### SHERIFF'S SALE COST SHEET

American Gen. Fin. Suc. Vs. Jerry & Donna Alley
Meritan Gen, Fin. Suc. Vs. Jerry & Donna Alley NO. 145-03 ED NO. 600-03 JD DATE/TIME OF SALE 4-21-04 0900
DOCKET/RETURN \$15.00
SERVICE PER DEF. \$ / 95,00
LEVY (PER PARCEL \$15.00
MAILING COSTS \$ 22,50
ADVERTISING SALE BILLS & COPIES \$17.50
ADVERTISING SALE (NEWSPAPER) \$15.00
MILEAGE \$ 15.00
POSTING HANDBILL \$15.00
CRYING/ADJOURN SALE \$10.00
SHERIFF'S DEED \$35.00
TRANSFER TAX FORM \$25.00
DISTRIBUTION FORM \$25.00
COPIES \$ 6,50
NOTARY \$ 12,00
TOTAL ********** \$ 424,50
WEB POSTING / \$150.00
PRESS ENTERPRISE INC. \$589,88
SOLICITOR'S SERVICES \$75.00
PRESS ENTERPRISE INC. \$ 589,88 SOLICITOR'S SERVICES \$ 75.00 TOTAL ************ \$ 8/4,88
PROTHONOTARY (NOTARY) \$10.00  RECORDER OF DEEDS \$ 4/. 50  TOTAL ************* \$ 5/. 50
RECORDER OF DEEDS \$41.50
TOTAL ********** \$ 5/, 50
REAL ESTATE TAXES:
BORO, TWP & COUNTY 20 \$ 376,44
DELINOUENT 20 \$ 1097.
TOTAL ********** \$ 1873,99
MUNICIPAL FEES DUE:
SEWER 20 \$
SEWER 20 \$ WATER 20 \$ TOTAL ************* \$ -0
TOTAL ********** \$
SURCHARGE FEE (DSTE) \$ /40.00
MISC. \$
\$
MISC. \$
TOTAL COSTS (OPENING BID) \$\frac{3304.87}{}

# COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

American Gen. vs	Jeliy & Don	ng Alley
NO. 145-03 ED	NO. 600-0	<u>3</u>
DATE/TIME OF SALE: 4-21-04		
BID PRICE (INCLUDES COST)	s_3304,87	
POUNDAGE – 2% OF BID	s <u>66,10</u>	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS	\$	
TOTAL AMOUNT NEEDED TO PURCH.	ASE	s 3370,97
PURCHASER(S):ADDRESS:NAMES(S) ON DEED:		
PURCHASER(S) SIGNATURE(S):		
TOTAL DUE:		s_ <i>3370,</i> 97
LESS DEPOSIT: \$_/350.4		
DOWN PAYMENT:		\$
TOTAL DUE IN 8 D	AYS	s 2020.97

THE FACE OF THIS CHECK HAS A MULTHCOLORED BACKGROUND. THIS CHECK UTKIZES A SECURITY FONT. AMERICAN |GENERAL

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY

No. 149709597

**DATE** 05/04/04

66-156/531

CHECK AMOUNT

BERWICK, PA FINANCIAL SERVICES

COLUMBIA COUNTY SHERIFF PAY TO THE ORDER OF: THE SUM OF: N. T. CO CHAN ZERS TWO STAY TENDS NAME SAVEN

ALLEY FORECLOSURE EXPENSES 09805010 WACHOVIA BANK, N.A. CHAPEL HILL, NC 27614

FOR:

\$2,020.97\*\* AUTHORIZED SIGNATURE

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COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES DEPT. 280603 HARRISBURG, PA 17128-0603

#### REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORD	ER'S USE ONLY	
State Tax Paid		
Book Number	<del> </del>	
Page Number		
Date Recorded	·	

err Address 4 N. 6th St., P.O. Box 8521  TRANSFER DATA Transfer to Industrial Development Agency. Transfer to the Commonwealth, the United States and Instrumentalities by gift, (If condemnation or in lieu of condemnation, attach copy of resolution.) Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Corrective or confirmatory deed. (Attach complete copy of the prior deed being Statutory corporate consolidation, merger or division. (Attach copy of articles.)	ATA    State   PA	A CORRESPO	NDENT - All in	quiries may b	e directed to	the following	Derson:	
TRANSFER DATA Transfer to the Commonwealth, the United States and Instrumentalities by gift, (if condemnation or in lieu of condemnation, attach copy of resolution.) Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book	ATA    State   PA					Telephone Num	ber:	
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TRANSFER DATA  Interiff of Columbia County, PA  Interiff of Columbia City  Interiff of Columbia  Interiff of Columbia City  Interiff of Columbia City  Interiff of City  Interiff of Columbia City  Interiff of Columbia  Interif of Columbia City  Interiff of City  Interiff of City  Inter	PA   19603						.0.101702	
Interiff of Columbia County, PA  Interiff of Columbia Columbia  Interiff of Columbia C	Date of Acceptance of Decoment    Unity, PA			Re	ading	PÄ		
meriff of Columbia County, PA  Americal Street Address ourthouse, P.O. Box 380  PROPERTY LOCATION  Berwick Area S.D.  VALUATION DATA  Actual Cash Consideration 304.87  County Assessed Value 1,926.00  EXEMPTION DATA  Amount of Exemption Claimed 304.87  Check Appropriate Box Below for Exemption Claimed  Will or intestate succession  Transfer to a trust. (Attach complete copy of trust agreement identifying all being transfers to the Commonwealth, the United States and Instrumentalities by gift, (if condemnation or in lieu of condemnation, attach copy of resolution.)  Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Corrective or confirmatory deed. (Attach complete copy of the prior deed being Statutory corporate consolidation, merger or division. (Attach copy of articles.)	American General Financial Services, Inc.		DATA		Date of Acceptance	of Document	<del></del>	
per Address Durthouse, P.O. Box 380  Stote Domsburg  PROPERTY LOCATION  PROPERTY LOCATION	Stote Stote PA    Type Code   PA   Type Code   PA   Type Code   PA   Type Code   PA   Type Code   PA   Type Code   PA   Type Code   PA   Type Code   PA   Type Code   PA   Type Code   PA   Type Code   PA   Type Code   PA   Type Code   PA   Type Code   PA   Type Code   PA   Type Code   PA   Type Code   PA   Type Code   Type Code   PA   Type Code   Type Code   PA   Type Code   T				Grantee(s)/Lessee(s)			
Street Address  Ourthouse, P.O. Box 380  Street Address  PROPERTY LOCATION  Street Address  R 3, Box 3180  Ty  Dlumbia  School District  Berwick Area S.D.  VALUATION DATA  1-0  5. Common Level Ratio Factor  × 2.80  EXEMPTION DATA  Amount of Exemption Claimed  304.87  The Percentage of Interest Conveyed  100%  Transfer to Industrial Development Agency.  Transfer to Industrial Development Agency.  Transfer between principal and agent. (Attach complete copy of agency/straw  Transfers to the Commonwealth, the United States and Instrumentalities by gift, (if condemnation or in lieu of condemnation, attach copy of resolution.)  Transfer from mortgager to a holder of a mortgage in default. Mortgage Book  Corrective or confirmatory deed. (Attach complete copy of the prior deed being Statutory corporate consolidation, merger or division. (Attach copy of articles.)	Stories Zip Code PA 17815 Berwick PA 18603  City, Township, Borough Briar Creek Township  School Distric Berwick Area S.D.  OATA  2. Other Consideration + 1-0 5. Common Level Ratio Factor x [2.80]  DATA  1b. Percentage of Interest Conveyed 100%  Ib. Percentage of Interest Conveye		County, PA			neral Financial	Services	Inc
State Comsburg  PA  Transfer to Industrial Development Agency.  Transfers to the Commonwealth, the United States and Instrumentalities by giff, (If condemnation or in lieu of condemnation, attach copy of resolution.)  State 2 ip Code City, Township Briar Cree  School District Berwick Area S.D.  School District Berwick Area S.D.  VALUATION DATA  School District Berwick Area S.D.  VALUATION DATA  School District Berwick Area S.D.  VALUATION DATA  1 -0  5 Common Level Ratio Factor  x 2.80  EXEMPTION DATA  The Percentage of Interest Conveyed 100%  Sheck Appropriate Box Below for Exemption Claimed  Will or intestate succession  Transfer to Industrial Development Agency.  Transfers to the Commonwealth, the United States and Instrumentalities by giff, (If condemnation or in lieu of condemnation, attach copy of resolution.)  Transfer from mortgager to a holder of a mortgage in default. Mortgage Book Corrective or confirmatory deed. (Attach complete copy of the prior deed being Statutory corporate consolidation, merger or division. (Attach copy of articles.)	State PA  IT815  Show 2 Code PA  IT815  Berwick  Berwick  PA  City, Township, Boraugh  Briar Creek Township  Tax Parcel Number  [07-01A-029  DATA  2. Other Consideration	treet Address				<u></u>	OCIVICES,	nic.
PROPERTY LOCATION  School District Berwick Area S.D.  VALUATION DATA  City, Township Briar Cre  School District Berwick Area S.D.  VALUATION DATA  Consideration  304.87 0-  5. Common Level Ratio Factor  x 2.80  EXEMPTION DATA  Amount of Exemption Claimed  304.87  Check Appropriate Box Below for Exemption Claimed  Will ar intestate succession  Transfer to Industrial Development Agency.  Transfer to a trust. (Attach complete copy of trust agreement identifying all ber  Transfers to the Commonwealth, the United States and Instrumentalities by gift, (if condemnation or in lieu of condemnation, attach copy of resolution.)  Transfer from mortgager to a holder of a mortgage in default. Mortgage Book Corrective or confirmatory deed. (Attach complete copy of the prior deed being Statutory corporate consolidation, merger or division. (Attach copy of articles.)	States   Zip Code   PA   17815   Berwick   PA   18603		x 380		132 West Fro	nt Street		
PROPERTY LOCATION  The Address and Sand	PA   17815   Berwick   PA   18603	ity					late -	Zio Cada
PROPERTY LOCATION  of Address  3, Box 3180  nty  Diumbia  City, Township Briar Cre  Berwick Area S.D.  VALUATION DATA  cetual Cash Consideration 304.87 0-  sounty Assessed Value 1,926.00  EXEMPTION DATA  Amount of Exemption Claimed 304.87  Check Appropriate Box Below for Exemption Claimed  Will or intestate succession  Transfer to Industrial Development Agency.  Transfer to a trust. (Attach complete copy of trust agreement identifying all bely transfers to the Commonwealth, the United States and Instrumentalities by gift, (if condemnation or in lieu of condemnation, attach copy of resolution.)  Transfer from mortgager to a holder of a mortgage in default. Mortgage Book Corrective or confirmatory deed. (Attach complete copy of the prior deed being Statutory corporate consolidation, merger or division. (Attach copy of articles.)	City, Township, Borough Briar Creek Township  School District Berwick Area S.D.  DATA  2. Other Consideration +-0	<u> Bioomsburg</u>	PA	17815	Berwick		PA ]	
City, Township   Briar Cree   Berwick Area S.D.	City, Township, Borough   Briar Creek Township   Briar Creek Township   Tox Percel Number   Tox Percel N	PROPERTY	LOCATION				<u></u>	10003
R 3, Box 3180  Inty Dlumbia  School District Berwick Area S.D.  VALUATION DATA  Retual Cash Consideration 304.87  Journy Assessed Value 1,926.00  EXEMPTION DATA  Amount of Exemption Claimed 304.87  These Appropriate Box Below for Exemption Claimed  Will ar intestate succession  Transfer to Industrial Development Agency.  Transfer to a trust. (Attach complete copy of trust agreement identifying all bert and the complete copy of agency/straw  Transfers to the Commonwealth, the United States and Instrumentalities by gift, (If condemnation or in lieu of condemnation, attach copy of resolution.)  Transfer from mortgager to a holder of a mortgage in default. Mortgage Book Corrective or confirmatory deed. (Attach complete copy of the prior deed being Statutory corporate consolidation, merger or division. (Attach copy of articles.)	Briar Creek Township   Tax Porcel Number   T	reet Address		<u> </u>	City Township Barre			
School District Dlumbia  School District Berwick Area S.D.  VALUATION DATA  Actual Cash Consideration  304.87 0  5. Common Level Ratio Factor  x 2.80  EXEMPTION DATA  Amount of Exemption Claimed  304.87  The Percentage of Interest Conveyed  100%  Check Appropriate Box Below for Exemption Claimed  Will or intestate succession  Transfer to Industrial Development Agency.  Transfer to a trust. (Attach complete copy of trust agreement identifying all below the condemnation of in lieu of condemnation, attach copy of resolution.)  Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Corrective or confirmatory deed. (Attach complete copy of the prior deed being Statutory corporate consolidation, merger or division. (Attach copy of articles.)	School District Berwick Area S.D.  2. Other Consideration	R 3, Box 3180	······································			<u> </u>	<del></del>	
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2. Other Consideration   304.87   +-0-   -0-	2. Other Consideration	VALUATION					<u> </u>	
1,926.00   1.926.00   2.80    0	15. Common Level Ratio Factor   2.80   5. Common Level Ratio Factor   5. Common Level Ratio Factor   6. Fair Market Value   \$89,392.00	***************************************						-
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r penalties of law, I declare that I have examined this Statement, including accou	d complete			-1-6-		.1 1 2 .1		
mson N. Page, Jr., FA Attorney No. 25616		iture of Correspondent or	tesponsible Party		ncivaing accompany	/ing intermation, a	nd to the best	of my knowled

