

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: All Parties in Interest and Claimants

FROM: Dimitri L. Karapelou, Esquire
Klehr, Harrison, Harvey, Branzburg & Ellers
260 South Broad Street
Philadelphia, PA 19102

OWNER: Bruce W. Rosenbaum and Maretta A. Rosenbaum, h/w

PROPERTY: 675 Numidia Road, RR1, Box 17A, Catawissa, Pennsylvania

No. 2003-CV-0000279-MF

The above-captioned property is scheduled to be sold at Sheriff's Sale at _____
____.m. on _____, 2003 at the Columbia County Courthouse, Bloomsburg, Pennsylvania.
Our records indicate that you may hold a mortgage, lien or judgment on the property which may
be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

KLEHR, HARRISON, HARVEY, BRANZBURG & ELLERS LLP
BY: MORTON R. BRANZBURG, ESQUIRE/DIMITRI L. KARAPELOU, ESQUIRE
IDENTIFICATION NO. 24477/76708
260 South Broad Street
Philadelphia, PA 19102
(215) 568-6060

ATTORNEYS FOR PLAINTIFF

ATLANTIC NATIONAL TRUST LLC
d/b/a ATLANTIC CAPITAL
INVESTMENTS, LLC

Plaintiff,

v.

BRUCE W. ROSENBAUM and
MARETTA A. ROSENBAUM, h/w

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2003-CV-0000279-MF

2003-ED-53

AFFIDAVIT PURSUANT TO RULE 3129.1

Dimitri L. Karapelou, Esquire, an attorney with the firm of Klehr, Harrison, Harvey, Branzburg & Ellers LLP, attorneys for Plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at 675 Numidia Road, RR1, Box 17A, Catawissa, PA, and as more fully described on Exhibit "A" attached hereto and made a part hereof:

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

<u>Name</u>	<u>Address</u>
Bruce W. Rosenbaum	675 New Media Drive Catawissa, PA 17820
Maretta A. Rosenbaum	675 New Media Drive Catawissa, PA 17820

2. Name and Address of Defendant in the judgment:

<u>Name</u>	<u>Address</u>
Bruce W. Rosenbaum	675 New Media Drive Catawissa, PA 17820

Maretta A. Rosenbaum

675 New Media Drive
Catawissa, PA 17820

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

<u>Name</u>	<u>Address</u>
Textron Financial Corporation	6160 Earl Brown Drive Suite 700 Brooklyn Center, MN
The Union National Bank of Mount Carmel	3 rd & Oak Street Mount Carmel, PA 17851
Deere Credit, Inc.	1415 28 th Street West Des Moines, IA 50265

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

<u>Name</u>	<u>Address</u>
The Union National Bank Mount Carmel, PA	P. O. Box 367 Mount Carmel, PA 17851
The Administrator of the Small Business Administration	2120 Riverfront Drive Little Rock, AK 72202

5. Name and Address of every other person who has any record lien in or record lien on the property and whose interest may be affected by the sale:

<u>Name</u>	<u>Address</u>
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6. Name and Address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale:

<u>Name</u>	<u>Address</u>
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7. Name and Address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

<u>Name</u>	<u>Address</u>
Domestic Relations Columbia County	Courthouse P. O. Box 380 Bloomsburg, PA 17815
Tenant(s) and/or Current Occupants Campsite #1	675 Numidia Road RR1, Box 17A Catawissa, PA
Tenant(s) and/or Current Occupants Campsite #2	675 Numidia Road RR1, Box 17A Catawissa, PA
Tenant(s) and/or Current Occupants Campsite #3	675 Numidia Road RR1, Box 17A Catawissa, PA
Tenant(s) and/or Current Occupants Campsite #4	675 Numidia Road RR1, Box 17A Catawissa, PA
Tenant(s) and/or Current Occupants Campsite #5	675 Numidia Road RR1, Box 17A Catawissa, PA
Tenant(s) and/or Current Occupants Campsite #6	675 Numidia Road RR1, Box 17A Catawissa, PA
Tenant(s) and/or Current Occupants Campsite #7	675 Numidia Road RR1, Box 17A Catawissa, PA
Tenant(s) and/or Current Occupants Campsite #8	675 Numidia Road RR1, Box 17A Catawissa, PA
Tenant(s) and/or Current Occupants Campsite #9	675 Numidia Road RR1, Box 17A Catawissa, PA
Tenant(s) and/or Current Occupants Campsite #10	675 Numidia Road RR1, Box 17A Catawissa, PA
Tenant(s) and/or	675 Numidia Road

