

GUY W. SCHLESINGER
ATTORNEY AT LAW
545 North Second Street
Shamokin, PA 17872
(570) 648-6861

GUY W. SCHLESINGER

FAX NO. (570) 648-4170

TO: CHIEF DEPUTY CHAMBERLAIN
FROM: GUY W. SCHLESINGER, ESQ.
IN RE: ROSENBAUM RESIDENCE FORECLOSURE
DATE: JUNE 11, 2002

Dear Tim:

Thank you for providing me with the recorded deed in the foreclosure with regard to the judicial sale conducted on May 8, 2002.

The only item remaining in my file is to confirm that somewhere in your Return you have indicated that the sale originally scheduled for March 6, 2002 was continued to May 8, 2002 at 11:30 a.m. at your office. What the record needs to show is that on March 6, 2002, the new date, time and place of the continued sale was announced. That is necessary in order to answer any question anyone may have regarding whether additional advertising was required. If you could please confirm for me that information appears on your Return somewhere, it would be greatly appreciated.

Again thank you for all your courtesies in this matter.

SHERIFF'S SALE

WEDNESDAY MARCH 6, 2002 AT 11:30 AM
BY ANOUNCEMENT ON MARCH 6, 2002 SALE CONTINUED TO MAY 8, 2002 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 145 OF 2001 ED AND CIVIL WRIT NO. 710 OF 2001 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' 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 parcel or lot of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Legislative Route 19002 in line of other lands of William C. and Mabel E. Longenberger, and running thence by same North 16 degrees 22 minutes West 216.5 feet to an iron rod; thence by same North 72 degrees 55 minutes East 230 feet to an iron rod; thence by same South 16 degrees 22 minutes East 216.2 feet to a point in the center line of the aforesaid Legislative Route 19002; thence by center line South 72 degrees 50 minutes West 230 feet to the point and place of beginning. CONTAINING 1.05 acres as surveyed by James D. Creasy, R.S., on June 17, 1977.

BEING THE SAME premises which William C. Longenberger and Mabel E. Longenberger, husband and wife, by deed dated July 7, 1977 and recorded September 13, 1977 at Columbia County Record Book 283, Page 497, granted and conveyed unto Bruce W. Rosenbaum and Maretta A. Rosenbaum, husband and wife. **BEARING** Columbia County Tax Map No.20-02-02-01

Being sold as the property of BRUCE W. ROSENBAUM and MARETTA A. ROSENBAUM under judgement entered to No. 2001-CV-710 in the Columbia County Court of Common Pleas.

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 is 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, 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.

Plaintiff's Attorney
Guy W. Schlesinger
545 North Second St.
Shamokin, PA 17872

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
www.sheriffofcolumbiacounty.com

Date: 6/6/2002

Columbia County Court of Common Pleas

NO. 0004660

Time: 09:21 AM

Receipt

Page 1 of 1

Received of: Col Co Sheriff \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
Total:	10.00

Check: 0330

Payment Method: Check

Amount Tendered: 10.00

Tami Kline, Prothonotary

By: _____
Deputy Clerk

Clerk: TKLINE

GUY W. SCHLESINGER
ATTORNEY AT LAW
545 North Second Street
Shamokin, PA 17872
(570) 648-6861

GUY W. SCHLESINGER

FAX NO. (570) 648-4170

TO: CHIEF DEPUTY CHAMBERLAIN
FROM: GUY W. SCHLESINGER, ESQ.
IN RE: ROSENBAUM RESIDENCE
DATE: June 5, 2002

Dear Tim:

Please be advised I reviewed the proposed deed and it is fine. You can have it executed and put it on record at any time. Please let me know when you do and have the original returned to me after recording.

One item which is very important to me is to have somewhere in your record and your Return the fact that the sale was originally scheduled for March 6, 2002. At that date and time, it was announced that the sale would be continued to May 8, 2002 at 11:30 a.m. at your office. I need this so I have no problem later on when someone attempts to buy the property from my client. If you would please provide a copy of your Return containing this language for me to review it would be greatly appreciated.

Thank you again for all your help.

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

**Columbia County
Sheriff's Office**

Fax

To: GUY SCHLESINGER

From: Chief Deputy Chamberlain

Fax: (570) 648-4170

Date: May 28, 2002

Phone:

Pages:

Re: deed

CC:

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

•Comments: Let me know if this is ok and I will record the deed.

Know all Men by these Presents,

That I, Harry A. Roadarmel, Jr., Sheriff of the County of Columbia in the State of Pennsylvania, for and in consideration of the sum of \$6,858.91 (Sixty Eight Hundred Fifty Eight and 91/100-----) dollars to me in hand paid, do hereby grant and convey to The Union National Bank of Mount Carmel, Third and Oak Streets, Mount Carmel, Pennsylvania, 17851.

ALL THAT CERTAIN parcel or lot of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Legislative Route 19002 in line of other lands of William C. and Mabel E. Longenberger, and running thence by same North 16 degrees 22 minutes West 216.5 feet to an iron rod; thence by same North 72 degrees 55 minutes East 230 feet to an iron rod; thence by same South 16 degrees 22 minutes East 216.2 feet to a point in the center line of the aforesaid Legislative Route 19002; thence by center line South 72 degrees 50 minutes West 230 feet to the point and place of beginning. CONTAINING 1.05 acres as surveyed by James D. Creasy, R.S., on June 17, 1977.

BEING THE SAME premises which William C. Longenberger and Mabel E. Longenberger, husband and wife, by deed dated July 7, 1977 and recorded September 13, 1977 at Columbia County Record Book 283, Page 497, granted and conveyed unto Bruce W. Rosenbaum and Maretta A. Rosenbaum, husband and wife.

BEARING Columbia County Tax Map No.20-02-02-01

Being sold as the property of BRUCE W. ROSENBAUM and MARETTA A.

ROSENBAUM under judgement entered to No. 2001-CV-710 in the Columbia County Court of Common Pleas.

I DO HEREBY CERTIFY that the precise address of the within GRANTEE is Third and Oak Streets, Mount Carmel, Pennsylvania, 17851.

