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2009-CV-2243

8-ED-2010

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to  
the captioned matter.

Date: March 31, 2010

UDREN LAW OFFICES, P.C.

BY: \_\_\_\_\_  
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE  
LOUIS A. SIMONI, ESQUIRE  
ADAM L. KAYES, ESQUIRE  
MARGUERITE L. THOMAS, ESQUIRE

EXHIBIT E

FNB Bank, NA, et. al. Plaintiff(s)  
vs.  
Daniel H. Phillippy, Jr. et. al. Defendant(s)



Service of Process by  
**APS International, Ltd.**  
1-800-328-7171  
APS International Plaza  
7800 Glenroy Rd.  
Minneapolis, MN 55436-3122

APS File #: 103179 0901

**AFFIDAVIT OF SERVICE -- Individual**

Service of Process on:

--Daniel H. Phillippy, Jr.  
Court Case No. 2009-CV-2243

UDREN/LAW OFFICES  
Ms. Nicole Ratigan  
111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003-3620

State of: PA ) ss.

County of: Lehigh )

Name of Server: Rebecca H. Pappas undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 27 day of March, 2010 at 9:35 o'clock A.M

Place of Service: at 333 Blacksmith Road in Douglasville, PA 15518

Documents Served: the undersigned served the documents described as:  
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:  
Daniel H. Phillippy, Jr.

Person Served, and Method of Service:  By personally delivering them into the hands of the person to be served,  
 By delivering them into the hands of \_\_\_\_\_, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Daniel H. Phillippy, Jr. at the place of service, and whose relationship to the person is: \_\_\_\_\_

Description of Person Receiving Documents: The person receiving documents is described as follows:  
Sex M : Skin Color W : Hair Color Grey : Facial Hair \_\_\_\_\_  
Approx. Age 58 : Approx. Height 5'11" : Approx. Weight 260

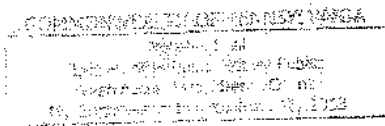
To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

Subscribed and sworn to before me this 27 day of MARCH, 2010

Signature of Server:  
APS International, Ltd.

Notary Public (Commission Expires)



UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
LOUIS A. SIMONI, ESQUIRE - ID #200869  
ADAM L. KAYES, ESQUIRE - ID #86408  
MARGUERITE L. THOMAS, ESQUIRE - ID #204460  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

FNB Bank, N.A.  
P.O. Box 4887  
Lancaster, PA 17604  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.  
Daniel H. Phillippy, Jr.  
333 Blacksmith Road  
Douglasville, PA 19518  
Defendant (s)

NO. 2009-CV-2243

8-ED-2010

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to  
the captioned matter.

Date: March 31, 2010

UDREN LAW OFFICES, P.C.

BY: \_\_\_\_\_  
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE  
LOUIS A. SIMONI, ESQUIRE  
ADAM L. KAYES, ESQUIRE  
MARGUERITE L. THOMAS, ESQUIRE

FNB Bank, NA, et. al. Plaintiff(s)  
vs.  
Daniel H. Phillippy, Jr., et. al. Defendant(s)



Service of Process by  
**APS International, Ltd.**  
1-800-328-7171

APS International Plaza  
7800 Glenroy Rd.  
Minneapolis, MN 55439-3122

APS File #: 103179-0001

**AFFIDAVIT OF SERVICE -- Individual**

Service of Process on:

--Daniel H. Phillippy, Jr.  
Court Case No. 2009-CV-2243

UDREN-LAW OFFICES  
Ms. Nicole Ratigan  
111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003-3620

State of: PA ) ss.  
County of: ALLEGANY )

Name of Server: Rebecca Marks undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action:

Date/Time of Service: that on the 27 day of MARCH, 20 10, at 9:30 o'clock A M

Place of Service: at 333 Blacksmith Road in Douglasville, PA 19518

Documents Served: the undersigned served the documents described as:  
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:  
Daniel H. Phillippy, Jr.

Person Served, and Method of Service:  By personally delivering them into the hands of the person to be served.  
 By delivering them into the hands of \_\_\_\_\_, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Daniel H. Phillippy, Jr. at the place of service, and whose relationship to the person is: \_\_\_\_\_

Description of Person Receiving Documents: The person receiving documents is described as follows:  
Sex M: Skin Color W: Hair Color Grey: Facial Hair \_\_\_\_\_  
Approx. Age 57: Approx. Height 7'11": Approx. Weight 200

To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

Subscribed and sworn to before me this 27 day of MARCH, 20 10

Signature of Server  
APS International, Ltd.

Notary Public (Commission Expires)



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, COMMONWEALTH  
OF PENNSYLVANIA.

FNB BANK

VS.

DANIEL PHILLIPPY

WRIT OF EXECUTION #8 OF 2010 ED

POSTING OF PROPERTY

March 24, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF DANIEL PHILLIPPY AT 22 BOND LANE BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

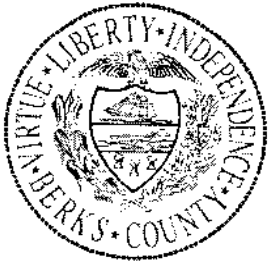
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 24<sup>TH</sup> DAY OF MARCH 2010

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 10, 2012



# COUNTY OF BERKS, PENNSYLVANIA SHERIFF'S DEPARTMENT

Courthouse- 3rd Floor  
633 Court Street  
Reading, PA 19601

Phone: 610.478.6240  
Fax: 610.478.6222

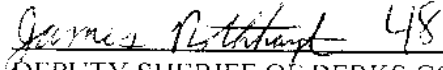
**Eric J. Weaknecht, Sheriff**

**Anthony Damore, Chief Deputy**


## AFFIDAVIT OF SERVICE

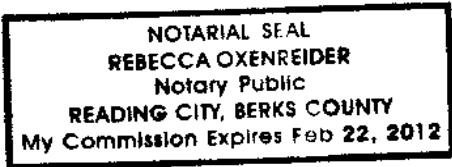
DOCKET NO. 09-CV-2243  
COMMONWEALTH OF  
PENNSYLVANIA:  
COUNTY OF BERKS

Personally appeared before me, James Rothharpt, Deputy for Eric J. Weaknecht, Sheriff of Berks County, 633 Court Street, Reading, Pennsylvania, who being duly sworn according to law, deposes and says that on 2/3/2010 8:55:00PM, he served the annexed MORTGAGE FORECLOSURE COMPLAINT upon DANIEL H. PHILLIPPY, JR., within named defendant, by handing a copy thereof to DANIEL H. PHILLIPPY, JR., HIM personally, at 333 BLACKSMITH ROAD, Amity township, Berks County, Pa., and made known to defendant the contents thereof.

  
DEPUTY SHERIFF OF BERKS COUNTY., PA  
James Rothharpt

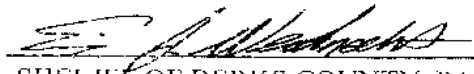
Sworn and subscribed before me  
this 4 day of Feb, 2010

  
NOTARY PUBLIC, READING, BERKS CO., PA



Services made as set forth above

So Answers,

  
SHERIFF OF BERKS COUNTY, PA  
Eric J. Weaknecht

Sheriff's Costs in Above Proceedings  
\$ 100.00 DEPOSIT  
\$ 37.00 ACTUAL COST OF CASE  
\$ 63.00 AMOUNT OF REFUND

All Sheriff's Costs shall be due and payable when services are performed, and it shall be lawful for him to demand and receive from the party instituting the proceedings, or any part liable for the costs thereof, all unpaid sheriff's fees on the same before he shall be obligated by law to make return thereof.

Sec. 2, Act of June 20, 1911, P.L/ 1072

*Dedicated to public service with integrity, virtue & excellence*

[www.countyofberks.com/sheriff](http://www.countyofberks.com/sheriff)

COUNTY OF BERKS  
SHERIFF OF BERKS COUNTY PA  
633 COURT ST.  
READING, PA 19601



99218

PAY SIXTY THREE DOLLARS

TO THE  
ORDER  
OF

COLUMBIA CO. SHERIFF OFFICE  
COURT HOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

DATE 2/05/10 AMOUNT \$63.00

VOID AFTER 90 DAYS

*S. J. [Signature]*  
AUTHORIZED SIGNATURE

⑈0999218⑈ ⑆0313018451: 53 81901? 4⑈

Security features. Details on back.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

**FNB BANK, N.A.**

**8ED2010**

VS

MORTGAGE FORECLOSURE

**DANIEL H. PHILLIPPY, JR.**

NOW, MONDAY, JANUARY 25, 2010, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF BERKS COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, DANIEL PHILLIPPY, JR., AT 333 BLACKSMITH ROAD, DOUGLASVILLE, PA.

\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

RECEIVED

2010 FEB - 2 10 10 40

2010 FEB 2 10 10 40

\*Post Per #1\*

- off central → 5<sup>th</sup> St.  
Hollow →  L Bond In

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/25/2010

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 8ED2010

PLAINTIFF FNB BANK, N.A.

