

SHERIFF'S SALE COST SHEET

American 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.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>22.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>424.50</u>	

WEB POSTING	<u>12/17</u> \$150.00
PRESS ENTERPRISE INC.	<u>370</u> \$ <u>589.88</u>
SOLICITOR'S SERVICES	<u>31</u> \$75.00
TOTAL ***** \$ <u>814.88</u>	

PROTHONOTARY (NOTARY)	<u>2</u> \$10.00
RECORDER OF DEEDS	<u>13</u> \$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY	<u>20</u>	\$ <u>376.44</u>
SCHOOL DIST.	<u>20</u>	\$
DELINQUENT	<u>20</u>	\$ <u>1497.55</u>
TOTAL ***** \$ <u>1873.99</u>		

MUNICIPAL FEES DUE:

SEWER	<u>20</u>	\$
WATER	<u>20</u>	\$
TOTAL ***** \$ <u>-0-</u>		

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC.	\$
	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 3304.87

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

American Gen. vs Jerry & Donna Alley

NO. 145-03 ED NO. 600-03 JD

DATE/TIME OF SALE: 4-21-04 0900

BID PRICE (INCLUDES COST) \$ 3304.87

POUNDAGE - 2% OF BID \$ 66.10

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3370.97

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 3370.97

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2020.97

AMERICAN

GENERAL

FINANCIAL SERVICES

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY

NO. 149709597

BERWICK, PA

66-1561531

PAY TO THE
ORDER OF: COLUMBIA COUNTY SHERIFF

DATE 05/04/04

\$2,020.97
DOLLAR TWO THOUSAND ZERO TWO ZERO PERIOD NINE SEVEN

* *


THE SUM OF:

FOR: ALLEY FORECLOSURE EXPENSES
09805010

WACHOVIA BANK, N.A.
CHAPEL HILL, NC 27614

CHECK AMOUNT

\$2,020.97**


AUTHORIZED SIGNATURE



THE FACE OF THIS CHECK HAS A MULTI-COLORED BACKGROUND. THIS CHECK UTILIZES A SECURITY FONT.

⑈149709597⑈ ⑆053101561⑆ 2079900058576⑈



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

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) 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).

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

Name

Clemson N. Page, Jr., Esquire

Telephone Number:

Area Code (610) 374-8211

Street Address

44 N. 6th St., P.O. Box 8521

City

Reading

State

PA

Zip Code

19603

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Sheriff of Columbia County, PA

Grantee(s)/Lessee(s)

American General Financial Services, Inc.

Street Address

Courthouse, P.O. Box 380

Street Address

132 West Front Street

City

Bloomsburg

State

PA

Zip Code

17815

City

Berwick

State

PA

Zip Code

18603

C PROPERTY LOCATION

Street Address

RR 3, Box 3180

City, Township, Borough

Briar Creek Township

County

Columbia

School District

Berwick Area S.D.

Tax Parcel Number

07-01A-029

D VALUATION DATA

1. Actual Cash Consideration

\$3,304.87

2. Other Consideration

+ --0--

3. Total Consideration

= \$3,304.87

4. County Assessed Value

\$31,926.00

5. Common Level Ratio Factor

x 2.80

6. Fair Market Value

= \$89,392.00

E EXEMPTION DATA

1a. Amount of Exemption Claimed

\$3,304.87

1b. Percentage of Interest Conveyed

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.)

☒

Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200102640, 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., PA Attorney No. 25616

Date

04/26/04

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.
2. **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.
5. **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.

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.

2. **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 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.

"Statutory Consolidation, Merger or Division" - A transfer made pursuant to the statutory consolidation or merger of a corporation (15 P.S. §1901 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.

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

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:

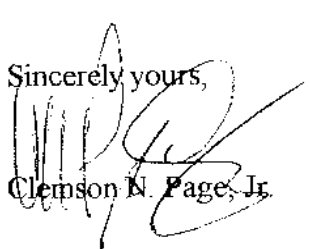
Enclosed please find:

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,
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.

Sincerely yours,


Clemson N. Page, Jr.