Harry A Roadarmel, Jr.
Sheriff of Columbia County

the same having been sold by me to the said grantee on the
8th day of May Anno Domini ~~one thousand nine hundred and~~
~~two thousand one~~ Two Thousand Two , after due advertisement
according to law, under and by virtue of a writ of Execution 145 of 2001
issued on the 27th day of
December Anno Domini ~~one thousand nine hundred and~~ Two Thousand One
out of the Court of Common Pleas of the County of Columbia and State of Pennsylvania as
of Term, ~~one thousand nine hundred and~~ Two Thousand One
Number 710 , at the suit of The Union National Bank of Mount Carmel

against Bruce W. and Maretta Rosenbaum

GUY W. SCHLESINGER

ATTORNEY AT LAW

545 North Second Street
Shamokin, PA 17872
(570) 648-6861

GUY W. SCHLESINGER

FAX NO. (570) 648-4170

May 9, 2002

Columbia County Sheriff
Courthouse
Bloomsburg, PA 17815

ATTN: Deputy Sheriff Chamberlain

PLAINTIFF: THE UNION NATIONAL BANK OF MOUNT CARMEL
DEFENDANTS: BRUCE W. ROSENBAUM, et ux
NO: 2001-CV-710 and WRIT # 145 OF 2001 ED
JURIS: COLUMBIA COUNTY

Dear Deputy Sheriff Chamberlain:

At the judicial sale conducted in the above matter on May 8, 2002, my client was the successful bidder. The deed should be transferred to "THE UNION NATIONAL BANK OF MOUNT CARMEL, a national bank with its principal office located at Third and Oak Streets, Mount Carmel, Pennsylvania."

The successful bid was \$6,724.42 in accordance with your cost sheet. The only charge was we did not bid the \$948.47 for Pennsylvania income tax because there is no lien for this debt and I contend the debt enjoys no priority. Should you disagree, please advise so we can discuss it. Adding poundage at the rate of two (2%) percent or \$134.49 results in a total owed of \$6,858.91. Deducting the deposit of \$1,200.00 results in my client owing the sum of \$5,658.91. I have ordered the check and will provide it to you. If there is any problem with my calculations, please call.

One item which needs to be on your Return relates to the continuance of the sale from its original date of March 6, 2002. Please place on the Return the fact an announcement was made on March 6, 2002 at 11:30 a.m. The sale was continued to May 8, 2002 at 11:30 a.m. at the Sheriff's Office. This is in accordance with Pa.R.Civil P. 3129.3.


Columbia County Sheriff

May 9, 2002

Page -2-

Before you file your Return and record the proposed Deed, would you provide me copies to review. I have enclosed a self-addressed, stamped envelope for your use.

Yours very truly,



Guy W. Schlesinger

GWS:amh

Enclosure

#8839

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 784-0257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

Union Nat'l Bank - Mt. Union vs Bruce W - MARETTA R. Rosenbaum

NO. 145-01 E.D. NO. 710-2001 J.D.

DATE OF SALE: 5-8-02 11:30

BID PRICE (INCLUDES COSTS) \$ 6724.42

POUNDAGE--2% OF BID PRICE \$ 134.49

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$6858.91

PURCHASER(S): The Union National Bank of Mount Union

ADDRESS: _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 6858.91

LESS DEPOSIT \$ 1200.00

DOWN PAYMENT \$ -

TOTAL DUE IN EIGHT DAYS \$ 5658.91

GUY W. SCHLESINGER

ATTORNEY AT LAW

545 North Second Street
Shamokin, PA 17872
(570) 648-6861

GUY W. SCHLESINGER

FAX NO. (570) 648-4170

May 13, 2002

Columbia County Sheriff
Courthouse
Bloomsburg, PA 17815

ATTN: DEPUTY SHERIFF CHAMBERLAIN

PLAINTIFF: THE UNION NATIONAL BANK OF MOUNT CARMEL
DEFENDANTS: BRUCE W. ROSENBAUM ET AL
NO: 2001-CV-770
NO: 2002-ED-19
JURIS: COLUMBIA COUNTY

Dear Deputy Sheriff Chamberlain:

Enclosed herein you will find UNB Check Number 29829 payable to your office in the amount of \$5,658.91. This should be the remainder owed by my client for the Judicial Sale conducted on May 8, 2002 in the above-captioned matter. If your records indicate any different amount, please give me a call.

As requested in my letter of May 9, 2002, would you please be so kind as to provide me with copies of the Return and the proposed Deed before filing and recording.

Thank you for your kind co-operation.

Yours very truly,



Guy W. Schlesinger

GWS:amh
Enclosure
#8839

THE UNION NATIONAL BANK

LOAN DEPARTMENT

THIRD AND OAK STS., P.O. BOX 367
MOUNT CARMEL, PA 17851-0367

29829

60-309/313

RE: UNB/Rosenbaum Foreclosure

DATE May 10, 2002

PAY TO THE ORDER OF Columbia County Sheriff

\$ 5,658.91

Five thousand six hundred fifty-eight and 91/100

DOLLARS

THIS DOCUMENT HAS A MICRO-PRINT SIGNATURE LINE, AUTHENTIC WATERMARK, AND CHLOROSTAIN PAPER. ABSENCE OF THESE FEATURES WILL INDICATE A COPY

THE UNION NATIONAL BANK

OF MOUNT CARMEL

MOUNT CARMEL, PA.

Debra J. Shum
Wm. J. Bergfeld

⑈029829⑈ ⑆031303093⑆ 0107049101⑈

© DELUXE BLUESTONE



24 HOUR PERIOD
(574) 744-6100

We Need BANK Address For CRED
Also check for \$5658.91

THE INFORMATION CONTAINED IN THE COMMUNICATION IS SUBJECT TO BE CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR FIRM TO WHICH IT IS DIRECTED (NAMED ABOVE). IF THE READER OF THIS COMMUNICATION IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION OR DISCLOSURE OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS FACSIMILE COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US VIA THE UNITED STATES POSTAL SERVICE. THANK YOU.