Section A

Correspondent: Enter the name, address and telephone number of party completing this form.

Section B

**Transfer Data:** Enter the date on which the deed or other document was accepted by the Party(ies). Enter the name and address of the Grantor(s)/Lessor(s) and Grantee(s)/Lessee(s). You must list all names. Attach additional sheet(s) with full name and address of parties involved, if necessary.

Section C

**Property Location:** This section deals with the property being transferred; complete fully. Include the tax parcel number where applicable and the county where the Statement is being filed.

#### Section D

Valuation Data: Complete for all transactions.

- Actual Cash Consideration Enter that amount.
- Other Consideration Enter the total amount of noncash consideration such as property and securities.
  Include mortgages and liens existing before the transfer and not removed thereby, and the agreed consideration for the construction of improvements.
- 3. **Total Consideration** Indicate on line 3 the total of lines 1 and 2. This will be the total consideration for the purchase of the property.
- 4. County Assessed Value Enter the actual assessed value of the property as per records of the county assessment office.
- Common Level Ratio Factor Enter the county common level ratio factor applicable for the county in which
  the property is located. An explanation of this factor is provided below.
- 6. Fair Market Value Multiply the county assessed value (4) and the county common level ratio factor (5) and enter the result in block 6.

#### Section E

**Exemption Data:** Complete only for transactions where an exemption is claimed.

- la. Amount of Exemption Claimed Enter the dollar amount of the total consideration claimed as exempt.
- 1b. Percentage of Interest Conveyed Enter percentage of interest conveyed.
- Check Appropriate Box for Exemption Claimed Boxes are provided for the most often used Pennsylvania realty exemptions. Each is explained in order of appearance on the Realty Transfer Statement of Value form.

"Will or Intestate Succession" - A transfer by Will for no or nominal consideration, or under the intestate succession laws is exempt from tax. Provide the name of the decedent and estate file number in the space provided.

"Transfer to a Trust" - A transfer for no or nominal consideration to a trust is exempt from tax when the transfer of the same property would be exempt from tax if the transfer were made directly by the grantor to all the possible (including contingent) beneficiaries. Attach a complete copy of the trust agreement and identify the grantor's relationship to each beneficiary.

"Transfer Between Principal and Agent" - A transfer between an agent or principal for no or nominal consideration is exempt. Attach a complete copy of the agency/straw party agreement.

"Transfer to the Commonwealth, the United States and Instrumentalities by Gift, Dedication, Condemnation or in Lieu of Condemnation." - If the transfer is by condemnation or in lieu of condemnation, attach a copy of the resolution.

"Transfer from Mortgager to Holder of a Mortgage in Default" - A transfer from a mortgager to a holder of a mortgage in default, whether pursuant to a foreclosure or in lieu thereof, is exempt. Provide the mortgage book number and page number where mortgage is recorded.

"Corrective Deed" - A deed for no or nominal consideration which corrects or confirms a deed that was recorded previously but does not extend or limit the title or interest under the prior deed is exempt from tax. Attach a complete copy of the prior deed being corrected or confirmed.

"Statutory Consolidation, Merger or Division" - A transfer made pursuant to the statutory consolidation or merger of a corporation (15 P.S. §190) et seq or 15 Pa. C.S. §7921 et seq) or the statutory division of a nonprofit corporation (15 Pa. C.S. §7941 et seq) is exempt from tax. Attach a copy of the articles of consolidation, merger or division.

"OTHER" (PLEASE EXPLAIN EXEMPTION CLAIMED IF OTHER THAN THOSE LISTED ABOVE.) - When claiming an exemption other than those listed, you must specify which exemption is claimed. When possible, provide the applicable statutory citation. Attach additional pages, if necessary. Attach a copy of applicable documentation.

#### COMMON LEVEL RATIO FACTOR

This is a property valuation factor provided by the PA Department of Revenue by which the county assessed value is multiplied to determine the taxable value of real estate for all nonarm's length transactions, leases and acquired companies. The factor is based on the common level ratio established by the State Tax Equalization Board. The common level ratio is a ratio of assessed values to current fair market values as reflected by actual sales of real estate in each county. A statewide list of the factors is available at the Recorder of Deeds' office in each county.

THIS STATEMENT MUST BE SIGNED BY A RESPONSIBLE PERSON CONNECTED WITH THE TRANSACTION.

# Austin, Boland, Connor & Giorgi

TERRENCE E CONNOR CLIFFORD B. LEPAGE JR. JOSEPH L. HAINES\* CLEMSON N. PAGE, JR.

\*LLM. TAXATION

P. O. BOX 8521 44 NORTH SIXTH STREET READING, PENNSYLVANIA 19603-8521 PHONE (610) 374-8211 FAX (610) 372-2361

OF COUNSEL
FREDERICK J. GIORGI
C. WILSON AUSTIN

1937-1990 ROBERT K. BOLAND 1951-1984

April 27, 2004

The Honorable Tim Chamberlain, Acting Sheriff Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

Re: American General Financial Services, Inc., successor to American General Finance, Inc. t/d/b/a American General Consumer Discount Co., Plaintiff v. Jerry R. Alley and Donna M. Alley, Defendants No. 2003-CV-600-MF, Columbia County Court of Common Pleas My file no. 98007-102

Dear Sheriff Chamberlain:

Enclosed please find:

- 1. The original and one (1) copy of a Stipulation of Bidders regarding the April 21, 2004 Sheriff's Sale in the matter identified above; and,
- Duplicate originals of the Realty Transfer Tax Statement of Value.

Upon receipt of the enclosures, please record a Deed in favor of American General Financial Services, Inc. If any costs are outstanding and unpaid, please let me know, and I will see that they are paid promptly.

Thank you for your assistance.

CNP:cdn:17784

cc: Mr. Dereck J. Zielewicz, Manager (with enclosures)
American General Financial Services, Inc.

Enclosures

# LAW OFFICES AUSTIN, BOLAND, CONNOR & GIORGI

TERRENCE E. CONNOR CLIFFORD B. LEPAGE JR. JOSEPH L. HAINES\* CLEMSON N. PAGE, JR.

\*LLM TAXATION

P. O. BOX 8521 44 NORTH SIXTH STREET READING, PENNSYLVANIA 19603-8521

PHONE (610) 374-8211 FAX (610) 372-2361 OF COUNSEL
FREDERICK J. GIORGI
C. WILSON AUSTIN
1937-1990

ROBERT K. BOLAND 1951-1984

May 6, 2004

The Honorable Tim Chamberlain, Acting Sheriff Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

Re: American General Financial Services, Inc., successor

to American General Finance, Inc. t/d/b/a American General Consumer Discount Co., Plaintiff v.

Jerry R. Alley and Donna M. Alley, Defendants

No. 2003-CV-600-MF, Columbia County Court of Common Pleas

My file no. 98007-102

Dear Sheriff Chamberlain:

Enclosed please find American General's check dated May 4, 2004 in the amount of \$2,020.97 representing the balance due regarding the above identified matter.

Also, enclosed is a copy of my letter dated April 27, 2004. Please record a Deed in favor of American General Financial Services, Inc.

If you require anything further please contact me. Thank you for your assistance.

Sincerely

CNP:cdn: Enclosures

cc: Mr. Dereck J. Zielewicz, Manager

American General Financial Services, Inc.

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





To:	Clemson N. Page, Jr., E	sq. F	rom:	Timothy T. Chambo	erlain, Acting Sheriff
Fax:		D	ate:	April 30, 2004	
Phone:		Р	Pages: 3		
Re:	Jerry & Donna Alley For	eclosure C	C:		<u>-</u> u
□ Urge	nt 🗆 For Review	☐ Please Comm	ent	☐ Please Reply	☐ Please Recycle
•Comm	ents: Thank you for e due of \$2,020.97.	the stipulation, I	have	attached a new	cost sheet with the

# LAW OFFICES AUSTIN, BOLAND, CONNOR & GIORGI

P. O. BOX 8521 44 NORTH SIXTH STREET READING, PENNSYLVANIA 19603-8521

> PHONE (610) 374-8211 FAX (610) 372-2361

OF COUNSEL
FREDERICK J. GIORGI
C. WILSON AUSTIN
1937-1990
ROBERT K. BOLAND
1951-1984

April 27, 2004

The Honorable Tim Chamberlain, Acting Sheriff Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

TERRENCE E. CONNOR

CLIFFORD B. LEPAGE JR.,

JOSEPH L. HAINES\* CLEMSON N. PAGE, JR.

\*L.L.M TAXATION

Re: American General Financial Services, Inc., successor to American General Finance, Inc. t/d/b/a American General Consumer Discount Co., Plaintiff v. Jerry R. Alley and Donna M. Alley, Defendants No. 2003-CV-600-MF, Columbia County Court of Common Pleas My file no. 98007-102

#### Dear Sheriff Chamberlain:

#### Enclosed please find:

- 1. The original and one (1) copy of a Stipulation of Bidders regarding the April 21, 2004 Sheriff's Sale in the matter identified above; and,
- 2. Duplicate originals of the Realty Transfer Tax Statement of Value.