CNP:cdn:17784
Enclosures

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

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

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CLIFFORD B. LEPAGE JR.
JOSEPH L. HAINES*
CLEMSON N. PAGE, JR.

*LLM TAXATION

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**

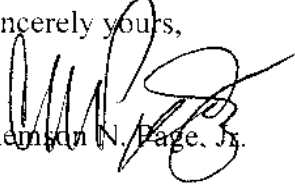
Dear Sheriff Chamberlain:

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 yours,


Clemson N. Page, Jr.

CNP:cdn:
Enclosures

cc: Mr. Dereck J. Zielewicz, Manager
American General Financial Services, Inc.

May-14-2004 09:42am From-AMERICAN GENERAL +570-752-1180 T-018 P.001/001 F-038
APR-30-04 02:59 PM COL COUNTY SHERIFF 1+578+369+5625 P.03

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

American Gen vs Jelly & Donna Alley
NO. 14503 ED NO. 600-03 JD

DATE/TIME OF SALE: 4-21-04 0900

BID PRICE (INCLUDES COST) \$ 3304.87

POUNDAGE - 1% OF BID \$ 66.10

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3370.97

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

Er. Code No. 38078065	
BERWICK, PA	
Date <u>9/4/04</u>	
APPROVED	
By <u>[Signature]</u>	
Acct. No.	Amount
	<u>2020.97</u>

TOTAL DUE:

\$ 3370.97

LESS DEPOSIT:

\$ 1350.00

DOWN PAYMENT:

\$ _____

TOTAL DUE IN 8 DAYS

\$ 2020.97

Carry over ok to
acct to pay for
Alley Sheriff sale

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Clemson N. Page, Jr., Esq.	From: Timothy T. Chamberlain, Acting Sheriff
Fax:	Date: April 30, 2004
Phone:	Pages: 3
Re: Jerry & Donna Alley Foreclosure	CC:

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

•Comments: Thank you for the stipulation, I have attached a new cost sheet with the balance due of \$2,020.97.

LAW OFFICES
AUSTIN, BOLAND, CONNOR & GIORGI

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

PHONE (610) 374-8211
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*LL.M. TAXATION

OF COUNSEL
FREDERICK J. GIORGI
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1937-1990

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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,
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.

Sincerely yours,


Clemson N. Page, Jr.

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@abcgclaw.com

Attorneys for Plaintiff

File No. 98007-102

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to	:	IN THE COURT OF COMMON PLEAS
AMERICAN GENERAL FINANCE, INC., t/d/b/a AMERICAN GENERAL	:	COLUMBIA COUNTY,
CONSUMER DISCOUNT COMPANY,	:	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:

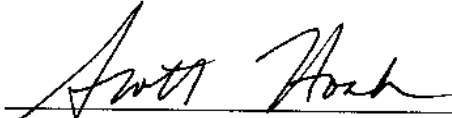
The undersigned, being all of the interested bidders at the April 21, 2004 Sheriff's execution sale of the Defendants' property at RR3, Box 3180, Berwick (Briar Creek Township), Columbia County, Pennsylvania 18603, STIPULATE and AGREE that:

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

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.

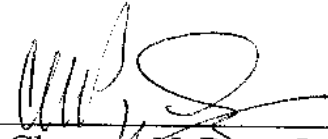
Dated: April 24, 2004.



Scott Hook

Dated: April 21, 2004

AUSTIN, BOLAND, CONNOR & GIORGI

By 

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

E-mail: cnpage@abcgclaw.com

Attorneys for Plaintiff

File No. 98007-102

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to	:	IN THE COURT OF COMMON PLEAS
AMERICAN GENERAL FINANCE, INC., t/d/b/a AMERICAN GENERAL	:	COLUMBIA COUNTY,
CONSUMER DISCOUNT COMPANY,	:	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:

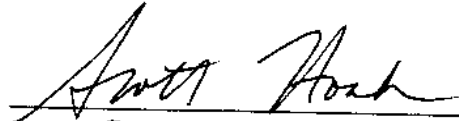
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4. The Plaintiff shall be deemed the successful bidder at the subject sheriff's sale, and entitled to the recording of a Sheriff's deed upon the filing of all necessary papers and the payment of all necessary fees.