SHERIFF'S SALE COST SHEET

The Union, N.H. BK of Accounts VS. Bruce & Annette Kosman
 NO. 145 01 ED NO. 710-01 JD DATE/TIME OF SALE 5-8-02 1130

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 165.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 42.50
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ 12.50
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 4.50
NOTARY	\$ 20.00
TOTAL ***** \$ 417.00	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 560.60
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ 785.60	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ 28.50
TOTAL ***** \$ 38.50	

REAL ESTATE TAXES: PA P.C.S. tax	948.47
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 99-00 2001	\$ 5363.32
TOTAL ***** \$ 6311.79	

MUNICIPAL FEES DUE:		
SEWER	20	\$
WATER	20	\$
TOTAL ***** \$ - 0 -		

SURCHARGE FEE (DSTE)	\$ 120.00
MISC.	\$
TOTAL ***** \$ - 0 -	

TOTAL COSTS (OPENING BID) \$ 7672.89
 - 998.47
 \$ 6674.42

GUY W. SCHLESINGER

ATTORNEY AT LAW

545 North Second Street

Shamokin, PA 17872

(570) 648-6861

GUY W. SCHLESINGER

FAX NO. (570) 648-4170

March 27, 2002

Columbia County Sheriff
Courthouse
Bloomsburg, PA 17815
ATTN: Deputy Sheriff Chamberlain

PLAINTIFF: THE UNION NATIONAL BANK OF MOUNT CARMEL
DEFENDANTS: BRUCE W. ROSENBAUM, et ux
NO: 2001-CV-710 and WRIT # 145 OF 2001 ED
JURIS: COLUMBIA COUNTY

Dear Deputy Sheriff Chamberlain:

After continuing the judicial sale scheduled for March 6, 2002, I filed with the Court a Motion For Alternative Service, a copy of which is enclosed. Please make this copy a part of your execution file.

The Order signed by Judge Naus authorizes me to serve the Defendants by mail and publication. I am in the process of doing that and will provide an Affidavit Of Service to you for your file.

Yours very truly,



Guy W. Schlesinger

GWS:jm
Enclosure
#8839

THE UNION NATIONAL BANK
OF MOUNT CARMEL,
Plaintiff

vs.

BRUCE W. ROSENBAUM and
MARETTA A. ROSENBAUM,
Defendant(s)

* IN THE COURT OF COMMON PLEAS
* OF COLUMBIA COUNTY, PA
*
*
* NO. 2001-CV-710
*
* *No. 145-2001 E.D.*
* CIVIL ACTION - LAW
* MORTGAGE FORECLOSURE

ORDER FOR ALTERNATIVE SERVICE

AND NOW, this 14th day of March, 2002, upon consideration of the foregoing Motion For Alternative Service, Plaintiff is granted leave to make service of the Notice of Sale upon the Defendants as follows:

- a. by mailing a copy of the Notice by certified mail, return receipt requested, addressed to BRUCE W. ROSENBAUM at the following addresses:
 - (1). 675 Numidia Drive
Catawissa, PA 17820-8019;
 - (2). 3737 U.S. 27 North
Lot I - 3
Haines City, FL 33844.
- b. by mailing a copy of the Notice by certified mail, return receipt requested, addressed to MARETTA A. ROSENBAUM at the following addresses:
 - (1). 675 Numidia Drive
Catawissa, PA 17820-8019;
 - (2). 3737 U.S. 27 North
Lot I - 3
Haines City, FL 33844.
- c. by advertising a notice of the proposed judicial sale one (1) time in the legal advertising section of the Press-Enterprise, 3185 Lackawanna Avenue, Bloomsburg, PA 17815.

BY THE COURT:

151 Scott W. Jones

THE UNION NATIONAL BANK
OF MOUNT CARMEL,
Plaintiff

vs.

BRUCE W. ROSENBAUM and
MARETTA A. ROSENBAUM,
Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PA

NO. 2001-CV-710

CIVIL ACTION - LAW
MORTGAGE FORECLOSURE

MOTION FOR ALTERNATIVE SERVICE

The Motion of THE UNION NATIONAL BANK OF MOUNT CARMEL, Plaintiff, by

its attorney, Guy W. Schlesinger, Esq., respectfully requests:

1. Plaintiff has acquired judgment in the above matter in the amount of \$82,464.04, and has executed against certain mortgaged premises in order to attempt to collect the debt.
2. A judicial sale was scheduled for March 6, 2002 at 11:30 a.m.
3. In accordance with Pa. R. Civil P. 3129.2, Plaintiff's counsel prepared a Notice of Service and provided to the Columbia County Sheriff for service upon the Defendants.
4. When the Sheriff attempted to serve the Defendants at their last known address, the Sheriff was advised by the son of Co-defendant Bruce W. Rosenbaum the Defendants were in Florida and provided an address of 3737 U. S. 27 North, Lot I - 3, Haines City, FL, 33844.

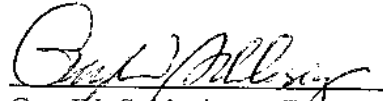
FILED
NOTARIAL
2002 MAR 11 P 2:04
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

5. A copy of the Notice of Sale was sent by certified mail, return receipt requested, to the Defendants at the abovedescribed address in Florida, but no response to said mailing has been received.
6. The lack of service of the Notice has forced postponement of the judicial sale in accordance with Pa. R. Civil P. 3129.3(b).
7. Plaintiff has made a good faith effort to locate Defendants as evidenced by the Affidavit attached hereto and made part hereof as Exhibit "A".
8. Despite such good faith effort, Plaintiff has been unable to accomplish service upon the Defendants.
9. In light of the fact service could not be made by the Sheriff under Rule 402 (a) and mailing under Rule 403 was unsuccessful, Plaintiff contends Pa. R. Civil P. 3129.2 (c)(1)(i)(c) provides for service pursuant to a special order of court.

WHEREFORE, Plaintiff moves your Honorable Court for leave to serve the Notice of Sale upon the Defendants by alternative service in accordance with Pa. R. Civil P. 430, as follows:

- a. by mailing a copy of the Notice by certified mail, return receipt requested, addressed to BRUCE W. ROSENBAUM at the following addresses:
 - (1). 675 Numidia Drive
Catawissa, PA 17820-8019;
 - (2). 3737 U.S. 27 North
Lot I - 3
Haines City, FL 33844.

- b. by mailing a copy of the Notice by certified mail, return receipt requested, addressed to MARETTA A. ROSENBAUM at the following addresses:
- (1). 675 Numidia Drive
Catawissa, PA 17820-8019;
 - (2). 3737 U.S. 27 North
Lot I - 3
Haines City, FL 33844.
- c. by advertising a notice of the proposed judicial sale in the form attached hereto as Exhibit "B" in the legal advertising section of the Press-Enterprise, 3185 Lackawanna Avenue, Bloomsburg, PA 17815.


Guy W. Schlesinger, Esq.
Attorney for Plaintiff

VERIFICATION

The undersigned verifies the statements in the foregoing Motion For Alternative Service are true and correct. The undersigned understands that false statements herein are made subject to the penalties of 18 PA. C. S. A. 4904, relating to unsworn falsification to authorities.