Upon receipt of the enclosures, please record a Deed in favor of American General Financial Services, Inc. If any costs are outstanding and unpaid, please let me know, and I will see that they are paid promptly.

Thank you for your assistance.

CNP:cdn:17784

Enclosures

cc: Mr. Dereck J. Zielewicz, Manager (with enclosures)
American General Financial Services, Inc.

AUSTIN, BOLAND, CONNOR & GIORGI

By Clemson N. Page, Jr., Esquire

Pa. Atty. No. 25616

44 North Sixth Street

P.O. Box 8521

Reading, PA 19603

[610] 374-8211

Fax [610] 372-2361

E-mail: cnpage@abcglaw.com

Attorneys for Plaintiff File No. 98007-102

AMERICAN GENERAL FINANCIAL

SERVICES, INC., successor to

VS.

AMERICAN GENERAL FINANCE,

INC., t/d/b/a AMERICAN GENERAL

CONSUMER DISCOUNT COMPANY,

IN THE COURT OF COMMON

**PLEAS** 

COLUMBIA COUNTY,

**PENNSYLVANIA** 

Plaintiff:

No. 2003-CV-600-MF

CIVIL ACTION-LAW

JERRY R. ALLEY and

DONNA M. ALLEY,

Defendants:

Mortgage Foreclosure

#### STIPULATION OF BIDDERS RE APRIL 21, 2004 SHERIFF'S SALE

#### TO THE SHERIFF OF COLUMBIA COUNTY:

The undersigned, being all of the interested bidders at the April 21, 2004 Sheriff's execution sale of the Defendants' property at RR3, Box 3180, Berwick (Briar Creek Township), Columbia County, Pennsylvania 18603, STIPULATE and AGREE that:

- 1. All bids tendered by Scott Hook are WITHDRAWN.
- 2. All bids tendered on behalf of the Plaintiff, except for the opening bid of \$3,304.87, are WITHDRAWN.
  - 3. All down monies paid into the Sheriff's Office by Scott Hook shall be

17699.1

REFUNDED, and the plaintiff waives any claim to any share in said down monies and any other sale proceeds other than costs.

4. The Plaintiff shall be deemed the successful bidder at the subject sheriff's sale, and entitled to the recording of a Sheriff's deed upon the filing of all necessary papers and the payment of all necessary fees.

Dated:  $A \rho \cap 2 \psi$ , 2004.

Scott Hook

Dated: April 71, 2004

AUSTIN, BOLAND, CONNOR & GIORGI

By

Clemsøn N. Page, Jr., Esquire

For Plaintiff...

AUSTIN, BOLAND, CONNOR & GIORGI

By Clemson N. Page, Jr., Esquire

Pa. Atty. No. 25616

44 North Sixth Street

P.O. Box 8521

Reading, PA 19603

[610] 374-8211

Fax [610] 372-2361

E-mail: cnpage@abcglaw.com

Attorneys for Plaintiff File No. 98007-102

AMERICAN GENERAL FINANCIAL

SERVICES, INC., successor to

AMERICAN GENERAL FINANCE,

INC., t/d/b/a AMERICAN GENERAL

CONSUMER DISCOUNT COMPANY,

IN THE COURT OF COMMON

**PLEAS** 

COLUMBIA COUNTY,

PENNSYLVANIA

Plaintiff:

: No. 2003-CV-600-MF

vs.

CIVIL ACTION-LAW

JERRY R. ALLEY and DONNA M. ALLEY,

Defendants:

Mortgage Foreclosure

### STIPULATION OF BIDDERS RE APRIL 21, 2004 SHERIFF'S SALE

### TO THE SHERIFF OF COLUMBIA COUNTY:

The undersigned, being all of the interested bidders at the April 21, 2004 Sheriff's execution sale of the Defendants' property at RR3, Box 3180, Berwick (Briar Creek Township), Columbia County, Pennsylvania 18603, STIPULATE and AGREE that:

- 1. All bids tendered by Scott Hook are WITHDRAWN.
- 2. All bids tendered on behalf of the Plaintiff, except for the opening bid of \$3,304.87, are WITHDRAWN.
  - 3. All down monies paid into the Sheriff's Office by Scott Hook shall be

17699.1

REFUNDED, and the plaintiff waives any claim to any share in said down monies and any other sale proceeds other than costs.

4. The Plaintiff shall be deemed the successful bidder at the subject sheriff's sale, and entitled to the recording of a Sheriff's deed upon the filing of all necessary papers and the payment of all necessary fees.

Dated: April 24, 2004.

Scott Hook

Dated: April 21, 2004

AUSTIN, BOLAND, CONNOR & GIORGI

Clemson N. Page, Jr., Esquire

For Plaintiff.



COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES DEPT. 280603 HARRISBURG, PA 17128-0603

#### **REALTY TRANSFER TAX** STATEMENT OF VALUE

See Reverse for Instructions

RECORDE	YS USE ONLY	
State Tax Paid		
Sook Number		
Page Number		
Date Recorded		

04/26/04

Complete each section and file in duplicate with Recorder of Deeds when [1] the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s). CORRESPONDENT - All inquiries may be directed to the following person: A Name Telephone Number: Clemson N. Page, Jr., Esquire Area Code (610) 374-8211 Street Address City State Zip Code 44 N. 6th St., P.O. Box 8521 Reading PA 19603 Date of Acceptance of Document B TRANSFER DATA Grantor(s)/Lessor(s) Grantee(s)/Lessee(s) Sheriff of Columbia County, PA American General Financial Services, Inc. Street Address Street Address Courthouse, P.O. Box 380 132 West Front Street City State Zip Code State Zip Code Bloomsburg PA 17815 Berwick PA 18603 PROPERTY LOCATION Street Address City, Township, Borough RR 3, Box 3180 Briar Creek Township County School District Tax Parcel Number Columbia Berwick Area S.D. 07-01A-029 D VALUATION DATA 1. Actual Cash Consideration 2. Other Consideration 3. Total Consideration \$3.304.87 <u> --0--</u> **\$3,304.87** 4. County Assessed Value 5. Common Level Ratio Factor 6. Fair Market Value \$31.926.00 x 2.80 = \$89,392.00 **EXEMPTION DATA** La. Amount of Exemption Claimed 1b. Percentage of Interest Conveyed \$3,304,87 100% 2. Check Appropriate Box Below for Exemption Claimed Will or intestate succession (Name of Decedent) Estate File Number) Transfer to Industrial Development Agency. Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.) Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.) Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.) 200102640 Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 20010264, Page Number N/A Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.) Statutory corporate consolidation, merger or division. (Attach copy of articles.) Other (Please explain exemption claimed, if other than listed above.) Grantee successful bidder at sheriff's sale Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete Signature of Correspondent or Responsible Party Clemson N. Page, Jr., FA Attorney No. 25616

Section A

Correspondent: Enter the name, address and telephone number of party completing this form.

Section B

**Transfer Data:** Enter the date on which the deed or other document was accepted by the Party(ies). Enter the name and address of the Grantor(s)/Lessor(s) and Grantee(s)/Lessee(s). You must list all names. Attach additional sheet(s) with full name and address of parties involved, if necessary.

Section C

**Property Location:** This section deals with the property being transferred; complete fully. Include the tax parcel number where applicable and the county where the Statement is being filed.

#### Section D

Valuation Data: Complete for all transactions.

- 1. Actual Cash Consideration Enter that amount.
- Other Consideration Enter the total amount of noncash consideration such as property and securities.
  Include mortgages and liens existing before the transfer and not removed thereby, and the agreed consideration for the construction of improvements.
- 3. Total Consideration Indicate on line 3 the total of lines 1 and 2. This will be the total consideration for the purchase of the property.
- County Assessed Value Enter the actual assessed value of the property as per records of the county assessment
  office.
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- 6. Fair Market Value Multiply the county assessed value (4) and the county common level ratio factor (5) and enter the result in block 6.

#### Section E

**Exemption Data:** Complete only for transactions where an exemption is claimed.

- 1a. Amount of Exemption Claimed Enter the dollar amount of the total consideration claimed as exempt.
- 1b. Percentage of Interest Conveyed Enter percentage of interest conveyed.
- Check Appropriate Box for Exemption Claimed Boxes are provided for the most often used Pennsylvania realty exemptions. Each is explained in order of appearance on the Realty Transfer Statement of Value form.

"Will or Intestate Succession" - A transfer by Will for no or nominal consideration, or under the intestate succession laws is exempt from tax. Provide the name of the decedent and estate file number in the space provided.

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"Transfer to the Commonwealth, the United States and Instrumentalities by Gift, Dedication, Condemnation or in Lieu of Condemnation." - If the transfer is by condemnation or in lieu of condemnation, attach a copy of the resolution.

"Transfer from Mortgagor to Holder of a Mortgage in Default" - A transfer from a mortgagor to a holder of a mortgage in default, whether pursuant to a foreclosure or in lieu thereof, is exempt. Provide the mortgage book number and page number where mortgage is recorded.

"Corrective Deed" - A deed for no or nominal consideration which corrects or confirms a deed that was recorded previously but does not extend or limit the title or interest under the prior deed is exempt from tax. Attach a complete copy of the prior deed being corrected or confirmed.

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"OTHER" (PLEASE EXPLAIN EXEMPTION CLAIMED IF OTHER THAN THOSE LISTED ABOVE.) - When claiming an exemption other than those listed, you must specify which exemption is claimed. When possible, provide the applicable statutory citation. Attach additional pages, if necessary. Attach a copy of applicable documentation.

#### **COMMON LEVEL RATIO FACTOR**

This is a property valuation factor provided by the PA Department of Revenue by which the county assessed value is multiplied to determine the taxable value of real estate for all nonarm's length transactions, leases and acquired companies. The factor is based on the common level ratio established by the State Tax Equalization Board. The common level ratio is a ratio of assessed values to current fair market values as reflected by actual sales of real estate in each county. A statewide list of the factors is available at the Recorder of Deeds' office in each county.

THIS STATEMENT MUST BE SIGNED BY A RESPONSIBLE PERSON CONNECTED WITH THE TRANSACTION.