Current Occupants
Campsite #11

RR1, Box 17A
Catawissa, PA

Tenant(s) and/or
Current Occupants
Campsite #12

675 Numidia Road
RR1, Box 17A
Catawissa, PA

Tenant(s) and/or
Current Occupants
Campsite #13

675 Numidia Road
RR1, Box 17A
Catawissa, PA

Tenant(s) and/or
Current Occupants
Campsite #14

675 Numidia Road
RR1, Box 17A
Catawissa, PA

Tenant(s) and/or
Current Occupants
Campsite #15

675 Numidia Road
RR1, Box 17A
Catawissa, PA

Tenant(s) and/or
Current Occupants
Campsite #16

675 Numidia Road
RR1, Box 17A
Catawissa, PA

Tenant(s) and/or
Current Occupants
Campsite #17

675 Numidia Road
RR1, Box 17A
Catawissa, PA

Tenant(s) and/or
Current Occupants
Campsite #18

675 Numidia Road
RR1, Box 17A
Catawissa, PA

Tenant(s) and/or
Current Occupants
Campsite #19


675 Numidia Road
RR1, Box 17A
Catawissa, PA

Tenant(s) and/or
Current Occupants
Campsite #20

675 Numidia Road
RR1, Box 17A
Catawissa, PA

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.

4-17-03
Date


Dimitri L. Karapelou, Esquire

KLEHR, HARRISON, HARVEY, BRANZBURG & ELLERS LLP
BY: MORTON R. BRANZBURG, ESQUIRE/DIMITRI L. KARAPELOU, ESQUIRE
IDENTIFICATION NO. 24477/76708
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Plaintiff,

v.

BRUCE W. ROSENBAUM and
MARETTA A. ROSENBAUM, h/w

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2003-CV-0000279-MF

2003-ED-53

NOTICE OF SHERIFF'S SALE

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

TO DEFENDANT(S): Bruce W. Rosenbaum and Maretta A. Rosenbaum, h/w

TO ALL OTHER PARTIES IN INTEREST:

Union National Bank of Mount Carmel
Textron Financial Corporation
Deere Credit, Inc.

Small Business Administration
Domestic Relations
Tenants and/or Current Occupants

The Defendants' real estate, and any improvements thereon, located at 675 Numidia Road, RR1, Box 17A, Catawissa, PA (as more fully described in property description attached hereto) is scheduled to be sold at Sheriff's Sale on Wednesday, , 2003 at . m. at the Columbia County Sheriff's Office, Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of \$347,212.07 obtained by Atlantic National Trust LLC, d/b/a Atlantic Capital Investments, LLC against the Defendants in the above-captioned action. The owners and reputed owners of the property to be sold are: Bruce W. Rosenbaum and Maretta A. Rosenbaum, h/w.

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

NOTICE OF OWNER'S RIGHTS

TO THE DEFENDANT(S): Bruce W. Rosenbaum and Maretta A. Rosenbaum, h/w

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this sheriff's sale, you must take immediate action:

1. The sale will be canceled if you pay to Plaintiff, Atlantic National Trust LLC, d/b/a Atlantic Capital Investments, LLC, \$347,212.07 plus interest and costs. To find how much you must pay, you may call: (215) 568-6060.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have at stopping the sale. (See notice on page 3 on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price by calling (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 go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has occurred, you may call (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 your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff on a date specified by the sheriff not later than thirty (30) days following the sale. This schedule will state who will be

receiving what 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 filing of the schedule of distribution.