Dated: March 6, 2002

Wm. T. Horsfield
Wm. T. Horsfield, V. P.
The Union National Bank of
Mount Carmel

EXHIBIT "A"

AFFIDAVIT OF INVESTIGATION

COMMONWEALTH OF PENNSYLVANIA:

:SS

COUNTY OF NORTHUMBERLAND

:

WM. T. HORSFIELD, Vice President of The Union National Bank of Mount Carmel and authorized to make this affidavit on its behalf, being duly sworn according to law, deposes and says employees of The Union National Bank of Mount Carmel have made a good faith effort to locate the current whereabouts of BRUCE W. ROSENBAUM and MARETTA A. ROSENBAUM, including but not limited to: (1) inquires of postal authorities, (2) inquires of relatives, neighbors, friends and employers of the Defendants, and (3) examination of local telephone directories, voter registration records, local tax records and motor vehicle records.

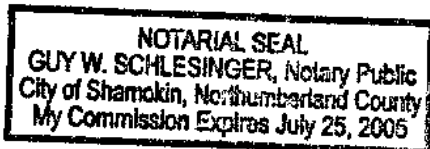
Wm. T. Horsfield

Wm. T. Horsfield

Sworn to and subscribed before
me this 6th day of March, 2002.

Guy W. Schlesinger

Notary Public



THE UNION NATIONAL BANK
OF MOUNT CARMEL,
Plaintiff

vs.

BRUCE W. ROSENBAUM and
MARETTA A. ROSENBAUM,
Defendant(s)

* IN THE COURT OF COMMON PLEAS
* OF COLUMBIA COUNTY, PA
*
*
* NO. 2001-CV-710
*
*
* CIVIL ACTION - LAW
* MORTGAGE FORECLOSURE

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

TO: BRUCE W. ROSENBAUM and MARETTA A. ROSENBAUM.

TAKE NOTICE a Sheriff's Sale of real property will be held on _____ at
_____.m., local time, at the Sheriff's Office, Columbia County Courthouse,
Bloomsburg, Pennsylvania.

The property to be sold consists of 1.05 acres situate in Locust Township, Columbia County, Pennsylvania, and is being sold because there is a judgment against you. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR
TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET
LEGAL ADVISE:

Susquehanna Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
570-784-8760

EXHIBIT "B"

GUY W. SCHLESINGER

ATTORNEY AT LAW

545 North Second Street

Shamokin, PA 17872

(570) 648-6861

GUY W. SCHLESINGER

FAX NO. (570) 648-4170

March 28, 2002

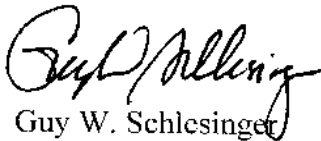
Columbia County Sheriff
Courthouse
Bloomsburg, PA 17815
ATTN: Deputy Sheriff Chamberlain

PLAINTIFF: THE UNION NATIONAL BANK OF MOUNT CARMEL
DEFENDANTS: BRUCE W. ROSENBAUM, et ux
NO: 2001-CV-710 and WRIT # 145 OF 2001 ED
JURIS: COLUMBIA COUNTY

Dear Deputy Sheriff Chamberlain:

Enclosed herein is an Affidavit of Service. This affidavit confirms service was made on the Defendants in accordance with the Order signed by Judge Naus. Please make this a part of your file regarding the judicial sale. Should you have any questions for comments regarding the matter, please let me know.

Yours very truly,



Guy W. Schlesinger

GWS:jm
Enclosure
#8839

THE UNION NATIONAL BANK
OF MOUNT CARMEL,
Plaintiff

vs.

BRUCE W. ROSENBAUM and
MARETTA A. ROSENBAUM,
Defendant(s)

* IN THE COURT OF COMMON PLEAS
* OF COLUMBIA COUNTY, PA
*
* NO. 2001-CV-710
*
* CIVIL ACTION - LAW
* MORTGAGE FORECLOSURE

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA:

:SS

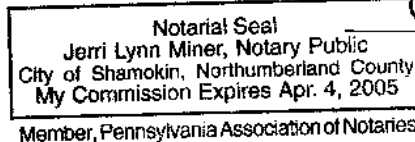
COUNTY OF NORTHUMBERLAND :

GUY W. SCHLESINGER, being duly sworn according to law, deposes and says he served the Notice of Sale upon the Defendants in accordance with the Order for Alternative Service dated March 14, 2002 as follows:

- a. by mailing a copy of the Notice by certified mail, return receipt requested (as evidenced by the certified mail receipts attached hereto as Exhibit "A") on March 21, 2002, addressed to BRUCE W. ROSENBAUM at:
 - (1). 675 Numidia Drive
Catawissa, PA 17820-8019
 - (2). 3737 U.S. 27 North
Lot I-3
Haines City, FL 33844;
- b. by mailing a copy of the Notice by certified mail, return receipt requested (as evidenced by the certified mail receipts attached hereto as Exhibit "B") on March 21, 2002, addressed to MARETTA A. ROSENBAUM at:
 - 1). 675 Numidia Drive
Catawissa, PA 17820-8019
 - (2). 3737 U.S. 27 North
Lot I-3
Haines City, FL 33844;
- c. by advertising a notice of the proposed judicial sale in the legal advertising section of the Press-Enterprise, as evidenced by the proof of publication attached hereto as Exhibit "C".

Sworn to and subscribed
before me this 28th day
of March, 2002.

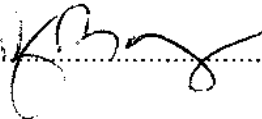
Jerri Lynn Miner
Notary Public



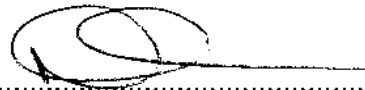
Guy W. Schlesinger
Guy W. Schlesinger

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the notice or advertisement in the March 26, 2002 exactly as printed and published; that the affiant is one of the owners and publishers 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.

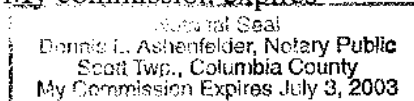
.....


Sworn and subscribed to before me this 26th day of MARCH 2002

.....


(Notary Public)

My commission expires



Mentioned in the Pennsylvania Book 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.

.....

EXHIBIT "C"

THE UNION NATIONAL BANK
OF MOUNT CARMEL

PLAINTIFF

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PA.

vs.

NO. 2001-CV-770 J.D.