B. Received by ( Printed Name) C. Date of Delivery B. Received by ( Printed Name) C. Date of Delivery address different from item 1? Service Type	Certification Restricts  Restricts  DDDE	<ul> <li>■ Complete items 1 and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> <li>1. Article Addressed to:         COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHER BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230         HARRISBURG, PA 17128-1230</li> </ul>	. Service Type  Certified Mail  Registered  Registered  Insured Mail  C.O.D.
NE S	31,5	O A-11-1-11	Restricted Delivery? (Extra Fee)
nuess on the reverse e card to you. Ack of the mailpiece, permits. PUBLIC WELFARE	7007 Dome	PS Form 3811, August 2001 Domestic Return	
Thirty your rialitie allid addities 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.  Article Addressed to:  OFFICE OF F.A.I.R.  DEPARTMENT OF PUBLIC WELFAR PO BOX 8016  HARRISBURG, PA 17105	2. Article Number (Transfer from service label) PS Form 3811, August 2001	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  3. Article Number	A. Signature  X. Agent Addresse Address
		PS Form 3811, August 2001  SENDER: COMPLETE THIS SECTION  Complete items 1 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.	Signature Signature Addresses Received by (Printed Name)  C. Date of Deliver
		U. S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRCIT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 900 MARKET STREET- 5 <sup>TH</sup> FLOOR PHILADELPHIA, PA 19107	Is delivery address different from item 1? YES, enter delivery address below:    No
		2. Article Number 7002 315 (Transfer from service label) PS Form 3811, August 2001 Domestic Return	50 0006 4913 5136  Beceipt 2ACPRI-03-Z-01
		For Fund 30 (1), August 2001 Domestic Return (	receipt ZACPHP03-Z-0:

Paul R. Eyerly IV, 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 <u>January 21, 28; February 4, 2004</u> 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.

	fal	REF	
Sworn and subscribed to before	me this	the day of February	20 <b>C-(</b>
		(Notary Public)	
	My comm	nission expires of Pennsylvania	
		Notanal Seat Dennis L. Ashenfelder, Notary Public Scott Twp., Columbia County My Commission Expires July 3, 2007	
And now,	, 20	Member le la create year create dign the naturales a	dvertising and
publication charges amounting to \$	•••••	for publishing the foregoing no	otice, and the
fee for this affidavit have been paid i	in full.		
			•••••

# COLUMBIA COUNTY TAX CLAIM BUREAU LIEN CERTIFICATE

Date
November
18,
2003

OWNER OR REPUTED OWNER

Jerry R & Donna M Alley

DESCRIPTION OF PROPERTY

75 Second St .37 acre

PARCEL NUMBER

07,01A-029-00,000

Briarcreek Twp

Township Borough City

This is to certify that, according to our records, there are no unpaid Taxes on

the above mentioned property as of December 31 2002

Excluding: Interim Tax Billings

Requested by: **Bú**stin, Boland, Connor & Giorgi

Per Parcel

FEE - \$5.00

Does not include 2003 Taxes

COLUMBIA COUNTY TAX CLAIM BUREAU

2003 School County/Township Taxes \$1,497.55

Phone: 570 389 5622 Fax: 570 389 5625





□ Urg	jent	☐ For Review	☐ Please Comment	☐ Please Reply	☐ Please Recycle
Re:	Jem	y & Donna Aliey	CC:	,,	
Phone	<b>:</b>		Pages:	1	<u>.</u>
Fax:			Date:	February 5, 2004	
To:	Atty	Clemson Page, Jr.	From:	Timothy T. Chambe	erlain, Acting Sheriff

•Comments: As per your request this sale has been stayed. The new sale date is April 21, 2004 at 9:00 am

AUSTIN, BOLAND, CONNOR & GIORGI

By Clemson N. Page, Jr., Esquire

Pa. Atty. No. 25616

44 North Sixth Street

P.O. Box 8521

Reading, PA 19603

[610] 374-8211

Fax [610] 372-2361

E-mail: cnpage@abcglaw.com

Attorneys for Plaintiff File No. 98007-102

AMERICAN GENERAL FINANCIAL

SERVICES, INC., successor to

AMERICAN GENERAL FINANCE,

INC., t/d/b/a AMERICAN GENERAL

CONSUMER DISCOUNT COMPANY,

Plaintiff:

IN THE COURT OF COMMON

PLEAS

COLUMBIA COUNTY,

PENNSYLVANIA

No. 2003-CV-600-MF

٧ŝ.

CIVIL ACTION-LAW

JERRY R. ALLEY and DONNA M. ALLEY,

Defendants :

Mortgage Foreclosure

#### NOTICE TO SHERIFF PURSUANT TO PA. R. CIV. P. 3129.3(b)

#### TO THE (ACTING) SHERIFF OF COLUMBIA COUNTY:

Pursuant to Pennsylvania Rule of Civil Procedure 3129.3(b), kindly POSTPONE the sheriff's sale scheduled for February 11, 2004 to a date not less than 60 days from that date, and make public announcement of the new sale date at the appointed time on February 11, 2004. Kindly fax the new date and time for sale to the undersigned at 610-372-2361.

Dated: February 4, 2004.

AUSTIN, BOLAND, CONNOR & GIORGI

Вy

lemson N. Page, Jr., Esquire

For Plaintiff.

Copy by mail to: Dereck J. Zielewicz, Manager

American General Financial Services, Inc.

132 West Front Street Berwick, PA 18603



PHONE (\$70) 369-5622

#### SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. 80X 380 BLOOMSBURG, PA. 17815 FAX: (570) 784-0257

24 HOUR PHONE (\$70) 784-6300

AMERICAN GENERAL FINANCIAL SERVICES, INC., SUCCESSOR TO AMERICAN GENERAL FINANCE, INC., T/D/B/A AMERICAN GENERAL CONSUMER DISCOUNT COMPANY

Docket # 145ED2003

VS

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

JERRY R. ALLEY DONNA M. ALLEY

#### AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JANUARY 06, 2004, AT 1:45 PM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON JERRY ALLEY AT 1030 BRIAR LANE BERWICK, BY HANDING TO JERRY ALLEY, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

16112

ACTING SHERIFF

TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME THIS WEDNESDAY, JANUARY 07, 2004

- TOUR CALL PHOLOGIALLE

NOTARY PUBLIC NOTABIAL SEA

WENDY WESTOVER, NOTARY PUBLIC BLOOMSBURG, CCLUMBYA CO., PA CMM/SSION EXPIRES NOVEMBER 07, 2005

DEPUTY SHERIFF

S. HARTZEL



PHONE (\$70) 389-5622

#### SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 180 BLOOMSBURG, PA 17815 FAX: (570) 781-0257

24 HOUR PHONE 1570) 784-6300

AMERICAN GENERAL FINANCIAL SERVICES, INC., SUCCESSOR TO AMERICAN GENERAL FINANCE, INC., T/D/B/A AMERICAN GENERAL CONSUMER DISCOUNT COMPANY

Docket # 145ED2003

VS

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

JERRY R. ALLEY DONNA M. ALLEY

#### AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JANUARY 06, 2004, AT 1:45 PM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON DONNA ALLEYAT 1030 BRIAR LANE BERWICK, BY HANDING TO JERRY ALLEY, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS.

TIMOTHY T. CHAMBERLAIN

ACTING SHERIFF

S. HARTZEL DEPUTY SHERIFF

NOTARY PUBLÍC

NOTABIAL SEAL
VENDY WESTOVER, NOTABIA PARLI.
BLOOMSBURG, COLUMBIA CO PA
COMMISSION EXPIRES NOVEMBER OF EXCE

SWORN AND SUBSCRIBED BEFORE ME THIS WEDNESDAY, JANUARY 07, 2004

#### HARRY A. ROADARMEL, IR.



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

24 HOUR PHONE (570) 784-6300

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

AMERICAN GENERAL FINANCIAL SERVICES, INC.

VS.

JERRY & DONNA ALLEY

WRIT OF EXECUTION #145 OF 2003 ED

#### POSTING OF PROPERTY

JANUARY 5, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE PROPERTY OF JERRY & DONNA ALLEY AT 75 SECOND AVENUE BERWICK COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY SHERIFF S. HARTZEL.

DEPUTY SHERIFF

ACTING SHERIFF, TIMOTHY T. CHAMBERLAIN

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 6TH DAY OF JANUARY 2004

COMMISSION :

I, NOTARY PUBL OLUMBIA CO. PA ES NOVEMBER 07

SERVICE# 2 - OF - 14 SERVICES

DOCKET # 145ED2003

OFFICER: T. CHAMBERLAIN

DATE RECEIVED 11/5/2003

PLAINTIFF —	AMERICAN GENERAL FINANCIAL SERVICES, INC., SUCCESSOR TO AMERICAN GENERAL FINANCE, INC., T/D/B/A AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
DEFENDANT	JERRY R. ALLEY DONNA M. ALLEY
PERSON/CORP TO SERVED DONNA ALLEY RR3 BOX 3180 BERWICK SERVED UPON	PAPERS TO SERVED  WRIT OF EXECUTION - MORTGAGE FORECLOSURE
RELATIONSHIP NOSSA	DENTIFICATION  MILEAGE OTHER
DATE TIME 13	MILEAGE OTHER
Race Sex Height	Weight Eyes Hair Age Military
B. HC C. CO D. RE	RSONAL SERVICE AT POA POB POE CCSO DUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA PRPORATION MANAGING AGENT GISTERED AGENT OT FOUND AT PLACE OF ATTEMPTED SERVICE
F. OT	HER (SPECIFY)
	1030 Bink LN BUK
ATTEMPTS DATE TIME  11/25/03 1176	OFFICER REMARKS Above IS Empor
DEPUTY	MATE 1-6-75()

OFFICER: T. CHAMBERLAIN DATE RECEIVED 11/5/2003	SERVICE# 1 - OF - 14 SERVICES DOCKET # 145ED2003
SUCCESSOR 7	ENERAL FINANCIAL SERVICES, INC., TO AMERICAN GENERAL FINANCE, INC., RICAN GENERAL CONSUMER DISCOUNT
DEFENDANT JERRY R. ALL DONNA M. AL	
PERSON/CORP TO SERVED	PAPERS TO SERVED
JERRY ALLEY RR3 BOX 3180	WRIT OF EXECUTION - MORTGAGE FORECLOSURE
BERWICK	FORECLOSURE
SERVED UPON TILL	
RELATIONSHIP	IDENTIFICATION
RELATIONSHIP  DATE 6 TIME 345 MILEA	AGEOTHER
Race Sex Height Weight ]	Eyes Hair Age Military
C. CORPORATION M D. REGISTERED AGE	MBER: 18+ YEARS OF AGE AT POA ANAGING AGENT
F. OTHER (SPECIFY)	
1030	BANC LY BINK
	FICER REMARKS
	2 - 1/1
DEPUTY ///	DATE

SERVICE# 4 - OF - 14 SERVICES

DOCKET # 145ED2003

T. CHAMBERLAIN

OFFICER:

DATE RECEIVED 11/5/2003

PLAINTIFF	AMERICAN GENERAL FINANCIAL SERVICES, INC., SUCCESSOR TO AMERICAN GENERAL FINANCE, INC., T/D/B/A AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
DEFENDANT	JERRY R. ALLEY DONNA M. ALLEY
PERSON/CORP TO SEI BERWICK SCHOOL DIS 500 LINE ST. BERWICK  SERVED UPON  RELATIONSHIP	Behing Safein Flew School.  Behing Safein Flew School.  The office IDENTIFICATION
/ /	1590         MILEAGE         OTHER           ht         Weight         Eyes         Hair         Age         Military
TYPE OF SERVICE: A. B. C. D.	PERSONAL SERVICE AT POA POB POE CCSO HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA CORPORATION MANAGING AGENT REGISTERED AGENT NOT FOUND AT PLACE OF ATTEMPTED SERVICE
F.	OTHER (SPECIFY) Hudwess IS In
ATTEMPTS DATE TI	ME OFFICER SaleM TWP. LUZ Co- Checked w/ Ber, High School
DEPUTY	Millare DATE 11/24/03