Dated: April 24, 2004.



Scott Hook

Dated: April 21, 2004

AUSTIN, BOLAND, CONNOR & GIORGI

By 

Clemson N. Page, Jr., Esquire
For Plaintiff.



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) 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).

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

Name

Clemson N. Page, Jr., Esquire

Telephone Number

Area Code (610) 374-8211

Street Address

44 N. 6th St., P.O. Box 8521

City

Reading

State

PA

Zip Code

19603

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Grantor(s)/Lessor(s)

Sheriff of Columbia County, PA

Date of Acceptance of Document

Grantee(s)/Lessee(s)

American General Financial Services, Inc.

Street Address

Courthouse, P.O. Box 380

Street Address

132 West Front Street

City

Bloomsburg

State

PA

Zip Code

17815

City

Berwick

State

PA

Zip Code

18603

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Street Address

RR 3, Box 3180

City, Township, Borough

Briar Creek Township

County

Columbia

School District

Berwick Area S.D.

Tax Parcel Number

07-01A-029

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2. Other Consideration

+ --0--

3. Total Consideration

= \$3,304.87

4. County Assessed Value

\$31,926.00

5. Common Level Ratio Factor

x 2.80

6. Fair Market Value

= \$89,392.00

E EXEMPTION DATA

1a. Amount of Exemption Claimed

\$3,304.87

1b. Percentage of Interest Conveyed

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.)



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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., PA Attorney No. 25616

Date

04/26/04

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.
2. **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.
5. **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.

- 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.
2. **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 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.

"Statutory Consolidation, Merger or Division" - A transfer made pursuant to the statutory consolidation or merger of a corporation (15 P.S. §1901 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.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 January 21, 28; February 4, 2004 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.

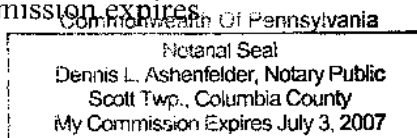
Paul R. Eyerly IV

Sworn and subscribed to before me this 9th day of February, 2004.

[Signature]

(Notary Public)

My commission expires



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

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date November 18, 2003

2003 School County/Township Taxes \$1,497.55

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: **Justin, Boland, Connor & Giorgi**

Does not include 2003 Taxes

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel

bb

Phone: 570 389 5622
Fax: 570 389 5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Atty Clemson Page, Jr.	From: Timothy T. Chamberlain, Acting Sheriff
Fax:	Date: February 5, 2004
Phone:	Pages: 1
Re: Jerry & Donna Alley	CC:

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

•**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 & GIORGIBy **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@abeglaw.com**Attorneys for Plaintiff****File No. 98007-102**

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to	:	IN THE COURT OF COMMON PLEAS
AMERICAN GENERAL FINANCE, INC., t/d/b/a AMERICAN GENERAL	:	COLUMBIA COUNTY, PENNSYLVANIA
CONSUMER DISCOUNT COMPANY,	:	
Plaintiff	:	No. 2003-CV-600-MF
	:	
vs.	:	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)**

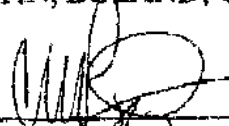
TO THE (ACTING) SHERIFF OF COLUMBIA COUNTY:

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

By



Clemson N. Page, Jr., Esquire
For Plaintiff.

Copy by mail to: **Derek J. Zielewicz, Manager**
American General Financial Services, Inc.
132 West Front Street
Berwick, PA 18603



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 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,

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

NOTARY PUBLIC

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

X
TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF

X
S. HARTZEL
DEPUTY SHERIFF



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 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 ALLEY AT 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.

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

Wendy Westover
NOTARY PUBLIC

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

X Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF

X S. Hartzel
S. HARTZEL
DEPUTY SHERIFF

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.

AMERICAN GENERAL FINANCIAL
SERVICES, INC.

VS.