7. You may 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.

LAWYER REFERRAL SERVICE
NORTH PENN LEGAL SERVICES
168 E. 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760

KLEHR, HARRISON, HARVEY,
BRANZBURG, ELLERS LLP

By:


Dimitri L. Karapelou, Esquire

260 S. Broad Street
Philadelphia, PA 19102
(215) 568-6060

Attorneys for Plaintiff

Premises: 675 Numidia Road, RR1, Box 17 A
Columbia County, Pennsylvania

Description

20-4-17.3

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND situate in Locust Township, Columbia County, Pennsylvania, bounded and described more particularly as follows:

BEGINNING at a point in or near the center of State Route No. 0042, said point being a common corner of lands of Samuel G. and Betty J. Shoup;

THENCE along and near the center of State Route No. 0042 North 51 degrees 01 minute 11 seconds West 210.53 feet to a point;

THENCE by lands now or late of Louise B. Soltis North 33 degrees 04 minutes 44 seconds East 199.45 feet to a rebar set at the top of a creek bank;

THENCE along lands now or late of Louise B. Soltis and along the top of the creek bank the following five courses and distances:

(1) North 46 degrees 38 minutes 06 seconds West 19.00 feet to a rebar;

(2) North 59 degrees 32 minutes 06 seconds West 60.84 feet to a rebar;

(3) North 53 degrees 50 minutes 36 seconds West 76.58 feet to a rebar;

(4) North 42 degrees 15 minutes 26 seconds West 142.75 feet to a rebar;

(5) North 48 degrees 51 minutes 16 seconds West 125.96 feet to a rebar near the center of a fifty foot wide private right-of-way;

THENCE by lands now or late of Fred and Marilyn Swatski and along and near the center of a fifty foot wide right-of-way North 64 degrees 32 minutes 59 seconds East 120.56 feet to an iron pin;

THENCE by lands of the same North 35 degrees 22 minutes 57 seconds West 259.00 feet to an iron pin;

THENCE by lands now or late of S. Max Long and Frederick Long and crossing Roaring Creek North 61 degrees 43 minutes 03 seconds East 489.11 feet to a railroad spike in or near the center of State Route No. 2005;

THENCE along the near the center of State Route No. 2005, the following eight courses and distances:

(1) South 75 degrees 12 minutes 54 seconds East 121.96 feet to a railroad spike;

(2) South 81 degrees 26 minutes 18 seconds East 133.91 feet to a railroad spike;

(3) South 77 degrees 53 minutes 24 seconds East 136.57 feet to a railroad spike;

(4) South 70 degrees 29 minutes 21 seconds East 134.29 feet to a railroad spike;

(5) South 68 degrees 06 minutes 50 seconds East 158.99 feet to a railroad spike;

(6) South 63 degrees 12 minutes 01 second East 77.55 feet to a railroad spike;

(7) South 56 degrees 06 minutes 17 seconds East 63.24 feet to a railroad spike;

(8) South 46 degrees 44 minutes 42 seconds East 57.80 feet to a railroad spike;

THENCE by lands of Robert J. and Audrey Welkom North 75 degrees 21 minutes 15 seconds West 539.55 feet to an iron pin near Roaring Creek;

THENCE along and near Roaring Creek South 11 degrees 42 minutes 53 seconds East 872.39 feet to a point in Roaring Creek;

THENCE by the same South 17 degree 01 minute 48 seconds East 57.35 feet to a point in Roaring Creek;

THENCE by lands of Samuel G. and Betty J. Shoup North 77

degrees 34 minutes 03 seconds West 184.64 feet to an iron pin;
THENCE by the same North 71 degrees 54 minutes 24 seconds
West 127.27 feet to a Iron pin;
THENCE by the same North 86 degrees 29 minutes 26 seconds
West 68.50 feet to an iron pin;
THENCE by the same South 62 degrees 52 minutes 22 seconds
West 173.12 feet to the place of BEGINNING.
CONTAINING 15.037 acres of land.