OFFICER: T. CHAMBERLAIN SERVICE# 3 - OF - 14 SERVICES

DATE RECEIVED	11/5/2003	3	DOCKET # 14	45ED2003	
PLAINTIFF		AMERICAN G SUCCESSOR T T/D/B/A AMER COMPANY	ENERAL FINA TO AMERICAN RICAN GENER	GENERAL FI	NANCE, INC.,
DEFENDANT		JERRY R. ALL DONNA M. AL			
PERSON/CORP TO	SERVE	<u> </u>	PAPERS TO	SEDVEN	
AMERICAN GENER			4	SERVED ECUTION - MO	ORTGAGE
SERVICES, INC.			FORECLOSU		SKIGAGE
132 W. FRONT ST.					
BERWICK			Ĺ		
SERVED UPON	Cor;	Your th	,		
RELATIONSHIP	Kecef	tunst	IDENTIFIC	CATION	
DATE /1/24/67T	іме <u>//</u>	28 MILE	AGE	OTHER _	<del></del>
Race Sex					Military
TYPE OF SERVICE:	A. PEFB. HOC. COD. RE		CE AT POA MBER: 18+ YE ANAGING AG ENT	POB POI ARS OF AGE ENT	E CCSO AT POA
	F. OT	HER (SPECIFY)			
				<del>,,</del> .	
ATTEMPTS DATE	TIME	OF	FICER -	REMARK	S
	M			ulad	
DEPUTY		[	DATE	1117761	

SERVICE# 5 - OF - 14 SERVICES

OFFICER:

T. CHAMBERLAIN

DATE RECEIVED 11/5/2003 DOCKET # 145ED2003 **PLAINTIFF** AMERICAN GENERAL FINANCIAL SERVICES, INC., SUCCESSOR TO AMERICAN GENERAL FINANCE, INC., T/D/B/A AMERICAN GENERAL CONSUMER DISCOUNT COMPANY DEFENDANT JERRY R. ALLEY DONNA M. ALLEY PERSON/CORP TO SERVED PAPERS TO SERVED BERWICK SEWER AUTHORITY WRIT OF EXECUTION - MORTGAGE 7474D COLUMBIA BLVD **FORECLOSURE** BERWICK SERVED UPON RELATIONSHIP IDENTIFICATION \_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_ Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_\_ Eyes \_\_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_\_ TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_ POB 2 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** 

SERVICE# 6 - OF - 14 SERVICES

OFFICER:

T. CHAMBERLAIN

DATE RECEIVED 11/5/2003 DOCKET # 145ED2003 **PLAINTIFF** AMERICAN GENERAL FINANCIAL SERVICES, INC., SUCCESSOR TO AMERICAN GENERAL FINANCE, INC., T/D/B/A AMERICAN GENERAL CONSUMER DISCOUNT COMPANY DEFENDANT JERRY R. ALLEY DONNA M. ALLEY PERSON/CORP TO SERVED PAPERS TO SERVED JOAN ROTHERY - TAX COLLECTOR WRIT OF EXECUTION - MORTGAGE 122 TWIN CHURCH ROAD **FORECLOSURE** BERWICK SERVED UPON \_\_\_\_ IDENTIFICATION RELATIONSHIP 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

OFFICER: DATE RECEIVED 11/5/20	SERVICE# 7 - OF - 14 SERVICES DOCKET # 145ED2003
PLAINTIFF	AMERICAN GENERAL FINANCIAL SERVICES, INC., SUCCESSOR TO AMERICAN GENERAL FINANCE, INC., T/D/B/A AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
DEFENDANT	JERRY R. ALLEY DONNA M. ALLEY
PERSON/CORP TO SERV	ED PAPERS TO SERVED
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	
SERVED UPON	Ushi July - Civil 515.  IDENTIFICATION
RELATIONSHIP	IDENTIFICATION
DATE 1.15 TIME	250 MILEAGE OTHER
Race Sex Height_	Weight Eyes Hair Age Military
B. E. C. C. D. R. E. N	ERSONAL SERVICE AT POA POB POE CCSO OUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA ORPORATION MANAGING AGENT EGISTERED AGENT OT FOUND AT PLACE OF ATTEMPTED SERVICE THER (SPECIFY)
r. o	THER (SPECIFI)
ATTEMPTS DATE TIME	OFFICER REMARKS
DEPUTY	DATE 11-25:00

SERVICE# 10 - OF - 14 SERVICES

DATE RECEIVED	11/5/2003		DOCKET # 145	5ED2003	
PLAINTIFF	SU: T/D	CCESSOR TO	) AMERICAN (	ICIAL SERVICES, INC., GENERAL FINANCE, INC L CONSUMER DISCOUN	]., IT
DEFENDANT		RRY R. ALLE NNA M. ALL			
PERSON/CORP TO	SERVED		PAPERS TO S	ERVED	
COLUMBIA COUN				CUTION - MORTGAGE	
PO BOX 380			FORECLOSUR	E	
BLOOMSBURG					
SERVED UPON	Koner	Monkai	t		
RELATIONSHIP			_ IDENTIFICA	ATION	
DATE   1-25-3 T	IME <u>/330</u>	MILEAG	GE	OTHER	
Race Scx	Height V	Weight Ey	/es Hair	Age Military	_
TYPE OF SERVICE:	B. HOUSE C. CORPO D. REGIST E. NOT FO	EHOLD MEM PRATION MA PERED AGEN DUND AT PL	BER: 18+ YEA NAGING AGE IT ACE OF ATTEI	MPTED SERVICE	
	F. OTHER	(SPECIFY)			
ATTEMPTS DATE	TIME	OFF	CER	REMARKS	
DEPUTY	(ili)			7-25-3	_
7		··	<u> </u>		

SERVICE# 13 - OF - 14 SERVICES

T. CHAMBERLAIN

DATE RECEIVED	11/5/2003	DOCKET # 145ED2003
PLAINTIFF		AMERICAN GENERAL FINANCIAL SERVICES, INC., SUCCESSOR TO AMERICAN GENERAL FINANCE, INC., T/D/B/A AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
DEFENDANT		JERRY R. ALLEY DONNA M. ALLEY
PERSON/CORP TO	SERVE	PAPERS TO SERVED
BRIAR CREEK TWI		WRIT OF EXECUTION - MORTGAGE
		FORECLOSURE
BERWICK		
SERVED UPON	Bri	ar Creek Two Joan Rothery
RELATIONSHIP		IDENTIFICATION /
DATE 0/24/03 T	тме <u>//</u>	602 MILEAGE OTHER
		Weight Eyes Hair Age Military
TYPE OF SERVICE:	A. PEI	RSONAL SERVICE AT POA POB POE CCSO
	B. HO	USEHOLD MEMBER: 18+ YEARS OF AGE AT POA
		RPORATION MANAGING AGENT
		GISTERED AGENT
	E. NO	T FOUND AT PLACE OF ATTEMPTED SERVICE
	F. OT	HER (SPECIFY)
ATTEMPTS DATE	TIME	OFFICER REMARKS
<del></del>		
	*	Millan DATE 1/124/03
DEPUTY		111/10n DATE 1/124/03

### BERWICK AREA JOINT SEWER AUTHORITY

7474D COLUMBIA BOULEVARD BERWICK, PENNSYLVANIA 18603 (570) 752-8477 FAX# (570) 752-8479

November 25, 2003

Harry A. Roadarmel, Jr. Sheriff of Columbia County Court House- P.O. Box 380 Bloomsburg, PA 17815

RE: AMERICAN GENERAL FINANCIAL SERVICES, INC., SUCCESSOR TO AMERICAN GENERAL FINANCE, INC., T/D/B/A AMERICAN GENERAL CONSUMER DISCOUNT COMPANY

VS

JERRY R. ALLEY DONNA M. ALLEY

**DOCKET # 145ED2003** 

JD# 600JD2003

Dear Harry:

The property located at RR3 Box 3180, Berwick, Pennsylvania is not connected to the public sewer system, and therefore there is no amount to be collected through the month of February 2004.

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

Sincerely,

Kristy Romig ♥
Authority Clerk

### REAL ESTATE OUTLINE

ED#<u>145-03</u>

DATE RECEIVED //- 5-4	· 3
DOCKET AND INDEX//-/2	3 3
SET FILE FOLDER UP //- //	e g
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	
COPY OF DESCRIPTION	
WHEREABOUTS OF LKA	
NON-MILITARY AFFIDAVIT	<del></del>
NOTICES OF SHERIFF SALE	
WATCHMAN RELEASE FORM	
AFFIDAVIT OF LIENS LIST	
CHECK FOR \$1,350.00 OR	CK# 1/66/
**IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEDE**
	i .
SALE DATE	Feb. 11 04 TIME 0900
POSTING DATE	1-7-04
ADV. DATES FOR NEWSPAPER	1 <sup>SI</sup> WEEK <u>Jan</u> , 2/
	2 <sup>ND</sup> WEEK →8
	3RD WEEK F. b. 4, 04
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Je.	(monipol 11-12-03
Dr Seemal ther.	15 14 16 3
4	
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# SHERIFF'S SALE

### WEDNESDAY FEBRUARY 11, 2003 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 145 OF 2003 ED AND CIVIL WRIT NO. 600 OF 2003 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 piece or parcel of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the north side of First Avenue at the southeast corner of land now or late of John Maday and Josephine Maday, his wife, thence along the easterly line of said Maday north 25 degrees 09 minutes east 160.00 feet to a point in the southerly line of Second Avenue; thence along the southerly line of Second Avenue south 64 degrees 51 minutes east 100.00 feet to a point in the westerly line of land now or late of Realty Company of Pennsylvania; thence along the westerly line now or late of said Realty Company of Pennsylvania south 25 degrees 09 minutes west, and parallel with the first course herein, 160.00 feet to a point in the northerly line of First Avenue; thence along the northerly line of first Avenue north 64 degrees 51 minutes west 100.00 feet to the place of Beginning. CONTAINING 0.367 of an acre.

Tax I.D. #07-01A-O29

#### 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 eash, certified check or cashier's check.

IMPORT ANT 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 Clemson N. Page, Jr. P.O. 8521 Reading, PA 19603

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

# SHERIFF'S SALE

## WEDNESDAY FEBRUARY 11, 2003 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 145 OF 2003 ED AND CIVIL WRIT NO. 600 OF 2003 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 piece or parcel of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the north side of First Avenue at the southeast corner of land now or late of John Maday and Josephine Maday, his wife, thence along the easterly line of said Maday north 25 degrees 09 minutes east 160.00 feet to a point in the southerly line of Second Avenue; thence along the southerly line of Second Avenue south 64 degrees 51 minutes east 100.00 feet to a point in the westerly line of land now or late of Realty Company of Pennsylvania; thence along the westerly line now or late of said Realty Company of Pennsylvania south 25 degrees 09 minutes west, and parallel with the first course herein, 160.00 feet to a point in the northerly line of First Avenue; thence along the northerly line of first Avenue north 64 degrees 51 minutes west 100.00 feet to the place of Beginning. CONTAINING 0.367 of an acre.

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Plaintiff's Attorney Clemson N. Page, Jr. P.O. 8521 Reading, PA 19603

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

By Clemson N. Page, Jr., Esquire

Pa. Atty. No. 25616 44 North Sixth Street P.O. Box 8521 Reading, PA 19603 [610] 374-8211 Fax [610] 372-2361

E-mail: cnpage@abcglaw.com

Attorneys for Plaintiff File No. 98007-102

AMERICAN GENERAL FINANCIAL : IN THE COURT OF COMMON PLEAS

SERVICES, INC., successor to : COLUMBIA COUNTY, AMERICAN GENERAL FINANCE, : PENNSYLVANIA

INC., t/d/b/a AMERICAN GENERAL

CONSUMER DISCOUNT COMPANY, : No. 2003-CV-600-MF

Plaintiff: 2003 ED 145
: CIVIL ACTION-LAW

vs.