JERRY & DONNA ALLEY

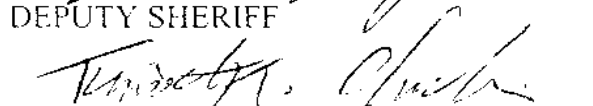
WRIT OF EXECUTION #145 OF 2003 ED

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.


SO ANSWERS:


DEPUTY SHERIFF


ACTING SHERIFF, TIMOTHY T. CHAMBERLAIN

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 6TH DAY OF JANUARY 2004


WENDY WEST
BLOOMSBURG
COMMISSIONER
NOTARY PUBLIC
COLUMBIA CO., PA
EXPIRES NOVEMBER 07, 2006

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/5/2003

SERVICE# 2 - 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 SERVED	PAPERS TO SERVED
DONNA ALLEY	WRIT OF EXECUTION - MORTGAGE
RR3 BOX 3180	FORECLOSURE
BERWICK	

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

11/25/03

1126

Miller

1126 CC

House FS Empty
(Mowed)

DEPUTY

DATE

1-6-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/5/2003

SERVICE# 1 - 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 SERVED	PAPERS TO SERVED
JERRY ALLEY	WRIT OF EXECUTION - MORTGAGE
RR3 BOX 3180	FORECLOSURE
BERWICK	

SERVED UPON Jerry

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-6 TIME 1345 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) _____

1030 BANK LP Bank

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>11/25/03</u>	<u>1120</u>	<u>Millard</u>	<u>LC House is Empty</u>
_____	_____	_____	_____
_____	_____	_____	_____
DEPUTY <u>[Signature]</u>	_____	DATE <u>1-6-04</u>	_____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/5/2003

SERVICE# 4 - 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 SERVED	PAPERS TO SERVED
BERWICK SCHOOL DISTRICT	WRIT OF EXECUTION - MORTGAGE
500 LINE ST.	FORECLOSURE
BERWICK	

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

DEPUTY

DATE

*Address is in
Salem Twp. Luz Co.
Checked w/ Ber. High
School*

Millard

11/24/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/5/2003

SERVICE# 3 - 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 SERVED
AMERICAN GENERAL FINANCIAL SERVICES, INC.
132 W. FRONT ST.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Lori Yearth

RELATIONSHIP Receptionist IDENTIFICATION _____

DATE 11/24/03 TIME 1528 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 McLaren DATE 11/24/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 11/5/2003

SERVICE# 5 - 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 SERVED	PAPERS TO SERVED
BERWICK SEWER AUTHORITY	WRIT OF EXECUTION - MORTGAGE
7474D COLUMBIA BLVD	FORECLOSURE
BERWICK	

SERVED UPON Kristy Remy

RELATIONSHIP Sec. IDENTIFICATION _____

DATE 11/24/03 TIME 1440 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
 DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

Millard 11/24/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/5/2003

SERVICE# 6 - 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 SERVED
JOAN ROTHERY - TAX COLLECTOR
122 TWIN CHURCH ROAD
BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Joan Rothery

RELATIONSHIP

IDENTIFICATION

DATE

11/24/03 1602

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

Millard

DATE

11/24/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/5/2003

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 SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Leslie Fulton - Court SRS

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-25 TIME 1250 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
DEPUTY	_____	_____	_____	DATE <u>11-25-03</u>

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/5/2003

SERVICE# 10 - 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 SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Renee Newhart

RELATIONSHIP

IDENTIFICATION

DATE *11-25-03*

TIME

1330

MILEAGE

OTHER

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

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

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. C. [Signature]

DATE

11-25-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/5/2003

SERVICE# 13 - 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 SERVED	PAPERS TO SERVED
BRIAR CREEK TWP	WRIT OF EXECUTION - MORTGAGE
BERWICK	FORECLOSURE