DEFENDANT DANIEL H. PHILLIPPY, JR.  
ATTORNEY FIRM UDREN LAW OFFICE

<b>PERSON/CORP TO SERVED</b>
TENANT(S)
22 BOND LANE
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 1-28-10 TIME 12:07 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_\_ Eyes \_\_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_

- TYPE OF SERVICE:
- A. PERSONAL SERVICE AT POA \_\_\_ POB \_\_\_ POE \_\_\_ CCSO \_\_\_
  - B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
  - C. CORPORATION MANAGING AGENT
  - D. REGISTERED AGENT
  - E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

OTHER (SPECIFY) posted - house empty

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

<u>1-28-10</u>	<u>0944</u>	<u>4</u>	<u>LC - house looks empty</u>

DEPUTY

J Alliser

DATE

1-28-10

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/25/2010

SERVICE# 3 - OF - 11 SERVICES  
DOCKET # 8ED2010

PLAINTIFF FNB BANK, N.A.

DEFENDANT DANIEL H. PHILLIPPY, JR.  
ATTORNEY FIRM UDREN LAW OFFICE

<b>PERSON/CORP TO SERVED</b>
H. JAMES HOCK-TAX COLLECTOR
2626 OLD BERWICK ROAD
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON H. James Hock

RELATIONSHIP tax collector IDENTIFICATION \_\_\_\_\_

DATE 1-27-10 TIME 1149 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_\_ Eyes \_\_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_

TYPE OF SERVICE:  A. PERSONAL SERVICE AT POA \_\_\_  POB \_\_\_  POE \_\_\_ CCSO \_\_\_  
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
 C. CORPORATION MANAGING AGENT  
 D. REGISTERED AGENT  
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY J. Allison DATE 1-27-10

**Tax Notice 2010** County & Municipality

SCOTT TWP

**MAKE CHECKS PAYABLE TO:**

H James Hock  
2626 Old Berwick Rd  
Bloomsburg PA 17815

**HOURS:** TUE, WED, THUR: 12:00 TO 5PM  
LAST 2 WEEKS OF  
APRIL & JUNE

**PHONE:** 570-784-7823

**FOR:** COLUMBIA County

**DATE**  
03/01/2010

**BILL NO.**  
30089

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	96,922	6.146	583.77	595.68	655.25
SINKING		1.345	127.75	130.36	143.40
FIRE		.251	23.84	24.33	26.76
TWP RE		2.93	278.30	283.98	312.38

The discount & penalty have been calculated for your convenience

**PAY THIS AMOUNT**

1,013.66

April 30  
If paid on or before

1,034.35

June 30  
If paid on or before

1,137.79

June 30  
If paid after

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

PHILLIPPY DANIEL H JR  
333 BLACKMITH RD  
DOUGLASSVILLE PA 19518

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 10 %  
PARCEL: 31 -03J-022-00,000  
22 BOND LN  
1.05 Acres Land 24,051  
Buildings 72,871  
Total Assessment 96,922

This tax returned to courthouse on: January 1, 2011

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

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

**Tax Notice 2010** County & Municipality

SCOTT TWP

**MAKE CHECKS PAYABLE TO:**

H James Hock  
2626 Old Berwick Rd  
Bloomsburg PA 17815

**HOURS:** TUE, WED, THUR: 12:00 TO 5PM  
LAST 2 WEEKS OF  
APRIL & JUNE

**PHONE:** 570-784-7823

**FOR:** COLUMBIA County

**DATE**  
03/01/2010

**BILL NO.**  
30089

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If paid after

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

PHILLIPPY DANIEL H JR  
333 BLACKMITH RD  
DOUGLASSVILLE PA 19518

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 10 %  
PARCEL: 31 -03J-022-00,000  
22 BOND LN  
1.05 Acres Land 24,051  
Buildings 72,871  
Total Assessment 96,922

This tax returned to courthouse on: January 1, 2011

**FILE COPY**

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

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (717) 389-8623

PHONE  
(570) 389-6623

24 HOUR PHONE  
(570) 784-6300

Monday, January 25, 2010

**H. JAMES HOCK-TAX COLLECTOR**  
**2626 OLD BERWICK ROAD**  
**BLOOMSBURG, PA 17815-**

**FNB BANK, N.A.**  
**VS**  
**DANIEL H. PHILLIPPY, JR.**

**DOCKET # 8ED2010**

**JD # 2243JD2009**

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

UDREN LAW OFFICES, P.C.  
 MARK J. UDREN, ESQUIRE - ID #04302  
 STUART WINNEG, ESQUIRE - ID #45362  
 LORRAINE DOYLE, ESQUIRE - ID #34576  
 ALAN M. MINATO, ESQUIRE - ID #75860  
 CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
 ADAM KAYES, ESQUIRE-ID# 86408  
 LOUIS SIMONI, ESQUIRE-ID# 200869  
 WOODCREST CORPORATE CENTER  
 111 WOODCREST ROAD, SUITE 200  
 CHERRY HILL, NJ 08003-3620  
 856-669-5400  
 pleadings@udren.com

ATTORNEY FOR PLAINTIFF

*8-FD 2010*

FNB Bank, N.A.  
 Plaintiff  
 v.

COURT OF COMMON PLEAS  
 CIVIL DIVISION  
 Columbia County

Daniel H. Phillippy, Jr.  
 Defendant(s)

MORTGAGE FORECLOSURE  
 NO. 2009-CV-2243

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Daniel H. Phillippy, Jr.  
 333 Blacksmith Road  
 Douglasville, PA 19518

Your house (real estate) at 22 Bond Lane, Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on April 28, 2010, at 9:00 am in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$321,609.22, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take immediate action:

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

**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 OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**LAWYER REFERRAL SERVICE**  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570)784-8760

**ASSOCIATION DE LICENCIADOS**  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570)784-8760

UDREN LAW OFFICES, P.C.  
 MARK J. UDREN, ESQUIRE - ID #04302  
 STUART WINNEG, ESQUIRE - ID #45362  
 LORRAINE DOYLE, ESQUIRE - ID #34576  
 ALAN M. MINATO, ESQUIRE - ID #75860  
 CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
 LOUIS A. SIMONI, ESQUIRE - ID #200869  
 WOODCREST CORPORATE CENTER  
 111 WOODCREST ROAD, SUITE 200  
 CHERRY HILL, NJ 08003-3620  
 856-482-6900

ATTORNEY FOR PLAINTIFF

FNB Bank, N.A.  
 P.O. Box 4887  
 Lancaster, PA 17604  
 Plaintiff

COURT OF COMMON PLEAS  
 CIVIL DIVISION  
 Columbia County  
 MORTGAGE FORECLOSURE

v.  
 Daniel H. Phillippy, Jr.  
 333 Blacksmith Road  
 Douglasville, PA 19518  
 Defendant(s)

NO. 2009-CV-2243

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF :  
 : SS  
 COUNTY OF :

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein and that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

Defendant: Daniel H. Phillippy, Jr.  
 Age: Over 18  
 Residence: As captioned above  
 Employment: Unknown

*[Signature]*  
 Name: *Cherie Bender*  
 Title: *Authorized Representative*  
 Company: *FNB Bank, N.A.*

Sworn to and subscribed  
 before me this 14th day  
 of Dec, 20

*[Signature]*  
 Notary Public  
 COMMONWEALTH OF PENNSYLVANIA  
 Notarial Seal  
 Beverly J. Bender, Notary Public  
 City Of Lancaster, Lancaster County  
 My Commission Expires July 18, 2010  
 Member, Pennsylvania Association of Notaries

To: Sheriff Chamberlin

Fax # 570-389-5025

From: Alex

Date: 1/26/10

Pages: 2 (including this cover sheet)

Re: Legal

(sorry we had a power outage yesterday.)

**FACSIMILE TRANSMITTAL**

Udren Law Offices, P.C.  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620  
Phone (855) 669-5400  
Fax (855) 669-5399

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 25-JAN-10

FEE: \$5.00

CERT. NO: 6969

PHILLIPPY DANIEL H JR  
333 BLACKMITH RD  
DOUGLASSVILLE PA 19518

DISTRICT: SCOTT TWP  
DEED 20060-3556  
LOCATION: 22 BOND LN BLOOMSBURG  
PARCEL: 31 -03J-022-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2009	INTR	94.86	2.39	30.00	127.25
2009	PRIM	6,607.61	197.77	30.00	6,835.38
TOTAL DUE :					\$6,962.63

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May , 2010

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2009

REQUESTED BY:

----- Timothy T. Chamberlain, Sheriff  
dm.

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/25/2010

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 8ED2010

PLAINTIFF FNB BANK, N.A.

DEFENDANT DANIEL H. PHILLIPPY, JR.  
ATTORNEY FIRM UDREN LAW OFFICE

<b>PERSON/CORP TO SERVED</b>
SCOTT TWP SEWER
TENNY STREET
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON SHARON KELLER

RELATIONSHIP ADMINISTRATIVE ASST. IDENTIFICATION \_\_\_\_\_

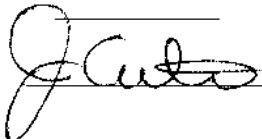
DATE 1-25-10 TIME 1120 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_\_ Eyes \_\_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_ POB  POE \_\_\_ CCSO \_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY  DATE 1-25-10

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/25/2010

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 8ED2010

PLAINTIFF FNB BANK, N.A.