.

JERRY R. ALLEY and

DONNA M. ALLEY, : Mortgage Foreclosure

Defendants:

# WRIT OF EXECUTION (Mortgage Foreclosure)

#### 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 all of the Defendants Jerry R. Alley's and Donna M. Alley's rights, title and interest in, to and under the following described property:

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

BEGINNING at a point on the north side of First Avenue at the southeast comer of land now or late of John Maday and Josephine Maday, his wife, thence along the easterly line of said Maday north 25 degrees 09 minutes east 160.00 feet to a point in the southerly line of Second Avenue; thence along the southerly line of Second Avenue south 64 degrees 51 minutes east 100.00 feet to a point in the westerly line of land now or late of Realty Company of Pennsylvania; thence along the westerly line now or late of said Realty Company of Pennsylvania south 25 degrees 09 minutes west, and parallel with the first course herein, 160.00 feet to a point in the northerly line of First Avenue; thence along the northerly line of first Avenue north 64

15383.I -1-

degrees 51 minutes west 100.00 feet to the place of Beginning.

**CONTAINING** 0.367 of an acre.

Tax I.D. #07-01A-029

To be sold as the property of Jerry R. Alley and Donna M. Alley.

### ASSESSMENT OF DAMAGES:

Damages per Complaint	\$10,801.14
Accrued interest - 5/03/03-10/10/03	852.72
Accrued interest - 10/11/03-10/23/03	68.85
TOTAL	\$11,722.71
(Together with all costs and interest from October 24, 2003 @ \$5.2964 per of	lay)

PROTHONOTARY OF COLUMBIA COUNTY

Seal of Court

Deputy Prothonotary

Date: October 24, 2003

#### No. 2003-CV-600-MF

# IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY, PENNSYLVANIA

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to AMERICAN GENERAL FINANCE, INC., t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT COMPANY, Plaintiff

VS.

JERRY R. ALLEY and DONNA M. ALLEY,

Defendants

No. 2002-CV-634

# WRIT OF EXECUTION (Mortgage Foreclosure)

Clemson N. Page, Jr., Esquire Austin, Boland, Connor & Giorgi 44 North Sixth Street P.O. Box 8521 Reading, PA 19603 610-374-8211

By Clemson N. Page, Jr., Esquire

Pa. Atty. No. 25616

44 North Sixth Street

P.O. Box 8521

Reading, PA 19603

[610] 374-8211

Fax [610] 372-2361

E-mail: cnpage@abcglaw.com

Attorneys for Plaintiff File No. 98007-102

AMERICAN GENERAL FINANCIAL

SERVICES, INC., successor to

AMERICAN GENERAL FINANCE,

INC., t/d/b/a AMERICAN GENERAL

CONSUMER DISCOUNT COMPANY,

Plaintiff:

IN THE COURT OF COMMON PLEAS

COLUMBIA COUNTY,

PENNSYLVANIA

NY, : No. 2003-CV-600-MF

1003-ED-145 CIVIL ACTION-LAW

VS.

JERRY R. ALLEY and

DONNA M. ALLEY,

Mortgage Foreclosure

Defendants:

## **AFFIDAVIT PURSUANT TO RULE 3129,1**

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to AMERICAN GENERAL FINANCE, INC. t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT COMPANY, Plaintiff in the above action, sets forth as of October 29, 2003, the following information concerning the real estate known as RR3, Box 3180, Berwick, Briar Creek Township, Columbia County, PA 18603.

1. Name and address of owners or reputed owners:

JERRY R. ALLEY RR3, Box 3180 Berwick, Columbia County, PA 18603

DONNA M. ALLEY RR3, Box 3180 Berwick, Columbia County, PA 18603 2. Name and address of each defendant in the judgment:

JERRY R. ALLEY RR3, Box 3180 Berwick, Columbia County, PA 18603

DONNA M. ALLEY RR3, Box 3180 Berwick, Columbia County, PA 18603

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

American General Financial Services, Inc. 132 W. Front Street Berwick, PA 18603

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

American General Financial Services, Inc. 132 W. Front Street Berwick, PA 18603

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

None

6. Name and address of every other person who has any record interest in the property whose interest may be affected by the sale:

None.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest or potential interest in the property which may be affected by the sale:

Columbia County Tax Claim Bureau Columbia County Courthouse 35 West Main Street Bloomsburg, PA 17815 Domestic Relations Section Columbia County Court of Common Pleas Columbia County Courthouse 35 West Main Street Bloomsburg, PA 17815

Berwick Area School District 500 Line Street Berwick, PA 17820

Berwick Area Joint Sewer Authority 7474D Columbia Blvd. Berwick, PA 18603

Township of Briar Creek 123 West Front Street Berwick, PA 18603

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: October 29, 2003

AUSTIN, BOLAND, CONNOR & GIORGI

Ву:\_\_

Clemson N. Page, Jr., Esquire

Attorney for Plaintiff

By Clemson N. Page, Jr., Esquire

Pa. Atty. No. 25616 44 North Sixth Street P.O. Box 8521 Reading, PA 19603 [610] 374-8211 Fax [610] 372-2361

Attorneys for Plaintiff File No. 98007-102

IN THE COURT OF COMMON PLEAS

E-mail: cnpage@abcglaw.com

AMERICAN GENERAL FINANCIAL

SERVICES, INC., successor to

AMERICAN GENERAL FINANCE,

INC., t/d/b/a AMERICAN GENERAL

CONSUMER DISCOUNT COMPANY.

ANY, : No. 2003-CV-600-MF Plaintiff : 2003-ED-145

: CIVIL ACTION-LAW

VS.

JERRY R. ALLEY and

DONNA M. ALLEY,

Mortgage Foreclosure

COLUMBIA COUNTY,

PENNSYLVANIA

Defendants:

#### AFFIDAVIT PURSUANT TO RULE 3129.1

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Township of Briar Creek 123 West Front Street Berwick, PA 18603

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Dated: October 29, 2003

AUSTIN, BOLAND, CONNOR & GIORGI

Clemson N. Page, Jr., Esquire

Attorney for Plaintiff

By Clemson N. Page, Jr., Esquire

Pa. Atty. No. 25616 44 North Sixth Street P.O. Box 8521

Reading, PA 19603 [610] 374-8211

Fax [610] 372-2361

E-mail: cnpage@abcglaw.com

Attorneys for Plaintiff File No. 98007-102

AMERICAN GENERAL FINANCIAL

SERVICES, INC., successor to :

AMERICAN GENERAL FINANCE,

INC., t/d/b/a AMERICAN GENERAL

CONSUMER DISCOUNT COMPANY,

Plaintiff:

IN THE COURT OF COMMON PLEAS

COLUMBIA COUNTY,

PENNSYLVANIA

No. 2003-CV-600-MF

ノの3-ED-145 CIVIL ACTION-LAW

VS.

JERRY R. ALLEY and

DONNA M. ALLEY,

Mortgage Foreclosure

Defendants:

#### **AFFIDAVIT PURSUANT TO RULE 3129.1**

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Dated: October 29, 2003

AUSTIN, BOLAND, CONNOR & GIORGI

Clemson N. Page, Jr., Esquire

Attorney for Plaintiff

By Clemson N. Page, Jr., Esquire

Pa. Atty. No. 25616 44 North Sixth Street P.O. Box 8521 Reading, PA 19603 [610] 374-8211 Fax [610] 372-2361 Attorneys for Plaintiff File No. 98007-102

E-mail: cnpage@abcglaw.com

AMERICAN GENERAL FINANCIAL : IN THE COURT OF COMMON PLEAS

SERVICES, INC., successor to : COLUMBIA COUNTY, AMERICAN GENERAL FINANCE, : PENNSYLVANIA

INC., t/d/b/a AMERICAN GENERAL :

CONSUMER DISCOUNT COMPANY, :

PANY, : No. 2003-CV-600-MF
Plaintiff: 2003-ED 145
: CIVIL ACTION-LAW

•

VS.

JERRY R. ALLEY and :
DONNA M. ALLEY, : Mortgage Foreclosure

Defendants:

#### **AFFIDAVIT PURSUANT TO RULE 3129.1**

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to AMERICAN GENERAL FINANCE, INC. t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT COMPANY, Plaintiff in the above action, sets forth as of October 29, 2003, the following information concerning the real estate known as RR3, Box 3180, Berwick, Briar Creek Township, Columbia County, PA 18603.

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Dated: October 29, 2003

AUSTIN, BOLAND, CONNOR & GIORGI

Clemson N. Page, Jr., Esquire

Attorney for Plaintiff

Plaintiff:

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to

AMERICAN GENERAL FINANCE, INC., t/d/b/a AMERICAN GENERAL

CONSUMER DISCOUNT COMPANY,

Defendant:

JERRY R. ALLEY and DONNA M. ALLEY

Case No.:

2003-CV-600-MF

Attorney for Plaintiff:

Clemson N. Page, Jr., Esquire

AUSTIN, BOLAND, CONNOR & GIORGI

Pa. Atty. No. 25616 44 North Sixth Street

P.O. Box 8521 Reading, PA 19603 [610] 374-8211 Fax [610] 372-2361

E-mail cnpage@abcglaw.com

Judgment Amount:

\$11,722.71.

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

BEGINNING at a point on the north side of First Avenue at the southeast corner of land now or late of John Maday and Josephine Maday, his wife, thence along the easterly line of said Maday north 25 degrees 09 minutes east 160.00 feet to a point in the southerly line of Second Avenue; thence along the southerly line of Second Avenue south 64 degrees 51 minutes east 100.00 feet to a point in the westerly line of land now or late of Realty Company of Pennsylvania; thence along the westerly line now or late of said Realty Company of Pennsylvania south 25 degrees 09 minutes west, and parallel with the first course herein, 160.00 feet to a point in the northerly line of First Avenue; thence along the northerly line of first Avenue north 64 degrees 51 minutes west 100.00 feet to the place of Beginning.