This description is based on a combination of a plot plan prepared by Orangeville Surveying Consultants dated September 9, 1974, a plot plan prepared by David A. Drumheller, PLS dated June 19, 1989 and a plot plan of Orangeville Surveying Consultants, Inc., dated September 26, 2001.

Above description written by Matthew W. Laidacker, PLS.

SUBJECT TO the easterly one half of the right-of-way of Pennsylvania State Route No. 00942 situate on said parcel.

SUBJECT TO the portion of a 50 foot wide access right-of-way situate along the northerly line of said parcel.

TOGETHER WITH the use of said 50 foot wide access right-of-way located along the northerly line of said parcel and along the southerly line of lands now or formerly of Roy W. and Frances A. Densberger, said easement and right-of-way to be perpetual. Densberger shall be responsible for five (5%) percent of the cost of maintenance of said easement.

Premises: 675 Numidia Road, RR1, Box 17 A
Columbia County, Pennsylvania

Description

20-4-17.3

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THENCE along and near the center of State Route No. 0042 North 51 degrees 01 minute 11 seconds West 210.53 feet to a point;

THENCE by lands now or late of Louise B. Soltis North 38 degrees 04 minutes 44 seconds East 199.45 feet to a rebar set at the top of a creek bank;

THENCE along lands now or late of Louise B. Soltis and along the top of the creek bank the following five courses and distances:

(1) North 46 degrees 38 minutes 06 seconds West 19.00 feet to a rebar;

(2) North 59 degrees 32 minutes 06 seconds West 60.84 feet to a rebar;

(3) North 53 degrees 50 minutes 36 seconds West 76.58 feet to a rebar;

(4) North 42 degrees 15 minutes 26 seconds West 142.75 feet to a rebar;

(5) North 48 degrees 51 minutes 16 seconds West 125.96 feet to a rebar near the center of a fifty foot wide private right-of-way;

THENCE by lands now or late of Fred and Marilyn Swatski and along and near the center of a fifty foot wide right-of-way North 64 degrees 32 minutes 59 seconds East 120.56 feet to an iron pin;

THENCE by lands of the same North 35 degrees 22 minutes 57 seconds West 259.00 feet to an iron pin;

THENCE by lands now or late of S. Max Long and Frederick Long and crossing Roaring Creek North 61 degrees 43 minutes 03 seconds East 489.11 feet to a railroad spike in or near the center of State Route No. 2005;

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Above description written by Matthew W. Laidacker, PLS.

SUBJECT TO the easterly one half of the right-of-way of Pennsylvania State Route No. 00942 situate on said parcel.

SUBJECT TO the portion of a 50 foot wide access right-of-way situate along the northerly line of said parcel.

TOGETHER WITH the use of said 50 foot wide access right-of-way located along the northerly line of said parcel and along the southerly line of lands now or formerly of Roy W. and Frances A. Densberger, said easement and right-of-way to be perpetual. Densberger shall be responsible for five (5%) percent of the cost of maintenance of said easement.

Premises: 675 Numidia Road, RRI, Box 17 A
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Description

20-4-17.3

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Above description written by Matthew W. Laidacker, PLS.

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ATLANTIC NATIONAL TRUST LLC
d/b/a ATLANTIC CAPITAL
INVESTMENTS, LLC

Plaintiff,

v.

BRUCE W. ROSENBAUM and
MARETTA A. ROSENBAUM, h/w

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2003-CV-0000279-MF

2003 ED 53

I HEREBY CERTIFY THAT:

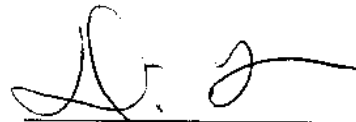
- I. The judgment entered in the above matter is based on an action:
- ☒ A. In Assumpsit (Contract)
 - ☐ B. In Trespass (Accident)
 - ☐ C. In Mortgage Foreclosure
 - ☐ D. On a note accompanying a purchase money mortgage and the property being exposed to sale is the mortgage property.
- II. The defendant(s) own the property being exposed to sale as:
- ☐ A. An individual
 - ☒ B. Tenants by Entireties
 - ☐ C. Joint tenants with right of survivorship
 - ☐ D. A partnership
 - ☐ E. Tenants in Common
 - ☐ F. A corporation
- III. The Defendant(s) is (are):
- ☒ A. Resident in the Commonwealth of Pennsylvania
 - ☐ B. Not Resident in the Commonwealth of Pennsylvania
 - ☐ C. If more than one defendant and either A or B above not applicable, state which defendants are residents of the Commonwealth of Pennsylvania.