DEFENDANT DANIEL H. PHILLIPPY, JR.  
ATTORNEY FIRM UDREN LAW OFFICE

<b>PERSON/CORP TO SERVED</b>
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 1-25-10 TIME 11:05 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_\_ Eyes \_\_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_

- TYPE OF SERVICE:
- A. PERSONAL SERVICE AT POA \_\_\_ POB  POE \_\_\_ CCSO \_\_\_
  - B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
  - C. CORPORATION MANAGING AGENT
  - D. REGISTERED AGENT
  - E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY J. Carter DATE 1-25-10

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/25/2010

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 8ED2010

PLAINTIFF FNB BANK, N.A.

DEFENDANT DANIEL H. PHILLIPPY, JR.  
ATTORNEY FIRM UDREN LAW OFFICE

<b>PERSON/CORP TO SERVED</b>
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP Clerk IDENTIFICATION \_\_\_\_\_

DATE 1-25-10 TIME 1100 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_\_ Eyes \_\_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_ POB  POE \_\_\_ CCSO \_\_\_  
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
 C. CORPORATION MANAGING AGENT  
 D. REGISTERED AGENT  
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) 11<sup>th</sup> MAIN ST Bloom

ATTEMPTS DATE	TIME	OFFICER	REMARKS

DEPUTY [Signature] DATE 1-25-10

# SHERIFF'S SALE

WEDNESDAY APRIL 28, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 8 OF 2010 ED AND CIVIL WRIT NO. 2243 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in Scott Township, Columbia County, commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a rebar set on the southerly right-of-way line of Bond Lane, leading to Township Route No. 488, said rebar being at the northwest corner of Lot No. 8 of "Audubon Acres"; THENCE along the westerly line of the Lot No. 8 South 14 degrees 09 minutes 14 seconds East 259.03 feet a rebar set at the northeast corner of Lot No. 28; THENCE along the northerly line of Lot No. 28 North 88 degrees 00 minutes 00 seconds West 208.75 feet to a rebar set on the easterly right-of-way line of Kara Lane; THENCE along said right-of-way line North 18 degrees 40 minutes 00 seconds West 62.15 feet to Point of Curve; THENCE along same on a curve to the right having Delta Angle of 35 degrees 40 minutes 00 seconds, a Radius of 125.00 feet and a Tangent of 40.21 feet for a Arc Length of 77.81 feet to a Point of Tangent; THENCE along same North 17 degrees 00 minutes 00 second East 94.51 feet to a Point of Curve; THENCE along same on a curve to the right having a Delta Angle of 90 degrees 05 minutes 04 seconds, a Radius of 25.00 feet and a Tangent of 25.04 feet for an Arc Length of 39.31 feet to a Point of Reverse Curve at the southeast intersection of the right-of-way lines of Kara Lane and Bond Lane; THENCE along said right-of-way line on curve to the left having a Delta Angle of 35 degrees 44 minutes 42 seconds, a Radius of 175.00 feet and a Tangent of 56.43 feet for an Arc Length of 109.18 feet to the place of BEGINNING. CONTAINING 45,860.11 square feet (1.05) of land in all.

BEING Lot No. 9 of the "Audubon Acres" Development as shown on said Plan prepared by T. Bryce James & Associates dated February 17, 2002, last revised July 29, 2003 as recorded November 25, 2003 at Map Book 8, Page 484K, (sheet 10). UNDER AND SUBJECT TO AND TOGETHER WITH all matters as set forth on draft of survey for Audubon Acres Subdivision prepared by T. Bryce James & Associates dated 2/17/02 and recorded 11/25/03 in Columbia County Map Book 8 Page 484 A-O, and the Covenants and Deed Restrictions recorded at Columbia County Instrument No. 200315288. IN ACCORDANCE WITH the Subdivision Plans for Audubon Acres Residential Development recorded at Columbia County Map Book 8 Page 484, and the Covenants and Deed Restrictions recorded at Columbia County Instrument No. 200315288, Grantees and their successors and assigns in title, shall be responsible to maintain all stormwater drainage facilities not located within the street right-of-way and not underground, and which are located within the boundaries of the premises conveyed to Grantees herein, including easements, swales and detention basins and the same shall be mowed, repaired and otherwise maintained by Grantees, their successors and assigns in title. No trees or shrubs are permitted in the swales and detention basins. This Covenant shall be deemed to run with the land. RESERVING UNTO the Grantor, his successors and assigns, the right to grant Utility Easements (sewer, water, electric, cable, telephone, etc.) to utility companies, contractors and other individuals designated by Grantor, his successors and assigns, over upon, under and within the areas designated as streets, setback areas and utility right-of-way, together with the right to maintain or install utility lines, fixtures and any other

improvements relating to utility service over upon, under and within the areas designed as streets, setback areas and utility right-of-way, Grantor, his successors and assigns, reserves the right-of-way to public and utility use.

BEING KNOWN AS: 22 BOND LANE, BLOOMSBURG, PA 17815

PROPERTY ID NO: 31-03J-022

TITLE TO SAID PREMISES IS VESTED IN DANIEL H. PHILLIPPY, JR. BY DEED

FROM RANDALL W. BOND, SINGLE DATED 4/5/06 RECORDED 4/10/06

INSTRUMENT NO: 200603556.

#### **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: All remaining amount of the bid price is to be paid within (8) days after (8) 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 under the above terms, the Sheriff may elect either to 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 a default all sums paid by 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.**

Plaintiff's Attorney  
Mark J. Udren  
111 Woodcrest Road  
Cherry Hill, NJ 08003

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY APRIL 28, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 8 OF 2010 ED AND CIVIL WRIT NO. 2243 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in Scott Township, Columbia County, commonwealth of Pennsylvania, bounded and described as follows, to -wit: BEGINNING at a rebar set on the southerly right-of-way line of Bond Lane, leading to Township Route No. 488, said rebar being at the northwest corner of Lot No. 8 of "Audubon Acres"; THENCE along the westerly line of the Lot No. 8 South 14 degrees 09 minutes 14 seconds East 259.03 feet a rebar set at the northeast corner of Lot No. 28; THENCE along the northerly line of Lot No. 28 North 88 degrees 00 minutes 00 seconds West 208.75 feet to a rebar set on the easterly right-of-way line of Kara Lane; THENCE along said right-of-way line North 18 degrees 40 minutes 00 seconds West 62.15 feet to Point of Curve; THENCE along same on a curve to the right having Delta Angle of 35 degrees 40 minutes 00 seconds, a Radius of 125.00 feet and a Tangent of 40.21 feet for a Arc Length of 77.81 feet to a Point of Tangent; THENCE along same North 17 degrees 00 minutes 00 second East 94.51 feet to a Point of Curve; THENCE along same on a curve to the right having a Delta Angle of 90 degrees 05 minutes 04 seconds, a Radius of 25.00 feet and a Tangent of 25.04 feet for an Arc Length of 39.31 feet to a Point of Reverse Curve at the southeast intersection of the right-of-way lines of Kara Lane and Bond Lane; THENCE along said right-of-way line on curve to the left having a Delta Angle of 35 degrees 44 minutes 42 seconds, a Radius of 175.00 feet and a Tangent of 56.43 feet for an Arc Length of 109.18 feet to the place of BEGINNING. CONTAINING 45,860.11 square feet (1.05) of land in all.

BEING Lot No. 9 of the "Audubon Acres" Development as shown on said Plan prepared by T. Bryce James & Associates dated February 17, 2002, last revised July 29, 2003 as recorded November 25, 2003 at Map Book 8, Page 484K, (sheet 10). UNDER AND SUBJECT TO AND TOGETHER WITH all matters as set forth on draft of survey for Audubon Acres Subdivision prepared by T. Bryce James & Associates dated 2/17/02 and recorded 11/25/03 in Columbia County Map Book 8 Page 484 A-O, and the Covenants and Deed Restrictions recorded at Columbia County Instrument No. 200315288. IN ACCORDANCE WITH the Subdivision Plans for Audubon Acres Residential Development recorded at Columbia County Map Book 8 Page 484, and the Covenants and Deed Restrictions recorded at Columbia County Instrument No. 200315288, Grantees and their successors and assigns in title, shall be responsible to maintain all stormwater drainage facilities not located within the street right-of-way and not underground, and which are located within the boundaries of the premises conveyed to Grantees herein, including easements, swales and detention basins and the same shall be mowed, repaired and otherwise maintained by Grantees, their successors and assigns in title. No trees or shrubs are permitted in the swales and detention basins. This Covenant shall be deemed to run with the land. RESERVING UNTO the Grantor, his successors and assigns, the right to grant Utility Easements (sewer, water, electric, cable, telephone, etc.) to utility companies, contractors and other individuals designated by Grantor, his successors and assigns, over upon, under and within the areas designated as streets, setback areas and utility right-of-way, together with the right to maintain or install utility lines, fixtures and any other

improvements relating to utility service over upon, under and within the areas designed as streets, setback areas and utility right-of-way, Grantor, his successors and assigns, reserves the right-of-way to public and utility use.

BEING KNOWN AS: 22 BOND LANE, BLOOMSBURG, PA 17815

PROPERTY ID NO: 31-03J-022

TITLE TO SAID PREMISES IS VESTED IN DANIEL H. PHILLIPPY, JR. BY DEED FROM RANDALL W. BOND, SINGLE DATED 4/5/06 RECORDED 4/10/06

INSTRUMENT NO: 200603556.