**CONTAINING** 0.367 of an acre.

Tax 1.D. #07-01A-029

Plaintiff: AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to

AMERICAN GENERAL FINANCE, INC., t/d/b/a AMERICAN GENERAL

CONSUMER DISCOUNT COMPANY,

**Defendant:** JERRY R. ALLEY and DONNA M. ALLEY

Case No.: 2003-CV-600-MF

Attorney for Plaintiff: Clemson N. Page, Jr., Esquire

AUSTIN, BOLAND, CONNOR & GIORGI

Pa. Atty. No. 25616 44 North Sixth Street

P.O. Box 8521 Reading, PA 19603 [610] 374-8211 Fax [610] 372-2361

E-mail enpage@abcglaw.com

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Tax I.D. #07-01A-029

Plaintiff: AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to

AMERICAN GENERAL FINANCE, INC., t/d/b/a AMERICAN GENERAL

CONSUMER DISCOUNT COMPANY,

**Defendant:** JERRY R. ALLEY and DONNA M. ALLEY

Case No.: 2003-CV-600-MF

Attorney for Plaintiff: Clemson N. Page, Jr., Esquire

AUSTIN, BOLAND, CONNOR & GIORGI

Pa. Atty. No. 25616 44 North Sixth Street

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Tax I.D. #07-01A-029

Plaintiff:

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to

AMERICAN GENERAL FINANCE, INC., t/d/b/a AMERICAN GENERAL

CONSUMER DISCOUNT COMPANY,

Defendant:

JERRY R. ALLEY and DONNA M. ALLEY

Case No.:

2003-CV-600-MF

Attorney for Plaintiff:

Clemson N. Page, Jr., Esquire

AUSTIN, BOLAND, CONNOR & GIORGI

Pa. Atty. No. 25616 44 North Sixth Street

P.O. Box 8521 Reading, PA 19603 [610] 374-8211 Fax [610] 372-2361

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Tax I.D. #07-01A-029

Plaintiff: AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to

AMERICAN GENERAL FINANCE, INC., t/d/b/a AMERICAN GENERAL

CONSUMER DISCOUNT COMPANY,

**Defendant:** JERRY R. ALLEY and DONNA M. ALLEY

Case No.: 2003-CV-600-MF

Attorney for Plaintiff: Clemson N. Page, Jr., Esquire

AUSTIN, BOLAND, CONNOR & GIORGI

Pa. Atty. No. 25616 44 North Sixth Street

P.O. Box 8521 Reading, PA 19603 [610] 374-8211 Fax [610] 372-2361

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Plaintiff:

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AMERICAN GENERAL FINANCE, INC., t/d/b/a AMERICAN GENERAL

CONSUMER DISCOUNT COMPANY,

Defendant:

JERRY R. ALLEY and DONNA M. ALLEY

Case No.:

2003-CV-600-MF

Attorney for Plaintiff:

Clemson N. Page, Jr., Esquire

AUSTIN, BOLAND, CONNOR & GIORGI

Pa. Atty. No. 25616 44 North Sixth Street

P.O. Box 8521 Reading, PA 19603 [610] 374-8211 Fax [610] 372-2361

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**CONTAINING** 0.367 of an acre.

Tax I.D. #07-01A-029

## **COLUMBIA COUNTY, PENNSYLVANIA 17815** (570) 389-5635

# SHERIFF SERVICE

PROCESS RECEIPT and AFFIDAVIT OF RETURN				
PLAINTIFF(S)		COURT NUMBER		
INC., successor to	NERAL FINANCIAL SERVICES, AMERICAN GENERAL FINANCI RICAN GENERAL CONSUMER	2003-CV-	600-MF	
DEFENDANT(S)		TYPE OF WRIT OR	COMPLAINT	
JERRY R. ALLE DONNA M. ALLI		Writ of Execution	n	
SERVE AT				
JERRY R. ALLE RR3, Box 3180	JAL, COMPANY, CORPORATION, ETC. Y ia County, PA 18603			
DONNA M. ALLI RR3, Box 3180 Berwick, Columbi	EY ia County, PA 18603			
SPECIAL INSTRUCT	IONS OR OTHER INFORMATION	.,.		
Serve each defenda	nt at the above indicated address			
ATTORNEY OR OTH	ER ORIGINATOR REQUESTING SERVIC	E ON BEHALF OF		
NAME: ADDRESS; PHONE NUMBER:	Clemson N. Page, Jr., Esquire 44 North Sixth Street P.O. Box 8521 Reading, PA 19603 (610) 374-8211	<u> </u>	PLAINTIFF DEFENDANT	

## COLUMBIA COUNTY, PENNSYLVANIA 17815 (570) 389-5635

# SHERIFF SERVICE

PROCESS RECEIPT and AFFIDAVIT OF RETURN				
PLAINTIFF(S)		COURT NUMBER		
INC., successor to A	ERAL FINANCIAL SERVICES, AMERICAN GENERAL FINANCE, UCAN GENERAL CONSUMER	2003-CV-0	600-MF	
DEFENDANT(S)		TYPE OF WRIT OR	COMPLAINT	
JERRY R. ALLEY DONNA M. ALLE		Writ of Execution	n	
SERVE AT				
NAME OF INDIVIDUA JERRY R. ALLEY RR3, Box 3180 Berwick, Columbia				
DONNA M. ALLE RR3, Box 3180 Berwick, Columbia				
SPECIAL INSTRUCTION	ONS OR OTHER INFORMATION		, .	
Serve each defendan	at at the above indicated address			
ATTORNEY OR OTHE	R ORIGINATOR REQUESTING SERVICE	ON BEHALF OF		
NAME: ADDRESS: PHONE NUMBER:	Clemson N. Page, Jr., Esquire 44 North Sixth Street P.O. Box 8521 Reading, PA 19603 (610) 374-8211	<u> </u>	PLAINTIFF DEFENDANT	

## COLUMBIA COUNTY, PENNSYLVANIA 17815 (570) 389-5635

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

PLAINTIFF(S) COURT NUMBER

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to AMERICAN GENERAL FINANCE, INC. t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT CO.

2003-CV-600-MF

DEFENDANT(S)

TYPE OF WRIT OR COMPLAINT

JERRY R. ALLEY and DONNA M. ALLEY

Writ of Execution

## **SERVE AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC.

JERRY R. ALLEY

RR3, Box 3180

Berwick, Columbia County, PA 18603

DONNA M. ALLEY

RR3, Box 3180

Berwick, Columbia County, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION

Serve each defendant at the above indicated address

ATTORNEY OR OTHER ORIGINATOR REQUESTING SERVICE ON BEHALF OF

NAME:

Clemson N. Page, Jr., Esquire

PLAINTIFF

ADDRESS:

44 North Sixth Street

DEFENDANT

P.O. Box 8521

Reading, PA 19603

PHONE NUMBER:

(610) 374-8211

# COLUMBIA COUNTY, PENNSYLVANIA 17815 (570) 389-5635

# SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

PLAINTIFF(S) COURT NUMBER

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to AMERICAN GENERAL FINANCE, INC. t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT CO.

2003-CV-600-MF

DEFENDANT(S)

TYPE OF WRIT OR COMPLAINT

JERRY R. ALLEY and DONNA M. ALLEY Writ of Execution

## SERVE AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC.

JERRY R. ALLEY RR3, Box 3180

Berwick, Columbia County, PA 18603

DONNA M. ALLEY RR3, Box 3180

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SPECIAL INSTRUCTIONS OR OTHER INFORMATION

Serve each defendant at the above indicated address

ATTORNEY OR OTHER ORIGINATOR REQUESTING SERVICE ON BEHALF OF

NAME:

Clemson N. Page, Jr., Esquire

□ PLAINTIFF

ADDRESS:

44 North Sixth Street

□ DEFENDANT

P.O. Box 8521

Reading, PA 19603

PHONE NUMBER:

(610) 374-8211

## LAW OFFICES Austin, Boland, Connor & Giorgi

P. O. BOX 8521 TERRENCE E. CONNOR 44 NORTH SIXTH STREET CLIFFORD B. LEPAGE JR. READING, PENNSYLVANIA 19603-8521 CLEMSON N. PAGE, JR. PHONE (610) 374-8211 FAX (610) 372-2361

OF COUNSEL FREDERICK J. GIORGI C, WILSON AUSTIN 1937-1990 ROBERT K. BOLAND 1951-1984

\*LLM. TAXATION

JOSEPH L. HAINES\*

November 14, 2003

Sheriff Columbia County Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

> Re: American General Financial Services, Inc., successor

to American General Finance, Inc. t/d/b/a American

General Consumer Discount Co., Plaintiff v. Jerry R. Alley and Donna M. Alley, Defendants

No. 2003-CV-600-MF, Columbia County Court of Common Pleas

My file no. 98007-102

Dear Sir/Madam:

Enclosed please find an original and one (1) copy of the Plaintiff's Waiver of Watchman, and an original and two (2) copies of the Notice of Sheriff's Sale of Real Property to Mr. and Mrs. Jerry R. Alley and an original and one (1) copy of the Creditor's Notice of Sheriff's Sale of Real Property regarding the above identified matter.

Please file these documents in your customary fashion and serve one (1) copy on Mr. and Mrs. Jerry R. Alley with the Notice of Sheriff's Sale of Real Property and return one (1) of the extra copies to me in the self-addressed, stamped envelope provided.

Please call my office if you have any questions. Thank you for your assistance.

CNP:cdn:15701 Enclosures

cc: Mr. Dereck J. Zielewicz, Manager (with enclosures) American General Financial Services, Inc.

## AUSTIN, BOLAND, CONNOR & GIORGI By Clemson N. Page, Jr., Esquire

Pa. Atty. No. 25616 44 North Sixth Street P.O. Box 8521 Reading, PA 19603 [610] 374-8211 Fax [610] 372-2361

Attorneys for Plaintiff File No. 98007-102

IN THE COURT OF COMMON PLEAS

AMERICAN GENERAL FINANCIAL

SERVICES, INC., successor to

E-mail: cnpage@abcglaw.com

AMERICAN GENERAL FINANCE, INC., :

t/d/b/a AMERICAN GENERAL

CONSUMER DISCOUNT COMPANY,

Plaintiff :

: No. 2003-CV-600-MF

CIVIL ACTION-LAW

COLUMBIA COUNTY,

PENNSYLVANIA

VS.

JERRY R. ALLEY and DONNA M. ALLEY,

Defendants:

Mortgage Foreclosure

### PLAINTIFF'S WAIVER OF WATCHMAN

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA;

AMERICAN GENERAL FINANCIAL SERVICES, INC., Plaintiff and executing creditor herein, hereby authorizes any deputy sheriff levying upon or attaching any property pursuant to the within Writ of Execution to leave the same without a watchman, in the custody of any person or persons found in possession thereof, after notifying such person or persons of the levy or attachment, without liability on the part of such deputy, the Sheriff of Columbia County or the Commonwealth of Pennsylvania to the Plaintiff herein for any loss, destruction or removal of any such property before the sheriff's sale thereof. This Waiver reserves to the executing creditor all rights against any such person found in possession of property subject to levy, pursuant to the Pennsylvania Crimes Code 2d, as amended.

Dated: November 14, 2003.

AUSTIN, BOLAND, CONNOR & GIORGI

Clemson N. Page, Jr., Esquire

For Plaintiff.

## AUSTIN, BOLAND, CONNOR & GIORGI By Clemson N. Page, Jr., Esquire

Pa. Atty. No. 25616 44 North Sixth Street P.O. Box 8521 Reading, PA 19603 [610] 374-8211 Fax [610] 372-2361

Attorneys for Plaintiff File No. 98007-102

AMERICAN GENERAL FINANCIAL

SERVICES, INC., successor to

E-mail: cnpage@abcglaw.com

AMERICAN GENERAL FINANCE, INC.,

t/d/b/a AMERICAN GENERAL

CONSUMER DISCOUNT COMPANY,

Plaintiff:

IN THE COURT OF COMMON PLEAS

COLUMBIA COUNTY.

PENNSYLVANIA

No. 2003-CV-600-MF

CIVIL ACTION-LAW

vs.