BRUCE W. ROSENBAUM and
MARETTA A. ROSENBAUM,

NO. 2001-ED-19 E.D.

DEFENDANT

CIVIL ACTION--LAW
MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

I, Attorney Guy W. Schlesinger, 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 on 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.

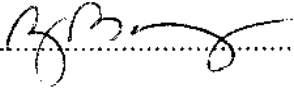
Attorney for Plaintiff

By:

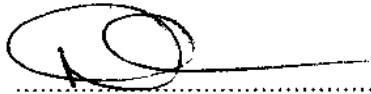

Guy W. Schlesinger, Esquire

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the notice or advertisement in the February 13, 20, 27, 2002 exactly as printed and published; that the affiant is one of the owners and publishers 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.

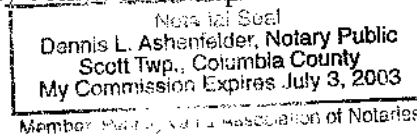
.....

Sworn and subscribed to before me this 1st day of MARCH 2002

.....

(Notary Public)

My commission expires



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.

.....

THE UNION NATIONAL BANK
OF MOUNT CARMEL,
Plaintiff

vs.


BRUCE W. ROSENBAUM and
MARETTA A. ROSENBAUM,
Defendant

* IN THE COURT OF COMMON PLEAS
* OF COLUMBIA COUNTY, PA
*
*
* NO. 2001 - CV - 710
*
* CIVIL ACTION - LAW
*
* MORTGAGE FORECLOSURE

AFFIDAVIT OF MAILING
IN ACCORDANCE WITH PA. R. CIVIL P. 3129.2 (c)

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF NORTHUMBERLAND :

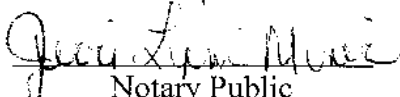
GUY W. SCHLESINGER, being duly sworn according to law, deposes and says that on January 8, 2002, he mailed by ordinary mail a copy of the Notice To Lienholders (attached hereto and made a part hereof as Exhibit "A") to each lienholder listed thereon at the address thereon listed, said address being the same address listed for the lienholder on the Rule 3129.2 Affidavit; that the Plaintiff's return address was listed on the envelope; and a Form 3817, "Certificate Of Mailing" for each lienholder is attached hereto and made a part hereof as Exhibit "B".

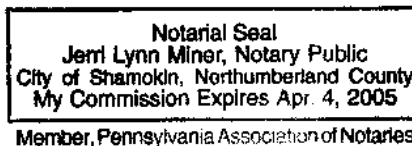

Guy W. Schlesinger

Sworn to and subscribed

before me this 14th day

of January, 2002.


Notary Public



You are hereby notified that on **March 6, 2002**, at **11:30** o'clock a.m., prevailing local time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, on the judgment of THE UNION NATIONAL BANK OF MOUNT CARMEL v. BRUCE W. ROSENBAUM and MARETTA A. ROSENBAUM, No. 2001-CV-710, the Sheriff of Columbia County, Pennsylvania, will expose at Public Sale at the Sheriff's Office, First Floor, Columbia County Courthouse, Bloomsburg, Pennsylvania, real estate owned by BRUCE W. ROSENBAUM and MARETTA A. ROSENBAUM, consisting of 1.05 acres situate in Locust Township, Columbia County, Pennsylvania. A copy of said real estate description is hereby attached.

You are further notified that a Schedule of Proposed Distribution will be filed by the Columbia County Sheriff within thirty (30) days of the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

You are further notified that the lien you hold against said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff Sale.

Guy W. Schlesinger, Esquire
Attorney for Plaintiff

THE UNION NATIONAL BANK
OF MOUNT CARMEL,
Plaintiff

vs.

BRUCE W. ROSENBAUM and
MARETTA A. ROSENBAUM
Defendants

*
*
*
*
*
*
*
*
*

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PA

NO. 2001-CV-710

CIVIL ACTION - LAW
MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

WM. T. HORSFIELD, Vice-President of The Union National Bank of Mount Carmel, plaintiff in the above action, sets forth as of the date the praecipe for writ of execution was filed the following information concerning the real property consisting of 1.05 acres situate in Locust Township, Columbia County, Pennsylvania:

1. Name and address of Owners or Reputed Owners:

Name

BRUCE W. ROSENBAUM

Address

R. R. #3
Catawissa, PA 17820

MARETTA A. ROSENBAUM

R. R. #3
Catawissa, PA 17820

2. Name and address of Defendants in the judgment:

Name

Same as No. 1

Address

2. ☐ Restricted Delivery
Consult postmaster for fee.

4a. Article Number
70011140000254038653

4b. Service Type
☐ Registered
☐ Express Mail
☐ Return Receipt for Merchandise
☐ COD
☒ Certified
☐ Insured

7. Date of Delivery
JAN 04 2002

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)
SMALL BUSINESS ADMINISTRATION
7 NORTH WILKES-BARRE BLVD
WILKES-BARRE, PA 18702-5241

6. Signature: (Addressee or Agent)
X [Signature]

PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
 ■ Complete items 1 and/or 2 for additional services.
 ■ Complete items 3, 4a, and 4b.
 ■ Print your name and address on the reverse of this form so that we can return this card to you.
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.
 ■ Write "Return Receipt Requested" on the mailpiece below the article number.
 ■ The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. ☒ Addressee's Address
 2. ☐ Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
Dimitri L. Karapelou, Esq.
1401 Walnut St.
Philadelphia, PA 19102

4a. Article Number
70011140000254038776

4b. Service Type
☐ Registered
☐ Express Mail
☐ Return Receipt for Merchandise
☒ Certified
☐ Insured
☐ COD

7. Date of Delivery

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)
[Signature]

6. Signature: (Addressee or Agent)
X [Signature]

PS Form 3811, December 1994 102595-97-8-0179 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
 ■ Complete items 1 and/or 2 for additional services.
 ■ Complete items 3, 4a, and 4b.
 ■ Print your name and address on the reverse of this form so that we can return this card to you.
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.
 ■ Write "Return Receipt Requested" on the mailpiece below the article number.
 ■ The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. ☐ Addressee's Address
 2. ☐ Restricted Delivery
 Consult postmaster for fee.