#### **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 (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 DESCRIBED TIME PERIOD.**

**If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to 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 a default all sums paid by 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.**

Plaintiff's Attorney  
Mark J. Udren  
111 Woodcrest Road  
Cherry Hill, NJ 08003

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

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improvements relating to utility service over upon, under and within the areas designed as streets, setback areas and utility right-of-way, Grantor, his successors and assigns, reserves the right-of-way to public and utility use.

BEING KNOWN AS: 22 BOND LANE, BLOOMSBURG, PA 17815

PROPERTY ID NO: 31-03J-022

TITLE TO SAID PREMISES IS VESTED IN DANIEL H. PHILLIPPY, JR. BY DEED FROM RANDALL W. BOND, SINGLE DATED 4/5/06 RECORDED 4/10/06

INSTRUMENT NO: 200603556.

#### TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or cost for the 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 (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 either to 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 a default all sums paid by bidder will be considered forfeited and will be applied against any damages recoverable. The defaulting bidder will be responsible for any and all 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.**

Plaintiff's Attorney  
Mark J. Udren  
111 Woodcrest Road  
Cherry Hill, NJ 08003

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

REAL ESTATE OUTLINE

ED # 8-10

DATE RECEIVED 1-25-10  
DOCKET AND INDEX 1-25-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>
COPY OF DESCRIPTION	<u>✓</u>
WHEREABOUTS OF LKA	<u>✓</u>
NON-MILITARY AFFIDAVIT	<u>✓</u>
NOTICES OF SHERIFF SALE	<u>✓</u>
WAIVER OF WATCHMAN	<u>✓</u>
AFFIDAVIT OF LIENS LIST	<u>✓</u>
CHECK FOR \$1,350.00 OR <u>1500.00</u>	<u>✓</u>

CK# 1-11173

**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE	<u>Apr 27, 10</u>	TIME <u>8:00</u>
POSTING DATE	<u>Mar 25</u>	<u>10</u>
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Apr 1</u>	
	2 <sup>ND</sup> WEEK <u>14</u>	
	3 <sup>RD</sup> WEEK <u>21 10</u>	

UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
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ADAM KAYES, ESQUIRE-ID# 86408  
LOUIS SIMONI, ESQUIRE-ID# 200869  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

A ORNEY FOR PLAINTIFF

2010-ES-8

FNB Bank, N.A.  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

Daniel H. Phillippy, Jr.  
Defendant(s)

MORTGAGE FORECLOSURE  
NO. 2009-CV-2243

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Please issue Writ of Execution in the above matter:

Amount due \$321,609.22  
Interest From 1/23/10  
to Date of Sale \_\_\_\_\_  
Ongoing Per Diem of \$51.78  
to actual date of sale including if sale is  
held at a later date  
(Costs to be added) \$ \_\_\_\_\_

UDREN LAW OFFICES, P.C.

BY: [Signature]  
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE  
ADAM KAYES, ESQUIRE  
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856-669-5400  
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2010-EN-8

FNB Bank, N.A.  
Plaintiff

v.

Daniel H. Phillippy, Jr.  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-2243

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following described property:

22 Bond Lane  
Bloomsburg, PA 17815  
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$321,609.22

Interest From 1/23/10  
to Date of Sale \_\_\_\_\_  
Ongoing Per Diem of \$51.78  
to actual date of sale including if sale is  
held at a later date

(Costs to be added) \$ \_\_\_\_\_

Prothonotary

By Tami B Kline /KPB/

Clerk

Date 1-22-10

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1<sup>st</sup> Monday in 2012**

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

**BEGINNING** at a rebar set on the southerly right-of-way line of Bond Lane, leading to Township Route No. 488, said rebar being at the northwest corner of Lot No. 8 of "Audubon Acres";

**THENCE** along the westerly line of the Lot No. 8 South 14 degrees 09 minutes 14 seconds East 259.03 feet to a rebar set at the northeast corner of Lot No. 28;

**THENCE** along the northerly line of Lot No. 28 North 88 degrees 00 minutes 00 seconds West 208.75 feet to a rebar set on the easterly right-of-way line of Kara Lane;

**THENCE** along said right-of-way line North 18 degrees 40 minutes 00 seconds West 62.15 feet to a Point of Curve;

**THENCE** along same on a curve to the right having Delta Angle of 35 degrees 40 minutes 00 seconds, a Radius of 125.00 feet and a Tangent of 40.21 feet for an Arc Length of 77.81 feet to a Point of Tangent;

**THENCE** along same North 17 degrees 00 minutes 00 seconds East 94.51 feet to a Point of Curve;

**THENCE** along same on a curve to the right having a Delta Angle of 90 degrees 05 minutes 04 seconds, a Radius of 25.00 feet and a Tangent of 25.04 feet for an Arc Length of 39.31 feet to a Point of Reverse Curve at the southeast intersection of the right-of-way lines of Kara Lane and Bond Lane;

**THENCE** along said right-of-way line on a curve to the left having a Delta Angle of 35 degrees 44 minutes 42 seconds, a Radius of 175.00 feet and a Tangent of 56.43 feet for an Arc Length of 109.18 feet to the place of **BEGINNING**.

**CONTAINING** 45,860.11 square feet (1.05 acres) of land in all.

**BEING** Lot No. 9 of the "Audubon Acres" Development as shown on said Plan prepared by T. Bryce James & Associates dated February 17, 2002, last revised July 29, 2003 as recorded November 25, 2003 at Map Book 8, Page 484K, (sheet 10).

**UNDER AND SUBJECT TO AND TOGETHER WITH** all matters as set forth on draft of survey for Audubon Acres Subdivision prepared by T. Bryce James & Associates dated 2/17/02 and recorded 11/25/03 in Columbia County Map Book 8 Page 484 A-O, and the Covenants and Deed Restrictions recorded at Columbia County Instrument No. 200315288.

**IN ACCORDANCE WITH** the Subdivision Plans for Audubon Acres Residential Development recorded at Columbia County Map Book 8 Page 484, and the Covenants and Deed Restrictions recorded at Columbia County Instrument No. 200315288, Grantees and their successors and assigns in title, shall be responsible to maintain all stormwater drainage facilities not located within the street rights-of-way and not underground, and which are located within the boundaries of the premises conveyed to Grantees herein, including easements, swales and detention basins and the same shall be mowed, repaired and otherwise maintained by Grantees, their successors and assigns in title. No trees or shrubs are permitted in the swales and detention basins. This Covenant shall be deemed to run with the land.

**RESERVING UNTO** the Grantor, his successors and assigns, the right to grant Utility Easements (sewer, water, electric, cable, telephone, etc.) to utility companies, contractors and other individuals designated by Grantor, his successors and assigns, over, upon, under and within the areas designated as streets, setback areas and utility rights-of-way, together with the right to maintain or install utility lines, fixtures and any other improvements relating to utility service over, upon, under and within the areas designated as streets, setback areas and utility rights-of-way. Grantor, his successors and assigns, reserves the right to dedicate such rights-of-way to public and utility use.

**BEING KNOWN AS:** 22 Bond Lane  
Bloomsburg, PA 17815

**PROPERTY ID NO.:** 31-03J-022

**TITLE TO SAID PREMISES IS VESTED IN DANIEL H. PHILLIPPY, JR. BY DEED FROM RANDALL W. BOND, SINGLE DATED 4/5/06 RECORDED 4/10/06 INSTRUMENT NO.: 200603556.**

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
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MARGUERITE L. THOMAS, ESQUIRE - ID #204460  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

FNB Bank, N.A.  
P.O. Box 4887  
Lancaster, PA 17604  
Plaintiff

v.

Daniel H. Phillippy, Jr.  
333 Blacksmith Road  
Douglasville, PA 19518  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2009-CV-2243

OFFICE OF PROSECUTOR GENERAL  
JUDICIAL CENTER  
HARRISBURG, PA

2009 DEC 11 P 12:18

2009 DEC 11 P 12:18

COMPLAINT IN MORTGAGE FORECLOSURE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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 REDUCED FEE OR NO FEE.

LAWYERS REFERRAL SERVICE  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760

COPY

091104971  
JMB

COUNTY OF BERKS, PEN. SYLVANIA  
SHERIFF'S DEPARTMENT



Courthouse- 3rd Floor  
633 Court Street  
Reading, PA 19601

Phone: 610.478.6240  
Fax: 610.478.6222

Eric J. Weaknecht, Sheriff

Anthony Damore, Chief Deputy

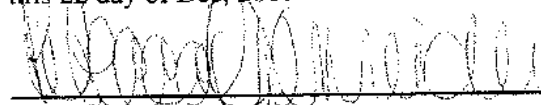
AFFIDAVIT OF SERVICE

DOCKET NO. 09-CV-2243  
COMMONWEALTH OF  
PENNSYLVANIA:  
COUNTY OF BERKS

Personally appeared before me, David Gabrielli, Deputy for Eric J. Weaknecht, Sheriff of Berks County, 633 Court Street, Reading, Pennsylvania, who being duly sworn according to law, deposes and says that on 12/18/2009 7:35:00PM, he served the annexed COMPLAINT IN MORTGAGE FORECLOSURE upon DANIEL H. PHILLIPPY, JR, within named defendant, by handing a copy thereof to DANIEL H. PHILLIPPY, JR, HIM personally, at 333 BLACKSMITH ROAD, Douglass Township, Berks County, Pa., and made known to defendant the contents thereof.