SERVED UPON

Briar Creek Twp Joan Rothery

RELATIONSHIP

IDENTIFICATION

DATE *11/24/03*

TIME

1602

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

Millard

DATE

11/24/03

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

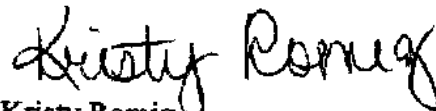
JD# 600JD2003

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 # 145-03

DATE RECEIVED 11-5-03
DOCKET AND INDEX 11-12-03
SET FILE FOLDER UP 11-12-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒
COPY OF DESCRIPTION ☒
WHEREABOUTS OF LKA ☒
NON-MILITARY AFFIDAVIT ☐
NOTICES OF SHERIFF SALE ☐
WATCHMAN RELEASE FORM ☒
AFFIDAVIT OF LIENS LIST ☒
CHECK FOR \$1,350.00 OR ☒ CK# 11661

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

SALE DATE Feb. 11 04 TIME 0900
POSTING DATE 1-7-04
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 21
2ND WEEK 28
3RD WEEK Feb 4, 04

55 Second Ave.

mounted 11-12-03

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 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
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:

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

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

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@abcgilaw.com

Attorneys for Plaintiff

File No. 98007-102

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to	:	IN THE COURT OF COMMON PLEAS
AMERICAN GENERAL FINANCE, INC., t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT COMPANY,	:	COLUMBIA COUNTY,
	:	PENNSYLVANIA
Plaintiff	:	No. 2003-CV-600-MF
	:	<i>2003-ED-145</i>
	:	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 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. #07-01 A-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 day)

PROTHONOTARY OF COLUMBIA COUNTY

Seal of Court

By Toni B. Blum/EAB
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

AUSTIN, BOLAND, CONNOR & GIORGI

By Clemson N. Page, Jr., Esquire

Pa. Atty. No. 25616

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Fax [610] 372-2361

E-mail: cnpage@abcglaw.com

Attorneys for Plaintiff

File No. 98007-102

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to	:	IN THE COURT OF COMMON PLEAS
AMERICAN GENERAL FINANCE, INC., t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT COMPANY,	:	COLUMBIA COUNTY,
	:	PENNSYLVANIA
Plaintiff :	:	No. 2003-CV-600-MF
	:	<i>2003-ED-145</i>
	:	CIVIL ACTION-LAW
vs.	:	
	:	
JERRY R. ALLEY and	:	
DONNA M. ALLEY,	:	
Defendants :	:	Mortgage Foreclosure

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**

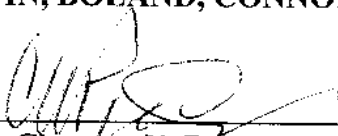
**Township of Briar Creek
123 West Front Street
Berwick, PA 18603**

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

By: _____


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

AUSTIN, BOLAND, CONNOR & GIORGI

By Clemson N. Page, Jr., Esquire

Pa. Atty. No. 25616

44 North Sixth Street

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Fax [610] 372-2361

E-mail: cnpage@abctlaw.com

Attorneys for Plaintiff

File No. 98007-102

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to	:	IN THE COURT OF COMMON PLEAS
AMERICAN GENERAL FINANCE, INC., t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT COMPANY,	:	COLUMBIA COUNTY,
	:	PENNSYLVANIA
Plaintiff :	:	No. 2003-CV-600-MF
	:	<i>2003 ED-145</i>
	:	CIVIL ACTION-LAW
vs.	:	
	:	
JERRY R. ALLEY and	:	
DONNA M. ALLEY,	:	Mortgage Foreclosure
Defendants :	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

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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**

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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**

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Columbia County Court of Common Pleas
Columbia County Courthouse
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Berwick, PA 17820**

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7474D Columbia Blvd.
Berwick, PA 18603**

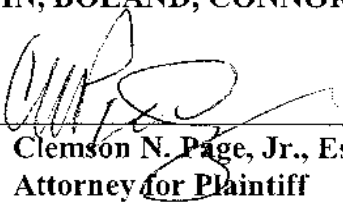
**Township of Briar Creek
123 West Front Street
Berwick, PA 18603**