4a. Article Number
70011140000254038646

4b. Service Type
☐ Registered
☐ Express Mail
☐ Return Receipt for Merchandise
☒ Certified
☐ Insured
☐ COD

7. Date of Delivery
JAN 07 2002

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)
OFFICE OF F.A.I.R.
DEPT. OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

6. Signature: (Addressee or Agent)
X [Signature]

PS Form 3811, December 1994 102595-97-8-0179 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
 ■ Complete items 1 and/or 2 for additional services.
 ■ Complete items 3, 4a, and 4b.
 ■ Print your name and address on the reverse of this form so that we can return this card to you.
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.
 ■ Write "Return Receipt Requested" on the mailpiece below the article number.
 ■ The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. ☒ Addressee's Address
 2. ☐ Restricted Delivery
 Consult postmaster for fee.

4a. Article Number
70011140000254038660

4b. Service Type
☐ Registered
☐ Express Mail
☐ Return Receipt for Merchandise
☒ Certified
☐ Insured
☐ COD

7. Date of Delivery
JAN 07 2002

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG PA 17128-1230

6. Signature: (Addressee or Agent)
X [Signature]

PS Form 3811, December 1994 102595-97-8-0179 Domestic Return Receipt

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

Name

Textron Financial Corporation

Address

6120 Earle Brown Drive, Suite 700
Brooklyn Center, MN ~~55440~~

Dimitri L. Karapelou, Esq.

Klehr, Harrison, Harvey, Branzburg & Ellers
1401 Walnut Street
Philadelphia, PA 19102

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

Name

None Other Than Plaintiff

Address

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

Name

None

Address

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

Deere Credit, Inc.

Address

1415 28th Street
Des Moines, IA 50265

Columbia County Domestic
Relations Office

Post Office Box 380
Bloomsburg, PA 17815

Columbia County Tax
Claim Bureau

Courthouse
Post Office Box 380
Bloomsburg, PA 17815

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:

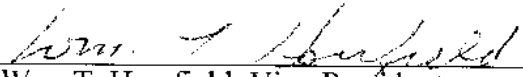
Name

None

Address

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

Dated: Dec. 26, 2001


Wm. T. Horsfield, Vice-President
The Union National Bank
of Mount Carmel

Attorney: Guy W. Schlesinger, Esq.

JUDGMENT EXECUTION

ALL THAT CERTAIN parcel or lot of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Legislative Route 19002 in line of other lands of William C. and Mabel E. Longenberger, and running thence by same North 16 degrees 22 minutes West 216.5 feet to an iron rod; thence by same North 72 degrees 55 minutes East 230 feet to an iron rod; thence by same South 16 degrees 22 minutes East 216.2 feet to a point in the center line of the aforesaid Legislative Route 19002; thence by center line South 72 degrees 50 minutes West 230 feet to the point and place of beginning.
CONTAINING 1.05 acres as surveyed by James D. Creasy, R.S., on June 17, 1977.

BEING THE SAME premises which William C. Longenberger and Mabel E. Longenberger, husband and wife, by deed dated July 7, 1977 and recorded September 13, 1977 at Columbia County Record Book 283, Page 497, granted and conveyed unto Bruce W. Rosenbaum and Maretta A. Rosenbaum, husband and wife.

BEARING Columbia County Tax Map No. 20-02-02-01.

Being sold as the property of BRUCE W. ROSENBAUM and MARETTA A. ROSENBAUM under judgement entered to No. 2001-CV-710 in the Columbia County Court of Common Pleas.

**PRIORITY CLAIM
FOR
SHERIFFS SALE**
Please Print or Type

EXECUTION NUMBER
2001CV710
DATE OF SALE
03/06/2002
AMOUNT
\$948.47

MR HARRY A ROADARMEL JR
SHERIFF OF COLUMBIA COUNTY
BOX 380

BLOOMSBURG PA 17815

CORPORATION TAX FILE (BOX) NUMBER	-	\$0.00
EMPLOYER EIN	-	\$0.00
SALES TAX LICENSE NUMBER	-	\$0.00
SOCIAL SECURITY NUMBER	411-56-3236	\$948.47

DEFENDANT BRUCE W ROSENBAUM & MARETTA A ROSENBAUM

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

- ☐ Sales and Use Tax, 72 P.S. § 7242
- ☐ Employer Withholding Tax, 72 P.S. § 7345
- ☒ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 401 (Fiscal Code § 1401).

- ☐ Corporation Taxes, 72 P.S. § 1401

STATEMENT OF ACCOUNT

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Personal Income Tax	1/5/1999	R-69820	\$749.84
Personal Income Tax	2/24/1999	R-72588	\$198.63
TOTAL:			\$948.47

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of
Revenue 15 day of, February 2002

DIRECTOR, BUREAU OF COMPLIANCE

SECRETARY OF REVENUE

Larry P. Williams

HARRY A. ROADARMEL, JR.



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.

THE UNION NATIONAL BANK OF MOUNT
CARMEL

VS.


BRUCE AND MARETTA ROSENBAUM

WRIT OF EXECUTION #145 OF 2001 ED

POSTING OF PROPERTY

JANUARY 25, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF BRUCE AND MARETTA ROSENBAUM AT MIDDLE ROAD CATAWISSA
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.


SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30TH DAY OF JANUARY 2002


NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
COMMISSION EXPIRES NOVEMBER 07, 2005

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 145ED2001

PLAINTIFF THE UNION NATIONAL BANK OF MOUNT CARMEL

DEFENDANT BRUCE W. AND MARETTA A. ROSENBAUM

PERSON/CORP TO SERVED
LAURA WEAVER <i>fax call</i>
122 WEST LAKE GLORY ROAD
CATAWISSA

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Laura

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-16-08 TIME 0650 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

~~1-14-08~~

~~0915~~

1-14-08

0928

DEPUTY _____ DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:

SERVICE# 7 - OF - 12 SERVICES
DOCKET # 145ED2001

PLAINTIFF

THE UNION NATIONAL BANK OF MOUNT CARMEL

DEFENDANT

BRUCE W. AND MARETTA A. ROSENBAUM

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Duba

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-14-02 TIME 1000 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

IC DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:

SERVICE# 10 - OF - 12 SERVICES
DOCKET # 145ED2001

PLAINTIFF

THE UNION NATIONAL BANK OF MOUNT CARMEL

DEFENDANT

BRUCE W. AND MARETTA A. ROSENBAUM

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Lois Dunn

RELATIONSHIP

IDENTIFICATION

DATE 1-14-02

TIME 1400

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

Raymond J. [Signature]