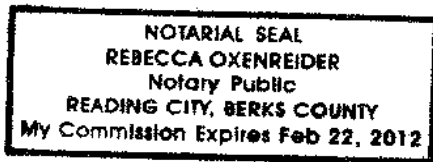
  
DEPUTY SHERIFF OF BERKS COUNTY., PA  
David Gabrielli


Sworn and subscribed before me  
this 22 day of Dec, 2009

  
NOTARY PUBLIC, READING, BERKS CO., PA

Services made as set forth above

So Answers,



  
SHERIFF OF BERKS COUNTY, PA  
Eric J. Weaknecht

Sheriff's Costs in Above Proceedings  
\$ 175.00 DEPOSIT  
\$ 38.30 ACTUAL COST OF CASE  
\$ 136.70 AMOUNT OF REFUND

All Sheriff's Costs shall be due and payable when services are performed, and it shall be lawful for him to demand and receive from the party instituting the proceedings, or any part liable for the costs thereof, all unpaid sheriff's fees on the same before he shall be obligated by law to make return thereof.

Sec. 2, Act of June 20, 1911, P.L/ 1072

Dedicated to public service with integrity, virtue & excellence

[www.countyofberks.com/sheriff](http://www.countyofberks.com/sheriff)

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (717) 389-5625

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 794-6300

FNB BANK

2243CV2009

VS

COMPLAINT

DANIEL H. PHILLIPPY JR

NOW, MONDAY, DECEMBER 14, 2009, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF BERKS COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, DANIEL H. PHILLIPPY JR, AT 333 BLACKSMITH ROAD, DOUGLASVILLE, PA

*Timothy T. Chamberlain*

TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

RECEIVED

2009 DEC 16 A 10:09

SHERIFF OF HIGH  
COUNTY OF BERKS

UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
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WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

FNB Bank, N.A.  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

Daniel H. Phillippy, Jr.  
Defendant(s)

NO. 2009-CV-2243

TO: Daniel H. Phillippy, Jr.  
333 Blacksmith Road  
Douglasville, PA 19518

Date of Notice: January 11, 2010

**IMPORTANT NOTICE**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. 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 REDUCED FEE OR NO FEE.

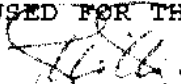
LAWYER REFERRAL SERVICE  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760

**NOTIFICACION IMPORTANTE**

USTED SE ENCUENTRA EN ESTADO DE REBELDIA POR NO HABER TOMADO LA ACCION REQUIRIDA DE SU PARTE EN ESTE CASO. AL NO TOMAR LA ACCION DEBIDA DENTRO DE UN TERMINO DE DIEZ (10) DIAS DE ESTA NOTIFICACION, EL TRIBUNAL PODRA, SIN NECESIDAD DE COMPARARECER USTED EN CORTE O ESCUCCHAR PREUBA ALGUNA, DICTAR SENTENCIA EN SU CONTRA, USTED PUEDE PERDER BIENES Y OTROS DERECHOS, IMPORTANTES. DEBE LLEVAR ESTA NOTIFICACION A UN ABOGADO IMMEDIATAMENTE SI USTED NO TIENE ABOGADO, O SI NO TIENE DINERO SUFICIENTE PARA TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA, CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

SERVICIO DE REFERENCIA LEGAL  
LAWYER REFERRAL SERVICE  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760

NOTICE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE  
LOUIS A. SIMONI, ESQUIRE  
ADAM L. KAYES, ESQUIRE  
MARGUERITE L. THOMAS, ESQUIRE  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, New Jersey 08003-3620

MARK J. UDREN, ESQUIRE - ID #04302  
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FNB Bank, N.A.  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

Daniel H. Phillippy, Jr.  
Defendant(s)

NO. 2009-CV-2243

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

- I. The judgment entered in the above matter is based on an Action:
  - A. In Assumpsit (Contract)
  - B. In Trespass (Accident)
  - C. In Mortgage Foreclosure
  - D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

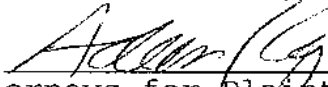
II. The Defendant(s) own the property being exposed to sale as:

- A. An individual
- B. Tenants by Entireties
- C. Joint Tenants with right of survivorship
- D. A partnership
- E. Tenants in Common
- F. A corporation

III. The Defendant(s) is (are):

- A. Resident in the Commonwealth of Pennsylvania
- B. Not resident in the Commonwealth of Pennsylvania
- C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.  
Resident:

UDREN LAW OFFICES, P.C.

BY:   
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE  
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LOUIS SIMONI, ESQUIRE

UDREN LAW OFFICES, P.C.

A ORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302  
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FNB Bank, N.A.  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

Daniel H. Phillippy, Jr.  
Defendant(s)

NO. 2009-CV-2243

C E R T I F I C A T E

I hereby state that as the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ( ) An FHA insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- ( X ) Act 91 procedures have been fulfilled.
- ( ) Over 24 months delinquent.

This certification is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

UDREN LAW OFFICES, P.C.

BY: Alan Kayes  
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE  
ADAM KAYES, ESQUIRE  
LOUIS SIMONI, ESQUIRE

UDREN LAW OFFICE P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302  
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FNB Bank, N.A.  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

Daniel H. Phillippy, Jr.  
Defendant (s)

NO. 2009-CV-2243

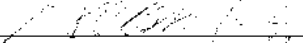
C E R T I F I C A T E

I hereby state that as the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ( ) An FHA insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- ( X ) Act 91 procedures have been fulfilled.
- ( ) Over 24 months delinquent.

This certification is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

UDREN LAW OFFICES, P.C.

BY:   
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE  
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FNB Bank, N.A.  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

Daniel H. Phillippy, Jr.  
Defendant(s)

NO. 2009-CV-2243

AFFIDAVIT PURSUANT TO RULE 3129.1

FNB Bank, N.A., Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 22 Bond Lane, Bloomsburg, PA 17815

1. Name and address of Owner(s) or reputed Owner(s):

Name Address

Daniel H. Phillippy, Jr. 333 Blacksmith Road  
Douglasville, PA 19518

2. Name and address of Defendant(s) in the judgment:

Name Address

SAME AS #1 ABOVE

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

Name Address

None

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

Name Address

FNB Bank, N.A. P.O. Box 4887  
Lancaster, PA 17604

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

Name	Address
------	---------

None

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
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Columbia County Tax Claim Bureau	P.O. Box 380 Bloomsburg, PA 17815
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Domestic Relations Section	P.O. Box 380 Bloomsburg, PA 17815
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Commonwealth of PA, Department of Revenue	Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230
--	--

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
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Tenants/Occupants	22 Bond Lane Bloomsburg, PA 17815
-------------------	--------------------------------------

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. sec. 4904 relating to unsworn falsification to authorities.

DATED: January 22, 2010

UDREN LAW OFFICES, P.C.

BY: Adam Kay  
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE  
ADAM KAYES, ESQUIRE  
LOUIS SIMONI, ESQUIRE

UDREN LAW OFFICE P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
ADAM KAYES, ESQUIRE-ID# 86408  
LOUIS SIMONI, ESQUIRE-ID# 200869  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

FNB Bank, N.A.  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

Daniel H. Phillippy, Jr.  
Defendant(s)

MORTGAGE FORECLOSURE

NO. 2009-CV-2243

AFFIDAVIT PURSUANT TO RULE 3129.1

FNB Bank, N.A., Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praeceptum for the Writ of Execution was filed the following information concerning the real property located at: 22 Bond Lane, Bloomsburg, PA 17815

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Name Address

Daniel H. Phillippy, Jr. 333 Blacksmith Road  
Douglasville, PA 19518

2. Name and address of Defendant(s) in the judgment:  
Name Address

SAME AS #1 ABOVE

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

None

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

FNB Bank, N.A. P.O. Box 4887  
Lancaster, PA 17604

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

Name Address

None

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

Columbia County Tax Claim Bureau P.O. Box 380  
Bloomsburg, PA 17815

Domestic Relations Section P.O. Box 380  
Bloomsburg, PA 17815

Commonwealth of PA, Bureau of Compliance, PO Box 281230  
Department of Revenue Harrisburg, PA 17128-1230

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

Tenants/Occupants 22 Bond Lane  
Bloomsburg, PA 17815

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. sec. 4904 relating to unsworn falsification to authorities.

DATED: January 22, 2010

UDREN LAW OFFICES, P.C.

BY: Mark J. Udren  
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE  
ADAM KAYES, ESQUIRE  
LOUIS SIMONI, ESQUIRE

UDREN LAW OFFICE P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
ADAM KAYES, ESQUIRE-ID# 86408  
LOUIS SIMONI, ESQUIRE-ID# 200869  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

FNB Bank, N.A.  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

Daniel H. Phillippy, Jr.  
Defendant(s)

MORTGAGE FORECLOSURE  
NO. 2009-CV-2243

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Douglasville, PA 19518

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Name Address

SAME AS #1 ABOVE

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Name Address

None

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

Name Address

FNB Bank, N.A. P.O. Box 4887  
Lancaster, PA 17604

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

Name	Address
------	---------

None

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
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Columbia County Tax Claim Bureau	P.O. Box 380 Bloomsburg, PA 17815
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Domestic Relations Section	P.O. Box 380 Bloomsburg, PA 17815
----------------------------	--------------------------------------

Commonwealth of PA, Department of Revenue	Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230
--	--

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
------	---------

Tenants/Occupants	22 Bond Lane Bloomsburg, PA 17815
-------------------	--------------------------------------

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. sec. 4904 relating to unsworn falsification to authorities.