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

By: _____



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

AUSTIN, BOLAND, CONNOR & GIORGI

By Clemson N. Page, Jr., Esquire

Pa. Atty. No. 25616

44 North Sixth Street

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[610] 374-8211

Fax [610] 372-2361

E-mail: cnpage@abctlaw.com

Attorneys for Plaintiff

File No. 98007-102

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to	:	IN THE COURT OF COMMON PLEAS
AMERICAN GENERAL FINANCE, INC., t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT COMPANY,	:	COLUMBIA COUNTY,
	:	PENNSYLVANIA
	:	No. 2003-CV-600-MF
Plaintiff :	:	<i>2003-ED-145</i>
	:	CIVIL ACTION-LAW
vs.	:	
	:	
JERRY R. ALLEY and	:	
DONNA M. ALLEY,	:	Mortgage Foreclosure
Defendants :	:	

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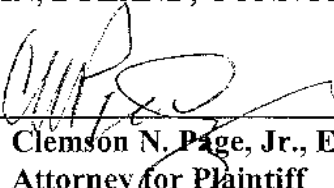
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Dated: October 29, 2003

AUSTIN, BOLAND, CONNOR & GIORGI

By: _____


**Clemson N. Page, Jr., Esquire
Attorney 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@abctlaw.com

Attorneys for Plaintiff
File No. 98007-102

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to	:	IN THE COURT OF COMMON PLEAS
AMERICAN GENERAL FINANCE, INC., t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT COMPANY,	:	COLUMBIA COUNTY,
	:	PENNSYLVANIA
	:	No. 2003-CV-600-MF
Plaintiff :	:	<i>2003-ED-145</i>
	:	CIVIL ACTION-LAW
vs.	:	
	:	
JERRY R. ALLEY and	:	
DONNA M. ALLEY,	:	Mortgage Foreclosure
Defendants :	:	

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Dated: October 29, 2003

AUSTIN, BOLAND, CONNOR & GIORGI

By: _____



**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@abeglaw.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
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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
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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.

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

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

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
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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.

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@abcgllaw.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
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Attorney for Plaintiff: Clemson N. Page, Jr., Esquire
AUSTIN, BOLAND, CONNOR & GIORGI
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Tax I.D. #07-01A-029

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

SHERIFF'S DEPARTMENT
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

ADDRESS: 44 North Sixth Street

P.O. Box 8521

Reading, PA 19603

PHONE NUMBER: (610) 374-8211

☒ PLAINTIFF
☐ DEFENDANT

SHERIFF'S DEPARTMENT
COLUMBIA COUNTY, PENNSYLVANIA 17815
(570) 389-5635

SHERIFF SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN

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☒ PLAINTIFF

ADDRESS: **44 North Sixth Street**

☐ DEFENDANT

P.O. Box 8521

Reading, PA 19603

PHONE NUMBER: **(610) 374-8211**

SHERIFF'S DEPARTMENT
COLUMBIA COUNTY, PENNSYLVANIA 17815
(570) 389-5635

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2003-CV-600-MF

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DONNA M. ALLEY**

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ADDRESS: **44 North Sixth Street**

☐ DEFENDANT

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Reading, PA 19603

PHONE NUMBER: **(610) 374-8211**

SHERIFF'S DEPARTMENT
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

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NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC.
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RR3, Box 3180
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NAME:	Clemson N. Page, Jr., Esquire	<input checked="" type="checkbox"/> PLAINTIFF
ADDRESS:	44 North Sixth Street	<input type="checkbox"/> DEFENDANT
	P.O. Box 8521	
	Reading, PA 19603	
PHONE NUMBER:	(610) 374-8211	

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

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

*LL.M. TAXATION

OF COUNSEL
FREDERICK J. GIORGI

C. WILSON AUSTIN
1937-1990

ROBERT K. BOLAND
1951-1984

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**

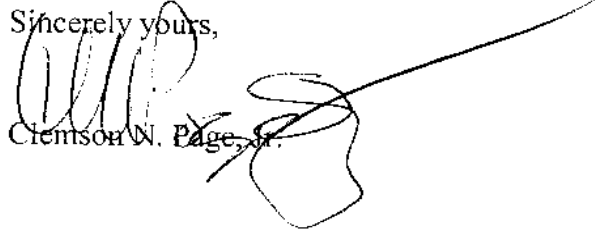
Dear Sir/Madam:

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.

Sincerely yours,


Clemson N. Page, Jr.