DATE

1-14-02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 145ED2001

PLAINTIFF THE UNION NATIONAL BANK OF MOUNT CARMEL

DEFENDANT BRUCE W. AND MARETTA A. ROSENBAUM

PERSON/CORP TO SERVED
BRUCE W. ROSENBAUM
RR#3
CATAWISSA

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ 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
1-14-02	0915		
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY _____ DATE _____

Certified
Mail Sent
1-18-02

3737 US 27N Lot #3
Hanes Cnty, FL 33844

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 145ED2001

PLAINTIFF THE UNION NATIONAL BANK OF MOUNT CARMEL

DEFENDANT BRUCE W. AND MARETTA A. ROSENBAUM

PERSON/CORP TO SERVED	PAPERS TO SERVED
MARETTA A. ROSENBAUM	WRIT OF EXECUTION - MORTGAGE
RR#3	FORECLOSURE
CATAWISSA	

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ 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
1-14-02	0915		
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY _____ DATE _____

Corrected man/
Sent to FL
1-18-02

GUY W. SCHLESINGER

ATTORNEY AT LAW

545 North Second Street
Shamokin, PA 17872
(570) 648-6861

GUY W. SCHLESINGER

FAX NO. (570) 648-4170

January 14, 2002

Columbia County Sheriff
Courthouse
Bloomsburg, PA 17815
ATTN: Deputy Sheriff Chamberlain

PLAINTIFF: THE UNION NATIONAL BANK OF MOUNT CARMEL
DEFENDANTS: BRUCE W. ROSENBAUM, et ux
JURIS: COLUMBIA COUNTY

Dear Deputy Sheriff Chamberlain:

Enclosed herein is an original Affidavit of Mailing in Accordance with Pa. R. Civil P. 3129.2(c) regarding service of notice of the sale upon the lienholders. Would you please make this a part of the original docket and your Return.

Thank you for your kind cooperation.

Yours very truly,



Guy W. Schlesinger

GWS:jm
#8839

GUY W. SCHLESINGER

ATTORNEY AT LAW

545 North Second Street
Shamokin, PA 17872
(570) 648-6861

GUY W. SCHLESINGER

FAX NO. (570) 648-4170

January 7, 2002

Columbia County Sheriff
Courthouse
Bloomsburg, PA 17815

ATTENTION: Deputy Sheriff Chamberlain

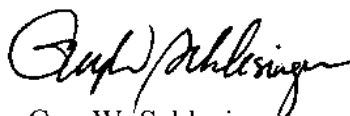
PLAINTIFF: THE UNION NATIONAL BANK OF MOUNT CARMEL
DEFENDANTS: BRUCE W. ROSENBAUM ET UX
NO: 2001-CV-710
JURIS: COLUMBIA COUNTY

Dear Deputy Sheriff Chamberlain:

Enclosed hercin is a form you requested with regard to waiving a watchman with regard to the mortgaged premises. I hope the form is satisfactory for your purposes. If it is not, please advise.

Thank you for your kind co-operation. It is my understanding the Judicial Sale on this property will be held on March 6, 2002 at 11:30 a.m. at your office.

Yours very truly,



Guy W. Schlesinger

GWS: amh
Enclosures
#8839

THE UNION NATIONAL BANK
OF MOUNT CARMEL,
Plaintiff

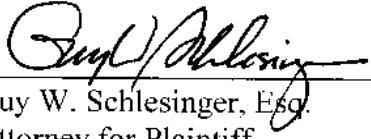
vs.

BRUCE W. ROSENBAUM and
MARETTA A. ROSENBAUM,
Defendants

* IN THE COURT OF COMMON PLEAS
* OF COLUMBIA COUNTY, PA
*
* NO. 2001-CV-710 J. D.
*
* NO. E. D.
*
* CIVIL ACTION - LAW
* MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

I, Attorney Guy W. Schlesinger, 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 on 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.



Guy W. Schlesinger, Esq.
Attorney for Plaintiff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

24 HOUR PHONE

(570) 784-6300

PHONE
(570) 389-5622

145-2001

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

12-27-01

DOCKET AND INDEX

1-3-02

SET FILE FOLDER UP

1-3-02

CHECK FOR PROPER INFO

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

✓

WHEREABOUTS OF LAST KNOWN ADDRESS

✓

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

6

WATCHMAN RELEASE FORM

AFFIDAVIT OF LEINS LIST

✓

CHECK FOR \$1200.00

CK# 28909

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE
NOTIFY THE ATTY TO SEND ADDITIONAL INFO.

SET SALE DATE AND ADV. DATES AND POSTING DATES

March 6, 2002 at 1130

POST ALL DATES ON CALANDER

Post 1-28 Adv. 2-13 20 27-02

* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES

* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE

* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)

* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS

TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES

SERVICE

TYPE CARDS FOR DEFENDANTS

PUT PAPERS TOGETHER FOR DEFENDANTS

* COPY OF WRIT FOR EACH DEFENDANT

* NOTICE OF SHERIFF SALE

* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LEIN HOLDERS

* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT

* DOCKET ALL DATES

SHERIFF'S SALE

WEDNESDAY MARCH 6, 2002 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 145 OF 2001 ED AND CIVIL WRIT NO. 710 OF 2001 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 parcel or lot of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Legislative Route 19002 in line of other lands of William C. and Mabel E. Longenberger, and running thence by same North 16 degrees 22 minutes West 216.5 feet to an iron rod; thence by same North 72 degrees 55 minutes East 230 feet to an iron rod; thence by same South 16 degrees 22 minutes East 216.2 feet to a point in the center line of the aforesaid Legislative Route 19002; thence by center line South 72 degrees 50 minutes West 230 feet to the point and place of beginning. CONTAINING 1.05 acres as surveyed by James D. Creasy, R.S., on June 17, 1977.

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BEARING Columbia County Tax Map No.20-02-02-01

Being sold as the property of **BRUCE W. ROSENBAUM** and **MARETTA A. ROSENBAUM** under judgement entered to No. 2001-CV-710 in the Columbia County Court of Common Pleas.

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 is 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, 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.