DATED: January 22, 2010

UDREN LAW OFFICES, P.C.

BY: *Mark J. Udren*  
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE  
ADAM KAYES, ESQUIRE  
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WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

FNB Bank, N.A.  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

Daniel H. Phillippy, Jr.  
Defendant(s)

MORTGAGE FORECLOSURE  
NO. 2009-CV-2243

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Daniel H. Phillippy, Jr.  
333 Blacksmith Road  
Douglasville, PA 19518

Your house (real estate) at 22 Bond Lane, Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$321,609.22, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take **immediate action:**

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY / YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

**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 OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**LAWYER REFERRAL SERVICE**  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570)784-8760

**ASSOCIATION DE LICENCIADOS**  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570)784-8760

UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
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FNB Bank, N.A.  
P.O. Box 4887  
Lancaster, PA 17604  
Plaintiff  
v.

Daniel H. Phillippy, Jr.  
333 Blacksmith Road  
Douglasville, PA 19518  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-2243

Waiver of Watchman

I, Attorney *Kayes*, do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Attorney for Plaintiff

*[Handwritten Signature]*

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

**BEGINNING** at a rebar set on the southerly right-of-way line of Bond Lane, leading to Township Route No. 488, said rebar being at the northwest corner of Lot No. 8 of "Audubon Acres";

THENCE along the westerly line of the Lot No. 8 South 14 degrees 09 minutes 14 seconds East 259.03 feet to a rebar set at the northeast corner of Lot No. 28;

THENCE along the northerly line of Lot No. 28 North 88 degrees 00 minutes 00 seconds West 208.75 feet to a rebar set on the easterly right-of-way line of Kara Lane;

THENCE along said right-of-way line North 18 degrees 40 minutes 00 seconds West 62.15 feet to a Point of Curve;

THENCE along same on a curve to the right having Delta Angle of 35 degrees 40 minutes 00 seconds, a Radius of 125.00 feet and a Tangent of 40.21 feet for an Arc Length of 77.81 feet to a Point of Tangent;

THENCE along same North 17 degrees 00 minutes 00 seconds East 94.51 feet to a Point of Curve;

THENCE along same on a curve to the right having a Delta Angle of 90 degrees 05 minutes 04 seconds, a Radius of 25.00 feet and a Tangent of 25.04 feet for an Arc Length of 39.31 feet to a Point of Reverse Curve at the southeast intersection of the right-of-way lines of Kara Lane and Bond Lane;

THENCE along said right-of-way line on a curve to the left having a Delta Angle of 35 degrees 44 minutes 42 seconds, a Radius of 175.00 feet and a Tangent of 56.43 feet for an Arc Length of 109.18 feet to the place of **BEGINNING**.

CONTAINING 45,860.11 square feet (1.05 acres) of land in all.

BEING Lot No. 9 of the "Audubon Acres" Development as shown on said Plan prepared by T. Bryce James & Associates dated February 17, 2002, last revised July 29, 2003 as recorded November 25, 2003 at Map Book 8, Page 484K, (sheet 10).

**UNDER AND SUBJECT TO AND TOGETHER WITH** all matters as set forth on draft of survey for Audubon Acres Subdivision prepared by T. Bryce James & Associates dated 2/17/02 and recorded 11/25/03 in Columbia County Map Book 8 Page 484 A-O, and the Covenants and Deed Restrictions recorded at Columbia County Instrument No. 200315288.

**IN ACCORDANCE WITH** the Subdivision Plans for Audubon Acres Residential Development recorded at Columbia County Map Book 8 Page 484, and the Covenants and Deed Restrictions recorded at Columbia County Instrument No. 200315288, Grantees and their successors and assigns in title, shall be responsible to maintain all stormwater drainage facilities not located within the street rights-of-way and not underground, and which are located within the boundaries of the premises conveyed to Grantees herein, including easements, swales and detention basins and the same shall be mowed, repaired and otherwise maintained by Grantees, their successors and assigns in title. No trees or shrubs are permitted in the swales and detention basins. This Covenant shall be deemed to run with the land.

**RESERVING UNTO** the Grantor, his successors and assigns, the right to grant Utility Easements (sewer, water, electric, cable, telephone, etc.) to utility companies, contractors and other individuals designated by Grantor, his successors and assigns, over, upon, under and within the areas designated as streets, setback areas and utility rights-of-way, together with the right to maintain or install utility lines, fixtures and any other improvements relating to utility service over, upon, under and within the areas designated as streets, setback areas and utility rights-of-way. Grantor, his successors and assigns, reserves the right to dedicate such rights-of-way to public and utility use.

BEING KNOWN AS: 22 Bond Lane  
Bloomsburg, PA 17815

PROPERTY ID NO.: 31-03J-022

TITLE TO SAID PREMISES IS VESTED IN DANIEL H. PHILLIPPY, JR. BY DEED FROM RANDALL W. BOND, SINGLE DATED 4/5/06 RECORDED 4/10/06 INSTRUMENT NO.: 200603556.

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

**BEGINNING** at a rebar set on the southerly right-of-way line of Bond Lane, leading to Township Route No. 488, said rebar being at the northwest corner of Lot No. 8 of "Audubon Acres";

**THENCE** along the westerly line of the Lot No. 8 South 14 degrees 09 minutes 14 seconds East 259.03 feet to a rebar set at the northeast corner of Lot No. 28;

**THENCE** along the northerly line of Lot No. 28 North 88 degrees 00 minutes 00 seconds West 208.75 feet to a rebar set on the easterly right-of-way line of Kara Lane;

**THENCE** along said right-of-way line North 18 degrees 40 minutes 00 seconds West 62.15 feet to a Point of Curve;

**THENCE** along same on a curve to the right having Delta Angle of 35 degrees 40 minutes 00 seconds, a Radius of 125.00 feet and a Tangent of 40.21 feet for an Arc Length of 77.81 feet to a Point of Tangent;

**THENCE** along same North 17 degrees 00 minutes 00 seconds East 94.51 feet to a Point of Curve;

**THENCE** along same on a curve to the right having a Delta Angle of 90 degrees 65 minutes 04 seconds, a Radius of 25.00 feet and a Tangent of 25.04 feet for an Arc Length of 39.31 feet to a Point of Reverse Curve at the southeast intersection of the right-of-way lines of Kara Lane and Bond Lane;

**THENCE** along said right-of-way line on a curve to the left having a Delta Angle of 35 degrees 44 minutes 42 seconds, a Radius of 175.00 feet and a Tangent of 56.43 feet for an Arc Length of 109.18 feet to the place of **BEGINNING**.

**CONTAINING** 45,860.11 square feet (1.05 acres) of land in all.

**BEING** Lot No. 9 of the "Audubon Acres" Development as shown on said Plan prepared by T. Bryce James & Associates dated February 17, 2002, last revised July 29, 2003 as recorded November 25, 2003 at Map Book 8, Page 484K, (sheet 10).

**UNDER AND SUBJECT TO AND TOGETHER WITH** all matters as set forth on draft of survey for Audubon Acres Subdivision prepared by T. Bryce James & Associates dated 2/17/02 and recorded 11/25/03 in Columbia County Map Book 8 Page 484 A-O, and the Covenants and Deed Restrictions recorded at Columbia County Instrument No. 200315288.

**IN ACCORDANCE WITH** the Subdivision Plans for Audubon Acres Residential Development recorded at Columbia County Map Book 8 Page 484, and the Covenants and Deed Restrictions recorded at Columbia County Instrument No. 200315288, Grantees and their successors and assigns in title, shall be responsible to maintain all stormwater drainage facilities not located within the street rights-of-way and not underground, and which are located within the boundaries of the premises conveyed to Grantees herein, including easements, swales and detention basins and the same shall be mowed, repaired and otherwise maintained by Grantees, their successors and assigns in title. No trees or shrubs are permitted in the swales and detention basins. This Covenant shall be deemed to run with the land.

**RESERVING UNTO** the Grantor, his successors and assigns, the right to grant Utility Easements (sewer, water, electric, cable, telephone, etc.) to utility companies, contractors and other individuals designated by Grantor, his successors and assigns, over, upon, under and within the areas designated as streets, setback areas and utility rights-of-way, together with the right to maintain or install utility lines, fixtures and any other improvements relating to utility service over, upon, under and within the areas designated as streets, setback areas and utility rights-of-way. Grantor, his successors and assigns, reserves the right to dedicate such rights-of-way to public and utility use.