JERRY R. ALLEY and DONNA M. ALLEY,

: Defendants : Mortgage Foreclosure

## PLAINTIFF'S WAIVER OF WATCHMAN

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA;

AMERICAN GENERAL FINANCIAL SERVICES, INC., Plaintiff and executing creditor herein, hereby authorizes any deputy sheriff levying upon or attaching any property pursuant to the within Writ of Execution to leave the same without a watchman, in the custody of any person or persons found in possession thereof, after notifying such person or persons of the levy or attachment, without liability on the part of such deputy, the Sheriff of Columbia County or the Commonwealth of Pennsylvania to the Plaintiff herein for any loss, destruction or removal of any such property before the sheriff's sale thereof. This Waiver reserves to the executing creditor all rights against any such person found in possession of property subject to levy, pursuant to the Pennsylvania Crimes Code 2d, as amended.

Dated: November 14, 2003.

AUSTIN, BOLAND, CONNOR & GIORGI

Clemson N. Page, Jr., Esquire

For Plaintiff.

By Clemson N. Page, Jr., Esquire

Pa. Atty. No. 25616

44 North Sixth Street

P.O. Box 8521

Reading, PA 19603

[610] 374-8211

Fax [610] 372-2361

E-mail: cnpage@abcglaw.com

Attorneys for Plaintiff File No. 98007-102

AMERICAN GENERAL FINANCIAL

SERVICES, INC., successor to

SERVICES, INC., SUCCESSOI to

AMERICAN GENERAL FINANCE,

INC., t/d/b/a AMERICAN GENERAL

CONSUMER DISCOUNT COMPANY,

IN THE COURT OF COMMON

PLEAS

COLUMBIA COUNTY.

PENNSYLVANIA

Plaintiff:

: No. 2003-CV-600-MF

CIVIL ACTION-LAW

JERRY R. ALLEY and

VS.

DONNA M. ALLEY,

Defendants:

Mortgage Foreclosure

Notice Date: November 14, 2003

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

TO: JERRY R. ALLEY

RR3, Box 3180

Berwick, Columbia County, PA 18603

DONNA M. ALLEY

RR3, Box 3180

Berwick, Columbia County, PA 18603

Your real estate located at RR3, Box 3180, Berwick, Columbia County, PA 18603, on which you hold a record lien, claim or potential claim, is scheduled to be sold at a Sheriff's Sale on February 11, 2003, at 9:00 A.M., prevailing time, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, Columbia County, Pennsylvania 17815, to enforce the court judgment of \$11,722.71 plus interest and costs, obtained by American General Financial Services, Inc., successor to American General Finance, Inc. t/d/b/a American General Consumer Discount Company, against you.

# NOTICE OF OWNERS' RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

- 1. The sale will be canceled if you pay to American General Financial Services, Inc., successor to American General Finance, Inc. t/d/b/a American General Consumer Discount Company, the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Clemson N. Page, Jr., Esquire, attorney for the Plaintiff, at (610) 374-8211.
- 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.
- 4. 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 three 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 bid price by calling the Sheriff of Columbia County at (570) 389-5624
- 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 be completed only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Columbia County Sheriff's Office at (570) 389-5624.
- 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 a 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 the property. A schedule of distribution of the money bid for the property will be filed by the Sheriff thirty (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

15399.1 -2-

distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.

7. You may also have other rights and defenses, or ways of getting your property 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.

LEGAL SERVICES OFFICES Susquehanna Legal Services 168 E. 5<sup>th</sup> Street Bloomsburg, PA 17815 (570) 784-8760

AUSTIN, BOLAND, CONNOR & GIORGI

Clemson N Page, Jr., Esquire

for Plaintiff

15399.1 -3-

Plaintiff:

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to

AMERICAN GENERAL FINANCE, INC., t/d/b/a AMERICAN GENERAL

CONSUMER DISCOUNT COMPANY,

Defendant:

JERRY R. ALLEY and DONNA M. ALLEY

Case No.:

2003-CV-600-MF

**Attorney for Plaintiff:** 

Clemson N. Page, Jr., Esquire

AUSTIN, BOLAND, CONNOR & GIORGI

Pa. Atty. No. 25616 44 North Sixth Street

P.O. Box 8521

Reading, PA 19603 [610] 374-8211 Fax [610] 372-2361

E-mail cnpage@abcglaw.com

Judgment Amount:

\$11,722.71.

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

BEGINNING at a point on the north side of First Avenue at the southeast corner of land now or late of John Maday and Josephine Maday, his wife, thence along the easterly line of said Maday north 25 degrees 09 minutes east 160.00 feet to a point in the southerly line of Second Avenue; thence along the southerly line of Second Avenue south 64 degrees 51 minutes east 100.00 feet to a point in the westerly line of land now or late of Realty Company of Pennsylvania; thence along the westerly line now or late of said Realty Company of Pennsylvania south 25 degrees 09 minutes west, and parallel with the first course herein, 160.00 feet to a point in the northerly line of First Avenue; thence along the northerly line of first Avenue north 64 degrees 51 minutes west 100.00 feet to the place of Beginning.

**CONTAINING** 0.367 of an acre.

Tax I.D. #07-01A-029

By Clemson N. Page, Jr., Esquire

Pa. Atty. No. 25616 44 North Sixth Street

P.O. Box 8521

Reading, PA 19603

[610] 374-8211

Fax [610] 372-2361

E-mail: cnpage@abcglaw.com

Attorneys for Plaintiff File No. 98007-102

IN THE COURT OF COMMON PLEAS

AMERICAN GENERAL FINANCIAL

SERVICES, INC., successor to

AMERICAN GENERAL FINANCE.

INC., t/d/b/a AMERICAN GENERAL

CONSUMER DISCOUNT COMPANY,

VS.

Plaintiff:

No. 2003-CV-600-MF

PENNSYLVANIA

COLUMBIA COUNTY,

CIVIL ACTION-LAW

JERRY R. ALLEY and DONNA M. ALLEY,

Defendants:

Mortgage Foreclosure

### CREDITOR'S NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

American General Financial Services, Inc.

132 W. Front Street Berwick, PA 18603

Southern Columbia Area School District

800 Southern Drive Catawissa, PA 17820

Columbia County Tax Claim Bureau

Columbia County Courthouse

35 West Main Street Bloomsburg, PA 17815 Catawissa Municipal Water Authority

P. O. Box 54

Catawissa, PA 17820

Catawissa Electric and Sewer Authority **Domestic Relations Section** P. O. Box 44

Columbia County Court of

Common Pleas

Columbia County Courthouse

35 West Main Street Bloomsburg, PA 17815 Catawissa, PA 17820

The real estate located at RR3, Box 3180, Berwick, Columbia County, PA 18603, on which you hold a record lien, claim or potential claim, is scheduled to be sold

15401.1

at a Sheriff's Sale on February 11, 2003, at 9:00 A.M., prevailing time, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, Columbia County, Pennsylvania 17815 to enforce the court judgment of \$11,722.71 plus interest and costs, obtained by American General Financial Services, Inc., successor to American General Finance, Inc., t/d/b/a American General Consumer Discount Company, Plaintiff, against you. A legal description of the subject property is attached to this Notice.

Our records indicate that you may hold a mortgage, judgment or other claim against the subject property which may be extinguished or divested by the sale. You may wish to attend the sale to protect your interests.

A Schedule of Distribution will be filed by the Sheriff of Columbia County, on a date specified by the Sheriff but not later than 30 days after the sale. Distribution will be made according to the schedule unless exceptions are filed thereto within 10 days after the Sheriff files the schedule.

If you have any questions regarding the type of lien or the effect of a Sheriff's sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY**, as we cannot give you legal advice.

Date: November 14, 2003

AUSTIN, BOLAND, CONNOR & GIORGI

Clemson N. Page, Jr., Esquire

**Attorneys for Plaintiff** 

Plaintiff:

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to

AMERICAN GENERAL FINANCE, INC., t/d/b/a AMERICAN GENERAL

CONSUMER DISCOUNT COMPANY,

Defendant:

JERRY R. ALLEY and DONNA M. ALLEY

Case No.:

2003-CV-600-MF

Attorney for Plaintiff:

Clemson N. Page, Jr., Esquire

AUSTIN, BOLAND, CONNOR & GIORGI

Pa. Atty. No. 25616 44 North Sixth Street

P.O. Box 8521

Reading, PA 19603 [610] 374-8211 Fax [610] 372-2361

E-mail cnpage@abcglaw.com

Judgment Amount:

\$11,722.71.

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CONTAINING 0.367 of an acre.

Tax I.D. #07-01A-029

By Clemson N. Page, Jr., Esquire

Pa. Atty. No. 25616

44 North Sixth Street

P.O. Box 8521

Reading, PA 19603

[610] 374-8211

Fax [610] 372-2361

E-mail: cnpage@abcglaw.com

Attorneys for Plaintiff File No. 98007-102

AMERICAN GENERAL FINANCIAL

SERVICES, INC., successor to

AMERICAN GENERAL FINANCE,

INC., t/d/b/a AMERICAN GENERAL

CONSUMER DISCOUNT COMPANY.

Plaintiff:

IN THE COURT OF COMMON PLEAS

COLUMBIA COUNTY,

PENNSYLVANIA

No. 2003-CV-600-MF

CIVIL ACTION-LAW

VS.

JERRY R. ALLEY and

DONNA M. ALLEY,

Defendants :

Mortgage Foreclosure

## CREDITOR'S NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

American General Financial Services, Inc. 132 W. Front Street

Berwick, PA 18603

Columbia County Tax Claim Bureau

Columbia County Courthouse

Bloomsburg, PA 17815

35 West Main Street

**Domestic Relations Section** Columbia County Court of

Common Pleas

Columbia County Courthouse

35 West Main Street Bloomsburg, PA 17815 Southern Columbia Area School District 800 Southern Drive

Catawissa, PA 17820

Catawissa Municipal Water Authority

P. O. Box 54

Catawissa, PA 17820

Catawissa Electric and Sewer Authority

P. O. Box 44

Catawissa, PA 17820

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Date: November 14, 2003

AUSTIN, BOLAND, CONNOR & GIORGI

Clemson N. Page, Jr., Esquire

**Attorneys for Plaintiff** 

Plaintiff:

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to

AMERICAN GENERAL FINANCE, INC., 1/d/b/a AMERICAN GENERAL

CONSUMER DISCOUNT COMPANY,

Defendant:

JERRY R. ALLEY and DONNA M. ALLEY

Case No.:

2003-CV-600-MF

Attorney for Plaintiff:

Clemson N. Page, Jr., Esquire

AUSTIN, BOLAND, CONNOR & GIORGI

Pa. Atty. No. 25616 44 North Sixth Street

P.O. Box 8521 Reading, PA 19603 [610] 374-8211 Fax [610] 372-2361

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**CONTAINING** 0.367 of an acre.

Tax I.D. #07-01A-029

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Leesport LEESPORT BANK

AUSTIN, BOLAND, CONNOR & GIORGI

44 NORTH 6th STREET READING, PENNSYLVANIA 19601

60-1219/313

10/31/2003

PAY TO THE ORDER OF Sheriff of Columbia County

\$ \*\*1,350,00

DOLLARS

Sheriff of Columbia County

American General - Jerry & Donna Alley

AUTHORIZED SIGNATURE

6 This document contains heat sensitive ink. Touch off press Here. Sed mage disappeats with heat.

MADEZ TETEON MESSETON

MEMO