Plaintiff's Attorney
Guy W. Schlesinger
545 North Second St.
Shamokin, PA 17872

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
www.sheriffofcolumbiacountypa.com

MORRISON AND SCHLESINGER, P.C.
ATTORNEYS AT LAW
545 NORTH SECOND STREET
SHAMOKIN, PA 17872-5148
(570) 648-6861

FRANK STROUSS MORRISON
GUY W. SCHLESINGER

FAX NO: (570) 648-4170

December 12, 2001

Columbia County Sheriff
Columbia County Courthouse
Bloomsburg, PA 17815

PLAINTIFF: THE UNION NATIONAL BANK OF MOUNT CARMEL
DEFENDANT: BRUCE W. ROSENBAUM ET UX
NO: 2001-CV-710
JURIS: COLUMBIA COUNTY

Dear Folks:

On this date I have taken judgment in this matter and have requested the Prothonotary to issue a Writ of Execution in order that certain real estate may be sold at judicial sale. I have requested the Prothonotary to forward to your office copies of the property description to aid in execution.

Enclosed is a check in the amount of \$1,200.00 as a deposit for the execution charges. Should any additional funds be required, please advise and they will be forwarded promptly to you.

In accordance with Rule 3129.1, enclosed is an affidavit regarding names and addresses of parties interested in the execution. In accordance with Rule 3129.2, please give notice of the sale as follows:

- a. at least thirty (30) days before the sale date, post a handbill in your office and upon the property being executed upon. The handbill should include the information required by Rule 3129.2(b).

- b. at least thirty (30) days before the sale date, the enclosed Notices of Sale for BRUCE W. ROSENBAUM and MARETTA A. ROSENBAUM should be served personally upon them in the manner prescribed by Rule 402 (a). Please serve them personally and do not serve any other person on their behalf.

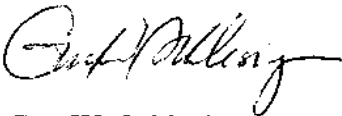
With regard to persons indicated on the affidavit with a lien or interest in the premises other than the defendants or the owners, I will accomplish service upon them in accordance with Rule 3129.2(c)(1)(C)(iii). This will be by ordinary mail at the address set forth in the affidavit with the return address of the plaintiff appearing thereon. I will obtain from the U. S. Postal Service a Form 3817, Certificate of Mailing. Also in accordance with Rule 3129.2(c)(2), I will file a return of service with your office as provided by Rule 405. I will include along with that return of service a Certificate of Mailing and the letter if returned.

In accordance with Rule 3129.2 (d), kindly provide notice by publication in accordance with the terms and conditions contained within the Rule. You will note publication must be made once a week for three (3) successive weeks in a newspaper of general circulation in the county and in the legal publication, if any, designated by the Court for publication of notices. The first publication in each publication must be made not less than twenty-one (21) days before the date of sale.

In addition, please mail a copy of the Writ to the defendants at their last known address in accordance with Rule 3108(b). Please utilize the stamped envelopes addressed to the defendants which are herein enclosed.

Thank you for your kind cooperation. Should you require anything further from my office, please call.

Yours very truly,



Guy W. Schlesinger

GWS:amh
Enclosures
#8839

THE UNION NATIONAL BANK
OF MOUNT CARMEL,
Plaintiff

vs.

BRUCE W. ROSENBAUM and
MARETTA A. ROSENBAUM
Defendants

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*
*

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PA

2001 ED 145

NO. 2001-CV-710

CIVIL ACTION - LAW
MORTGAGE FORECLOSURE

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA : SS
:

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: 1.05 acres situate in Locust Township, Columbia County, Pennsylvania, and more specifically described on the attached property description.

Amount Due	\$ 79,464.04
Interest from 5-04-01 to 2-01-02	3,818.39
Costs Incurred By Plaintiff	2,348.00
Attorney Collection Fee	3,000.00
Court Costs	171.50

Kenneth B. Kline
Prothonotary

By: *Barbara N. Hight*
(Deputy)

Complaint \$85.50 paid
Writ \$23.00 paid
Judgment \$14.00 paid
Satisfy \$7.00

12-27-01

Attorney: Guy W. Schlesinger, Esq.

JUDGMENT EXECUTION

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THE UNION NATIONAL BANK
OF MOUNT CARMEL,
Plaintiff

vs.

BRUCE W. ROSENBAUM and
MARETTA A. ROSENBAUM
Defendants

*
*
*
*
*
*
*
*

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PA

NO. 2001-CV-710

CIVIL ACTION - LAW
MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

WM. T. HORSFIELD, Vice-President of The Union National Bank of Mount Carmel, plaintiff in the above action, sets forth as of the date the praecipe for writ of execution was filed the following information concerning the real property consisting of 1.05 acres situate in Locust Township, Columbia County, Pennsylvania:

1. Name and address of Owners or Reputed Owners:

Name

BRUCE W. ROSENBAUM

Address

R. R. #3

Catawissa, PA 17820

MARETTA A. ROSENBAUM

R. R. #3

Catawissa, PA 17820

2. Name and address of Defendants in the judgment:

Name

Same as No. 1

Address

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

Name

Textron Financial Corporation

Address

6120 Earle Brown Drive, Suite 700
Brooklyn Center, MN ~~55440~~

Dimitri L. Karapelou, Esq.

Klehr, Harrison, Harvey, Branzburg & Ellers
1401 Walnut Street
Philadelphia, PA 19102

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

Name

None Other Than Plaintiff

Address

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

Name

None

Address

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

Deere Credit, Inc.

Address

1415 28th Street
Des Moines, IA 50265

Columbia County Domestic
Relations Office

Post Office Box 380
Bloomsburg, PA 17815

Columbia County Tax
Claim Bureau

Courthouse
Post Office Box 380
Bloomsburg, PA 17815

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

None

Address

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

Dated: DEC 28, 2009

Wm. T. Horsfield
Wm. T. Horsfield, Vice-President
The Union National Bank
of Mount Carmel

Attorney: Guy W. Schlesinger, Esq.

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THE UNION NATIONAL BANK

LOAN DEPARTMENT

THIRD AND OAK STS., P.O. BOX 367
MOUNT CARMEL, PA 17851-4367

28909

60-309/313

RE: UNB/Rosenbaum foreclosure

DATE 12/3/01

PAY TO THE
ORDER OF

Columbia County Sheriff

\$ 1,200.00

One thousand two hundred and 00/100

THIS DOCUMENT HAS A MICRO PRINT SECURITY LINE, WATERMARK, AND CHLOROSTAIN PAPER. ANY ONE OF THESE FEATURES WILL INDICATE A COPY. DOLLARS

THE UNION NATIONAL BANK
OF MOUNT CARMEL
MOUNT CARMEL, PA.

Liberty Blue
Sharon Betz

⑈028909⑈ ⑆031303093⑆ 010704910⑈