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
E-mail: cnpage@abcglaw.com

Attorneys for Plaintiff
File No. 98007-102

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to	:	IN THE COURT OF COMMON PLEAS
AMERICAN GENERAL FINANCE, INC.,	:	COLUMBIA COUNTY,
t/d/b/a AMERICAN GENERAL	:	PENNSYLVANIA
CONSUMER DISCOUNT COMPANY,	:	
Plaintiff	:	No. 2003-CV-600-MF
	:	
vs.	:	CIVIL ACTION-LAW
	:	
JERRY R. ALLEY and	:	
DONNA M. ALLEY,	:	
Defendants	:	Mortgage Foreclosure

PLAINTIFF'S WAIVER OF WATCHMAN

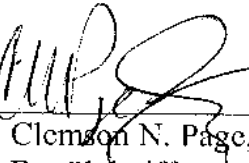
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA;

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

By



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
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

PLAINTIFF'S WAIVER OF WATCHMAN

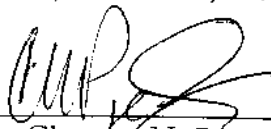
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Dated: November 14, 2003.

AUSTIN, BOLAND, CONNOR & GIORGI

By



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

E-mail: cnpage@abeglaw.com

Attorneys for Plaintiff

File No. 98007-102

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to	:	IN THE COURT OF COMMON PLEAS
AMERICAN GENERAL FINANCE, INC., t/d/b/a AMERICAN GENERAL	:	COLUMBIA COUNTY,
CONSUMER DISCOUNT COMPANY,	:	PENNSYLVANIA
Plaintiff	:	No. 2003-CV-600-MF
vs.	:	CIVIL ACTION-LAW
JERRY R. ALLEY and	:	
DONNA M. ALLEY,	:	
Defendants	:	Mortgage Foreclosure

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Notice Date: November 14, 2003

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

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. 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

AUSTIN, BOLAND, CONNOR & GIORGI

By: _____


Clemson N. Page, Jr., Esquire
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@abcgclaw.com

Judgment Amount: \$11,722.71.

ALL THAT CERTAIN piece or parcel of land situate in the Township of Briar Creek,
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Tax I.D. #07-01A-029

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

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@abctlaw.com

Attorneys for Plaintiff

File No. 98007-102

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to	:	IN THE COURT OF COMMON PLEAS
AMERICAN GENERAL FINANCE, INC., t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT COMPANY,	:	COLUMBIA COUNTY,
	:	PENNSYLVANIA
	:	No. 2003-CV-600-MF
Plaintiff	:	
	:	CIVIL ACTION-LAW
vs.	:	
	:	
JERRY R. ALLEY and	:	
DONNA M. ALLEY,	:	Mortgage Foreclosure
Defendants	:	

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

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

Catawissa Electric and Sewer Authority
P. O. Box 44
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

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

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

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Attorneys for Plaintiff
File No. 98007-102

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to	:	IN THE COURT OF COMMON PLEAS
AMERICAN GENERAL FINANCE, INC., t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT COMPANY,	:	COLUMBIA COUNTY,
	:	PENNSYLVANIA
	:	No. 2003-CV-600-MF
Plaintiff :	:	CIVIL ACTION-LAW
vs.	:	
	:	
JERRY R. ALLEY and	:	
DONNA M. ALLEY,	:	Mortgage Foreclosure
Defendants :	:	

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

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

Catawissa Electric and Sewer Authority
P. O. Box 44
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

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

By: 
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@abcgclaw.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

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

11661

Leesport LEESPORT BANK

60-1219/313

10/31/2003

AUSTIN, BOLAND, CONNOR & GIORGI
IOLTA ACCOUNT

44 NORTH 6th STREET
READING, PENNSYLVANIA 19601

\$ **1,350.00

PAY TO THE ORDER OF Sheriff of Columbia County ***** DOLLARS

One Thousand Three Hundred Fifty and 00/100*****

Sheriff of Columbia County

AUTHORIZED SIGNATURE

MEMO American General - Jerry & Donna Alley

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - NO IMAGE OR PAPERAGE WILL REMAIN

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