**BEING KNOWN AS:** 22 Bond Lane  
Bloomsburg, PA 17815

**PROPERTY ID NO.:** 31-03J-022

**TITLE TO SAID PREMISES IS VESTED IN DANIEL H. PHILLIPPY, JR. BY DEED FROM RANDALL W. BOND, SINGLE DATED 4/5/06 RECORDED 4/10/06 INSTRUMENT NO.: 200603556.**

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

**BEGINNING** at a rebar set on the southerly right-of-way line of Bond Lane, leading to Township Route No. 488, said rebar being at the northwest corner of Lot No. 8 of "Audubon Acres";

**THENCE** along the westerly line of the Lot No. 8 South 14 degrees 09 minutes 14 seconds East 259.03 feet to a rebar set at the northeast corner of Lot No. 28;

**THENCE** along the northerly line of Lot No. 28 North 88 degrees 00 minutes 00 seconds West 208.75 feet to a rebar set on the easterly right-of-way line of Kara Lane;

**THENCE** along said right-of-way line North 18 degrees 40 minutes 00 seconds West 62.15 feet to a Point of Curve;

**THENCE** along same on a curve to the right having Delta Angle of 35 degrees 40 minutes 00 seconds, a Radius of 125.00 feet and a Tangent of 40.21 feet for an Arc Length of 77.81 feet to a Point of Tangent;

**THENCE** along same North 17 degrees 00 minutes 00 seconds East 94.51 feet to a Point of Curve;

**THENCE** along same on a curve to the right having a Delta Angle of 90 degrees 05 minutes 04 seconds, a Radius of 25.00 feet and a Tangent of 25.04 feet for an Arc Length of 39.31 feet to a Point of Reverse Curve at the southeast intersection of the right-of-way lines of Kara Lane and Bond Lane;

**THENCE** along said right-of-way line on a curve to the left having a Delta Angle of 35 degrees 44 minutes 42 seconds, a Radius of 175.00 feet and a Tangent of 56.43 feet for an Arc Length of 109.18 feet to the place of **BEGINNING**.

**CONTAINING** 45,860.11 square feet (1.05 acres) of land in all.

**BEING** Lot No. 9 of the "Audubon Acres" Development as shown on said Plan prepared by T. Bryce James & Associates dated February 17, 2002, last revised July 29, 2003 as recorded November 25, 2003 at Map Book 8, Page 484K, (sheet 10).

**UNDER AND SUBJECT TO AND TOGETHER WITH** all matters as set forth on draft of survey for Audubon Acres Subdivision prepared by T. Bryce James & Associates dated 2/17/02 and recorded 11/25/03 in Columbia County Map Book 8 Page 484 A-O, and the Covenants and Deed Restrictions recorded at Columbia County Instrument No. 200315288.

**IN ACCORDANCE WITH** the Subdivision Plans for Audubon Acres Residential Development recorded at Columbia County Map Book 8 Page 484, and the Covenants and Deed Restrictions recorded at Columbia County Instrument No. 200315288, Grantees and their successors and assigns in title, shall be responsible to maintain all stormwater drainage facilities not located within the street rights-of-way and not underground, and which are located within the boundaries of the premises conveyed to Grantees herein, including easements, swales and detention basins and the same shall be mowed, repaired and otherwise maintained by Grantees, their successors and assigns in title. No trees or shrubs are permitted in the swales and detention basins. This Covenant shall be deemed to run with the land.

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**BEING KNOWN AS:** 22 Bond Lane  
Elloomsburg, PA 17815

**PROPERTY ID NO.:** 31-03J-022

**TITLE TO SAID PREMISES IS VESTED IN DANIEL H. PHILLIPPY, JR. BY DEED FROM RANDALL W. BOND, SINGLE DATED 4/5/06 RECORDED 4/10/06 INSTRUMENT NO.: 200603556.**

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

**BEGINNING** at a rebar set on the southerly right-of-way line of Bond Lane, leading to Township Route No. 488, said rebar being at the northwest corner of Lot No. 8 of "Audubon Acres";

**THENCE** along the westerly line of the Lot No. 8 South 14 degrees 09 minutes 14 seconds East 259.03 feet to a rebar set at the northeast corner of Lot No. 28;

**THENCE** along the northerly line of Lot No. 28 North 88 degrees 00 minutes 00 seconds West 208.75 feet to a rebar set on the easterly right-of-way line of Kara Lane;

**THENCE** along said right-of-way line North 18 degrees 40 minutes 00 seconds West 62.15 feet to a Point of Curve;

**THENCE** along same on a curve to the right having Delta Angle of 35 degrees 40 minutes 00 seconds, a Radius of 125.00 feet and a Tangent of 40.21 feet for an Arc Length of 77.81 feet to a Point of Tangent;

**THENCE** along same North 17 degrees 00 minutes 00 seconds East 94.51 feet to a Point of Curve;

**THENCE** along same on a curve to the right having a Delta Angle of 90 degrees 05 minutes 04 seconds, a Radius of 25.00 feet and a Tangent of 25.04 feet for an Arc Length of 39.31 feet to a Point of Reverse Curve at the southeast intersection of the right-of-way lines of Kara Lane and Bond Lane;

**THENCE** along said right-of-way line on a curve to the left having a Delta Angle of 35 degrees 44 minutes 42 seconds, a Radius of 175.00 feet and a Tangent of 56.43 feet for an Arc Length of 109.18 feet to the place of **BEGINNING**.

**CONTAINING** 45,860.11 square feet (1.05 acres) of land in all.

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**UNDER AND SUBJECT TO AND TOGETHER WITH** all matters as set forth on draft of survey for Audubon Acres Subdivision prepared by T. Bryce James & Associates dated 2/17/02 and recorded 11/25/03 in Columbia County Map Book 8 Page 484 A-O, and the Covenants and Deed Restrictions recorded at Columbia County Instrument No. 200315288.

**IN ACCORDANCE WITH** the Subdivision Plans for Audubon Acres Residential Development recorded at Columbia County Map Book 8 Page 484, and the Covenants and Deed Restrictions recorded at Columbia County Instrument No. 200315288, Grantees and their successors and assigns in title, shall be responsible to maintain all stormwater drainage facilities not located within the street rights-of-way and not underground, and which are located within the boundaries of the premises conveyed to Grantees herein, including easements, swales and detention basins and the same shall be mowed, repaired and otherwise maintained by Grantees, their successors and assigns in title. No trees or shrubs are permitted in the swales and detention basins. This Covenant shall be deemed to run with the land.

**RESERVING UNTO** the Grantor, his successors and assigns, the right to grant Utility Easements (sewer, water, electric, cable, telephone, etc.) to utility companies, contractors and other individuals designated by Grantor, his successors and assigns, over, upon, under and within the areas designated as streets, setback areas and utility rights-of-way, together with the right to maintain or install utility lines, fixtures and any other improvements relating to utility service over, upon, under and within the areas designated as streets, setback areas and utility rights-of-way. Grantor, his successors and assigns, reserves the right to dedicate such rights-of-way to public and utility use.

**BEING KNOWN AS:** 22 Bond Lane  
Bloomsburg, PA 17615

**PROPERTY ID NO.:** 31-03J-032

**TITLE TO SAID PREMISES IS VESTED IN DANIEL H. PHILLIPPY, JR. BY DEED FROM RANDALL W. BOND, SINGLY DATED 4/5/06 RECORDED 4/10/06 INSTRUMENT NO. : 200603556.**

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

**BEGINNING** at a rebar set on the southerly right-of-way line of Bond Lane, leading to Township Route No. 488, said rebar being at the northwest corner of Lot No. 8 of "Audubon Acres";

**THENCE** along the westerly line of the Lot No. 8 South 14 degrees 09 minutes 14 seconds East 259.03 feet to a rebar set at the northeast corner of Lot No. 28;

**THENCE** along the northerly line of Lot No. 28 North 88 degrees 00 minutes 00 seconds West 208.75 feet to a rebar set on the easterly right-of-way line of Kara Lane;

**THENCE** along said right-of-way line North 18 degrees 40 minutes 00 seconds West 62.15 feet to a Point of Curve;

**THENCE** along same on a curve to the right having Delta Angle of 35 degrees 40 minutes 00 seconds, a Radius of 125.00 feet and a Tangent of 40.21 feet for an Arc Length of 77.81 feet to a Point of Tangent;

**THENCE** along same North 17 degrees 00 minutes 00 seconds East 94.51 feet to a Point of Curve;

**THENCE** along same on a curve to the right having a Delta Angle of 90 degrees 05 minutes 04 seconds, a Radius of 25.00 feet and a Tangent of 25.04 feet for an Arc Length of 39.31 feet to a Point of Reverse Curve at the southeast intersection of the right-of-way lines of Kara Lane and Bond Lane;

**THENCE** along said right-of-way line on a curve to the left having a Delta Angle of 35 degrees 44 minutes 42 seconds, a Radius of 175.00 feet and a Tangent of 56.43 feet for an Arc Length of 109.18 feet to the place of **BEGINNING**.

**CONTAINING** 45,860.11 square feet (1.05 acres) of land in all.

**BEING** Lot No. 9 of the "Audubon Acres" Development as shown on said Plan prepared by T. Bryce James & Associates dated February 17, 2002, last revised July 29, 2003 as recorded November 25, 2003 at Map Book 8, Page 484K, (sheet 10).

**UNDER AND SUBJECT TO AND TOGETHER WITH** all matters as set forth on draft of survey for Audubon Acres Subdivision prepared by T. Bryce James & Associates dated 2/17/02 and recorded 11/25/03 in Columbia County Map Book 8 Page 484 A-O, and the Covenants and Deed Restrictions recorded at Columbia County Instrument No. 200315288.

**IN ACCORDANCE WITH** the Subdivision Plans for Audubon Acres Residential Development recorded at Columbia County Map Book 8 Page 484, and the Covenants and Deed Restrictions recorded at Columbia County Instrument No. 200315288, Grantees and their successors and assigns in title, shall be responsible to maintain all stormwater drainage facilities not located within the street rights-of-way and not underground, and which are located within the boundaries of the premises conveyed to Grantees herein, including easements, swales and detention basins and the same shall be mowed, repaired and otherwise maintained by Grantees, their successors and assigns in title. No trees or shrubs are permitted in the swales and detention basins. This Covenant shall be deemed to run with the land.