Residents: _____

This certification must be signed by the attorney of record if an appearance has been entered; otherwise certification must be signed by plaintiff.

Phone No.: (215) 568-6060

Signature: _____



Dimitri L. Karapelou, Esquire

I.D. #76708

Address: 260 S. Broad Street
Philadelphia, PA 19102

KLEHR, HARRISON, HARVEY, BRANZBURG & ELLERS LLP
BY: MORTON R. BRANZBURG, ESQUIRE/DIMITRI L. KARAPELOU, ESQUIRE
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ATTORNEYS FOR PLAINTIFF

ATLANTIC NATIONAL TRUST LLC
d/b/a ATLANTIC CAPITAL
INVESTMENTS, LLC

Plaintiff,

v.

BRUCE W. ROSENBAUM and
MARETTA A. ROSENBAUM, h/w

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2003-CV-0000279-MF

2003-ED-53

CERTIFICATION OF COMPLIANCE WITH ACT 91

I, Dimitri L. Karapelou, Esquire, attorney for plaintiff, Atlantic National Trust LLC, d/b/a Atlantic Capital Investments, LLC, hereby certify that plaintiff has complied fully with the notice provisions of Act 91, 35 P.S. §1680.401(c) et seq.

Date: _____



Dimitri L. Karapelou, Esquire
Attorney for Plaintiff

Premises: 675 Numidia Road, RR1, Box 17 A
Columbia County, Pennsylvania

Description

20-4-17.3

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(2) North 59 degrees 32 minutes 06 seconds West 60.84 feet to a rebar;

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(4) North 42 degrees 15 minutes 26 seconds West 142.75 feet to a rebar;

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KLEHR, HARRISON, HARVEY, BRANZBURG & ELLERS LLP
BY: MORTON R. BRANZBURG, ESQUIRE/DIMITRI L. KARAPELOU, ESQUIRE
IDENTIFICATION NO. 24477/76708
260 South Broad Street
Philadelphia, PA 19102
(215) 568-6060

ATTORNEYS FOR PLAINTIFF

ATLANTIC NATIONAL TRUST LLC
d/b/a ATLANTIC CAPITAL
INVESTMENTS, LLC

Plaintiff,

v.

BRUCE W. ROSENBAUM and
MARETTA A. ROSENBAUM, h/w

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2003-CV-0000279-MF

AFFIDAVIT PURSUANT TO RULE 3129.1

Dimitri L. Karapelou, Esquire, an attorney with the firm of Klehr, Harrison, Harvey, Branzburg & Ellers LLP, attorneys for Plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at 675 Numidia Road, RR1, Box 17A, Catawissa, PA, and as more fully described on Exhibit "A" attached hereto and made a part hereof:

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

<u>Name</u>	<u>Address</u>
Bruce W. Rosenbaum	675 New Media Drive Catawissa, PA 17820
Maretta A. Rosenbaum	675 New Media Drive Catawissa, PA 17820

2. Name and Address of Defendant in the judgment:

<u>Name</u>	<u>Address</u>
Bruce W. Rosenbaum	675 New Media Drive Catawissa, PA 17820

Maretta A. Rosenbaum

675 New Media Drive
Catawissa, PA 17820

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

<u>Name</u>	<u>Address</u>
Textron Financial Corporation	6160 Earl Brown Drive Suite 700 Brooklyn Center, MN
The Union National Bank of Mount Carmel	3 rd & Oak Street Mount Carmel, PA 17851
Deere Credit, Inc.	1415 28 th Street West Des Moines, IA 50265

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

<u>Name</u>	<u>Address</u>
The Union National Bank Mount Carmel, PA	P. O. Box 367 Mount Carmel, PA 17851
The Administrator of the Small Business Administration	2120 Riverfront Drive Little Rock, AK 72202

5. Name and Address of every other person who has any record lien in or record lien on the property and whose interest may be affected by the sale:

<u>Name</u>	<u>Address</u>
-------------	----------------

6. Name and Address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale:

<u>Name</u>	<u>Address</u>
-------------	----------------

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

<u>Name</u>	<u>Address</u>
Domestic Relations Columbia County	Courthouse P. O. Box 380 Bloomsburg, PA 17815
Tenant(s) and/or Current Occupants Campsite #1	675 Numidia Road RR1, Box 17A Catawissa, PA
Tenant(s) and/or Current Occupants Campsite #2	675 Numidia Road RR1, Box 17A Catawissa, PA
Tenant(s) and/or Current Occupants Campsite #3	675 Numidia Road RR1, Box 17A Catawissa, PA
Tenant(s) and/or Current Occupants Campsite #4	675 Numidia Road RR1, Box 17A Catawissa, PA
Tenant(s) and/or Current Occupants Campsite #5	675 Numidia Road RR1, Box 17A Catawissa, PA
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Tenant(s) and/or Current Occupants Campsite #9	675 Numidia Road RR1, Box 17A Catawissa, PA
Tenant(s) and/or Current Occupants Campsite #10	675 Numidia Road RR1, Box 17A Catawissa, PA
Tenant(s) and/or	675 Numidia Road

Current Occupants
Campsite #11

RR1, Box 17A
Catawissa, PA

Tenant(s) and/or
Current Occupants
Campsite #12

675 Numidia Road
RR1, Box 17A
Catawissa, PA

Tenant(s) and/or
Current Occupants
Campsite #13

675 Numidia Road
RR1, Box 17A
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Tenant(s) and/or
Current Occupants
Campsite #14

675 Numidia Road
RR1, Box 17A
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Tenant(s) and/or
Current Occupants
Campsite #15

675 Numidia Road
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Catawissa, PA

Tenant(s) and/or
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Campsite #16

675 Numidia Road
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Tenant(s) and/or
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Campsite #17

675 Numidia Road
RR1, Box 17A
Catawissa, PA

Tenant(s) and/or
Current Occupants
Campsite #18

675 Numidia Road
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Tenant(s) and/or
Current Occupants
Campsite #19

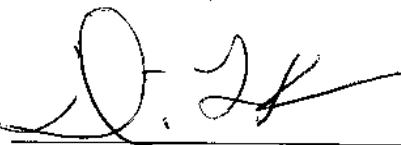
675 Numidia Road
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Catawissa, PA

Tenant(s) and/or
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675 Numidia Road
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Catawissa, PA

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.

4-17-03
Date



Dimitri L. Karapelou, Esquire

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TOGETHER WITH the use of said 50 foot wide access right-of-way located along the northerly line of said parcel and along the southerly line of lands now or formerly of Roy W. and Frances A. Densberger, said easement and right-of-way to be perpetual. Densberger shall be responsible for five (5%) percent of the cost of maintenance of said easement.

Premises: 675 Numidia Road, RR1, Box 17 A
Columbia County, Pennsylvania

Description

20-4-17.3

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND situate in Locust Township, Columbia County, Pennsylvania, bounded and described more particularly as follows:

BEGINNING at a point in or near the center of State Route No. 0042, said point being a common corner of lands of Samuel G. and Betty J. Shoup;

THENCE along and near the center of State Route No. 0042 North 51 degrees 01 minute 11 seconds West 210.53 feet to a point;

THENCE by lands now or late of Louise B. Soltis North 38 degrees 04 minutes 44 seconds East 199.45 feet to a rebar set at the top of a creek bank;