**RESERVING UNTO** the Grantor, his successors and assigns, the right to grant Utility Easements (sewer, water, electric, cable, telephone, etc.) to utility companies, contractors and other individuals designated by Grantor, his successors and assigns, over, upon, under and within the areas designated as streets, setback areas and utility rights-of-way, together with the right to maintain or install utility lines, fixtures and any other improvements relating to utility service over, upon, under and within the areas designated as streets, setback areas and utility rights-of-way. Grantor, his successors and assigns, reserves the right to dedicate such rights-of-way to public and utility use.

**BEING KNOWN AS:** 22 Bond Lane  
Bloomsburg, PA 17018

**PROPERTY ID NO.:** 31-035-022

**TITLE TO SAID PREMISES IS VESTED IN DANIEL H. PHILLIPPY, JR. BY DEED FROM RANDALL W. BOND, SINGLE DATED 4/5/06 RECORDED 4/10/06 INSTRUMENT NO.:** 200603556.



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

**BEGINNING** at a rebar set on the southerly right-of-way line of Bond Lane, leading to Township Route No. 488, said rebar being at the northwest corner of Lot No. 8 of "Audubon Acres";

**THENCE** along the westerly line of the Lot No. 8 South 14 degrees 09 minutes 14 seconds East 259.03 feet to a rebar set at the northeast corner of Lot No. 28;

**THENCE** along the northerly line of Lot No. 28 North 88 degrees 00 minutes 00 seconds West 208.75 feet to a rebar set on the easterly right-of-way line of Kara Lane;

**THENCE** along said right-of-way line North 18 degrees 40 minutes 00 seconds West 62.15 feet to a Point of Curve;

**THENCE** along same on a curve to the right having Delta Angle of 35 degrees 40 minutes 00 seconds, a Radius of 125.00 feet and a Tangent of 40.21 feet for an Arc Length of 77.81 feet to a Point of Tangent;

**THENCE** along same North 17 degrees 00 minutes 00 seconds East 94.51 feet to a Point of Curve;

**THENCE** along same on a curve to the right having a Delta Angle of 90 degrees 05 minutes 04 seconds, a Radius of 25.00 feet and a Tangent of 25.04 feet for an Arc Length of 39.31 feet to a Point of Reverse Curve at the southeast intersection of the right-of-way lines of Kara Lane and Bond Lane;

**THENCE** along said right-of-way line on a curve to the left having a Delta Angle of 35 degrees 44 minutes 42 seconds, a Radius of 175.00 feet and a Tangent of 56.43 feet for an Arc Length of 109.18 feet to the place of **BEGINNING**.

**CONTAINING** 45,860.11 square feet (1.05 acres) of land in all.

**BEING** Lot No. 9 of the "Audubon Acres" Development as shown on said Plan prepared by T. Bryce James & Associates dated February 17, 2002, last revised July 29, 2003 as recorded November 25, 2003 at Map Book 8, Page 484K, (sheet 10).

**UNDER AND SUBJECT TO AND TOGETHER WITH** all matters as set forth on draft of survey for Audubon Acres Subdivision prepared by T. Bryce James & Associates dated 2/17/02 and recorded 11/25/03 in Columbia County Map Book 8 Page 484 A-O, and the Covenants and Deed Restrictions recorded at Columbia County Instrument No. 200315288.

**IN ACCORDANCE WITH** the Subdivision Plans for Audubon Acres Residential Development recorded at Columbia County Map Book 8 Page 484, and the Covenants and Deed Restrictions recorded at Columbia County Instrument No. 200315288, Grantees and their successors and assigns in title, shall be responsible to maintain all stormwater drainage facilities not located within the street rights-of-way and not underground, and which are located within the boundaries of the premises conveyed to Grantees herein, including easements, swales and detention basins and the same shall be mowed, repaired and otherwise maintained by Grantees, their successors and assigns in title. No trees or shrubs are permitted in the swales and detention basins. This Covenant shall be deemed to run with the land.

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**BEING KNOWN AS:** 22 Bond Lane  
Bloomsburg, PA 17815

**PROPERTY ID NO.:** 31 03J-022

**TITLE TO SAID PREMISES IS VESTED IN DANIEL H. PHILLIPPY, JR. BY DEED FROM RANDALL W. BOND, SINGLE DATED 4/5/06 RECORDED 4/10/06 INSTRUMENT NO.: 200603556.**

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

**BEGINNING** at a rebar set on the southerly right-of-way line of Bond Lane, leading to Township Route No. 488, said rebar being at the northwest corner of Lot No. 8 of "Audubon Acres";

**THENCE** along the westerly line of the Lot No. 8 South 14 degrees 09 minutes 14 seconds East 259.03 feet to a rebar set at the northeast corner of Lot No. 28;

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**THENCE** along same North 17 degrees 00 minutes 00 seconds East 94.51 feet to a Point of Curve;

**THENCE** along same on a curve to the right having a Delta Angle of 90 degrees 05 minutes 04 seconds, a Radius of 25.00 feet and a Tangent of 25.04 feet for an Arc Length of 39.31 feet to a Point of Reverse Curve at the southeast intersection of the right-of-way lines of Kara Lane and Bond Lane;

**THENCE** along said right-of-way line on a curve to the left having a Delta Angle of 35 degrees 44 minutes 42 seconds, a Radius of 175.00 feet and a Tangent of 56.43 feet for an Arc Length of 109.18 feet to the place of **BEGINNING**.

**CONTAINING** 45,860.11 square feet (1.05 acres) of land in all.

**BEING** Lot No. 9 of the "Audubon Acres" Development as shown on said Plan prepared by T. Bryce James & Associates dated February 17, 2002, last revised July 29, 2003 as recorded November 25, 2003 at Map Book 8, Page 484K, (sheet 10).

**UNDER AND SUBJECT TO AND TOGETHER WITH** all matters as set forth on draft of survey for Audubon Acres Subdivision prepared by T. Bryce James & Associates dated 2/17/02 and recorded 11/25/03 in Columbia County Map Book 8 Page 484 A-O, and the Covenants and Deed Restrictions recorded at Columbia County Instrument No. 200315288

**IN ACCORDANCE WITH** the Subdivision Plans for Audubon Acres Residential Development recorded at Columbia County Map Book 8 Page 484, and the Covenants and Deed Restrictions recorded at Columbia County Instrument No. 200315288, Grantees and their successors and assigns in title, shall be responsible to maintain all stormwater drainage facilities not located within the street rights-of-way and not underground, and which are located within the boundaries of the premises conveyed to Grantees herein, including easements, swales and detention basins and the same shall be mowed, repaired and otherwise maintained by Grantees, their successors and assigns in title. No trees or shrubs are permitted in the swales and detention basins. This Covenant shall be deemed to run with the land.

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**BEING KNOWN AS:** 22 Bond Lane  
Bloomsburg, PA 17815

**PROPERTY ID NO.:** 31-035-022

**TITLE TO SAID PREMISES IS VESTED IN SAMUEL H. PHILLIPPY, JR. BY DEED FROM RANDALL W. BOND, SINGLE DATED 1/5/06 RECORDED 4/10/06 INSTRUMENT NO. : 200603556.**

**UDREN LAW OFFICES, P.C.**  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856 . 669 . 5400

FAX: 856 . 669 . 5399

pleadings@udren.com

PENNSYLVANIA OFFICE  
215-568-9500

MARK J. UDREN\*  
STUART WINNEG\*\*  
GAYL SPIVAK\*\*\*  
HEIDI R. SPIVAK\*\*\*  
MARISA JOY COHEN\*\*\*  
LORRAINE DOYLE\*\*  
ALAN M. MINATO\*\*\*  
\*ADMITTED NJ, PA, FL  
\*\*ADMITTED PA  
\*\*\*ADMITTED NJ, PA  
TINA MARIE RICH  
OFFICE ADMINISTRATOR

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

PLEASE RESPOND TO NEW JERSEY OFFICE

January 22, 2010

Office of the Sheriff  
Columbia County Courthouse  
Courthouse  
PO Box 380  
Bloomsburg, PA 17815

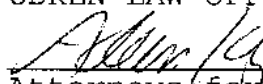
Re: FNB Bank, N.A.  
vs.  
Daniel H. Phillippy, Jr.  
Columbia County C.C.P. No. 2009-CV-2243

Dear Sir:

Please serve the Defendant(s), Daniel H. Phillippy, Jr. at 333  
Blacksmith Road, Douglasville, PA 19518.

Please then, **POST** the property with the Handbill at 22 Bond Lane,  
Bloomsburg, PA 17815.

UDREN LAW OFFICES, P.C.

  
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE  
ADAM KAYES, ESQUIRE  
LOUIS SIMONI, ESQUIRE

144193

UDREN LAW OFFICES, PC  
PA ESCROW ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



NUMBER  
144193

AMOUNT  
\*\*\*\*\*1,500.00

DATE  
January 21, 2010

One Thousand Five Hundred and 00/100\*\*\*\*\*

PAY  
TO THE  
ORDER  
OF

Columbia County Sheriff

VOID AFTER 90 DAYS

⑆144193⑆ ⑆036001808⑆ 36 589745 3⑆