THENCE along lands now or late of Louise B. Soltis and along the top of the creek bank the following five courses and distances:

(1) North 46 degrees 38 minutes 06 seconds West 19.00 feet to a rebar;

(2) North 59 degrees 32 minutes 06 seconds West 60.84 feet to a rebar;

(3) North 53 degrees 50 minutes 36 seconds West 76.58 feet to a rebar;

(4) North 42 degrees 15 minutes 26 seconds West 142.75 feet to a rebar;

(5) North 48 degrees 51 minutes 16 seconds West 125.96 feet to a rebar near the center of a fifty foot wide private right-of-way;

THENCE by lands now or late of Fred and Marilyn Swatski and along and near the center of a fifty foot wide right-of-way North 64 degrees 32 minutes 59 seconds East 120.56 feet to an iron pin;

THENCE by lands of the same North 35 degrees 22 minutes 57 seconds West 259.00 feet to an iron pin;

THENCE by lands now or late of S. Max Long and Frederick Long and crossing Roaring Creek North 61 degrees 43 minutes 03 seconds East 489.11 feet to a railroad spike in or near the center of State Route No. 2005;

THENCE along the near the center of State Route No. 2005, the following eight courses and distances:

(1) South 75 degrees 12 minutes 54 seconds East 121.96 feet to a railroad spike;

(2) South 81 degrees 26 minutes 18 seconds East 133.91 feet to a railroad spike;

(3) South 77 degrees 53 minutes 24 seconds East 136.57 feet to a railroad spike;

(4) South 70 degrees 29 minutes 21 seconds East 134.29 feet to a railroad spike;

(5) South 68 degrees 06 minutes 50 seconds East 158.99 feet to a railroad spike;

(6) South 63 degrees 12 minutes 01 second East 77.55 feet to a railroad spike;

(7) South 56 degrees 06 minutes 17 seconds East 63.24 feet to a railroad spike;

(8) South 46 degrees 44 minutes 42 seconds East 57.80 feet to a railroad spike;

THENCE by lands of Robert J. and Audrey Welkom North 75 degrees 21 minutes 15 seconds West 539.55 feet to an iron pin near Roaring Creek;

THENCE along and near Roaring Creek South 11 degrees 42 minutes 53 seconds East 872.39 feet to a point in Roaring Creek;

THENCE by the same South 17 degree 01 minute 48 seconds East 57.35 feet to a point in Roaring Creek;

THENCE by lands of Samuel G. and Betty J. Shoup North 77

degrees 34 minutes 03 seconds West 184.64 feet to an iron pin;

THENCE by the same North 71 degrees 54 minutes 24 seconds West 127.27 feet to a Iron pin;

THENCE by the same North 86 degrees 29 minutes 26 seconds West 68.50 feet to an iron pin;

THENCE by the same South 62 degrees 52 minutes 22 seconds West 173.12 feet to the place of BEGINNING.

CONTAINING 15.037 acres of land.

This description is based on a combination of a plot plan prepared by Orangeville Surveying Consultants dated September 9, 1974, a plot plan prepared by David A. Drumheller, PLS dated June 19, 1989 and a plot plan of Orangeville Surveying Consultants, Inc., dated September 26, 2001.

Above description written by Matthew W. Laidacker, PLS.

SUBJECT TO the easterly one half of the right-of-way of Pennsylvania State Route No. 00942 situate on said parcel.

SUBJECT TO the portion of a 50 foot wide access right-of-way situate along the northerly line of said parcel.

TOGETHER WITH the use of said 50 foot wide access right-of-way located along the northerly line of said parcel and along the southerly line of lands now or formerly of Roy W. and Frances A. Densberger, said easement and right-of-way to be perpetual. Densberger shall be responsible for five (5%) percent of the cost of maintenance of said easement.

KLEHR, HARRISON, HARVEY, BRANZBURG & ELLERS LLP
BY: MORTON R. BRANZBURG, ESQUIRE/DIMITRI L. KARAPELOU, ESQUIRE
IDENTIFICATION NO. 24477/76708
260 South Broad Street
Philadelphia, PA 19102
(215) 568-6060

ATTORNEYS FOR PLAINTIFF

ATLANTIC NATIONAL TRUST LLC
d/b/a ATLANTIC CAPITAL
INVESTMENTS, LLC

Plaintiff,

v.

BRUCE W. ROSENBAUM and
MARETTA A. ROSENBAUM, h/w

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2003-CV-0000279-MF

I HEREBY CERTIFY THAT:


- I. The judgment entered in the above matter is based on an action:
- ☒ A. In Assumpsit (Contract)
 - ☐ B. In Trespass (Accident)
 - ☐ C. In Mortgage Foreclosure
 - ☐ D. On a note accompanying a purchase money mortgage and the property being exposed to sale is the mortgage property.
- II. The defendant(s) own the property being exposed to sale as:
- ☐ A. An individual
 - ☒ B. Tenants by Entireties
 - ☐ C. Joint tenants with right of survivorship
 - ☐ D. A partnership
 - ☐ E. Tenants in Common
 - ☐ F. A corporation
- III. The Defendant(s) is (are):
- ☒ A. Resident in the Commonwealth of Pennsylvania
 - ☐ B. Not Resident in the Commonwealth of Pennsylvania
 - ☐ C. If more than one defendant and either A or B above not applicable, state which defendants are residents of the Commonwealth of Pennsylvania.

Residents: _____

This certification must be signed by the attorney of record if an appearance has been entered; otherwise certification must be signed by plaintiff.

Phone No.: (215) 568-6060

Signature: _____



Dimitri L. Karapelou, Esquire
I.D. #76708
Address: 260 S. Broad Street
Philadelphia, PA 19102

KLEHR, HARRISON, HARVEY, BRANZBURG & ELLERS LLP
BY: MORTON R. BRANZBURG, ESQUIRE/DIMITRI L. KARAPELOU, ESQUIRE
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ATLANTIC NATIONAL TRUST LLC
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INVESTMENTS, LLC

Plaintiff,

v.

BRUCE W. ROSENBAUM and
MARETTA A. ROSENBAUM, h/w

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2003-CV-0000279-MF

CERTIFICATION OF COMPLIANCE WITH ACT 91

I, Dimitri L. Karapelou, Esquire, attorney for plaintiff, Atlantic National Trust LLC, d/b/a Atlantic Capital Investments, LLC, hereby certify that plaintiff has complied fully with the notice provisions of Act 91, 35 P.S. §1680.401(c) et seq.

Date: _____



Dimitri L. Karapelou, Esquire
Attorney for Plaintiff

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: All Parties in Interest and Claimants

FROM: Dimitri L. Karapelou, Esquire
Klehr, Harrison, Harvey, Branzburg & Ellers
260 South Broad Street
Philadelphia, PA 19102

OWNER: Bruce W. Rosenbaum and Maretta A. Rosenbaum, h/w

PROPERTY: 675 Numidia Road, RR1, Box 17A, Catawissa, Pennsylvania

No. 2003-CV-0000279-MF

The above-captioned property is scheduled to be sold at Sheriff's Sale at _____
____m. on _____, 2003 at the Columbia County Courthouse, Bloomsburg, Pennsylvania.
Our records indicate that you may hold a mortgage, lien or judgment on the property which may
be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

ATLANTIC NATIONAL TRUST
DBA ATLANTIC CAPITAL INVESTMENTS
50 PORTLAND PIER, SUITE 400
PORTLAND, ME 04101
(207) 828-1080

NORWAY SAVINGS BANK
PORTLAND, ME 04101
52-7451/2112

6663

3/25/2003

PAY TO THE
ORDER OF Columbia County Sheriff

\$ **2,000.00

Two Thousand and 00/100***** DOLLARS @

Columbia County Sheriff

MEMO Sheriff's fee -foreclosure sale (Rosenbaum)

⑈006663⑈ ⑆211274515⑆ 870214436⑈

SMC