

15373

NORWAY SAVINGS BANK
AUGUSTA, ME 04330
52-7451/2112

9/27/2004

ATLANTIC NATIONAL TRUST, LLC
C/O CAPITAL SERVICING, INC.
50 PORTLAND PIER
SUITE 400
PORTLAND, ME 04101-4721
(207) 828-1080

\$51.50

PAY TO THE ORDER OF Columbia County Sheriff

DOLLARS

Fifty-One and 50/100

Columbia County Sheriff



MEMO Record corrective deed (Rosenbaum)

015373 1:211274515: 870 2144361

Date: 10/16/2003

Columbia County Court of Common Pleas

NO. 0008838

Time: 03:31 PM

Receipt

Page 1 of 1

Received of: Col CO Sheriff

\$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee

10.00

Total:

10.00

Check: 1201

Payment Method: Check

Amount Tendered: 10.00

Tami Kline, Prothonotary

By:

Deputy Clerk

Clerk: TKLINE

SHERIFF'S SALE COST SHEET

Atlantic National Trust VS. Bluse & Marjette Rosenbaum
 NO. 53-03 ED NO. 279-03 JD DATE/TIME OF SALE 7-30-03 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>510.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</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>17.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>771.00</u>	

WEB POSTING	1198 \$150.00
PRESS ENTERPRISE INC.	99 \$ <u>1,094.96</u>
SOLICITOR'S SERVICES	1200 \$75.00
TOTAL ***** \$ <u>1519.96</u>	

PROTHONOTARY (NOTARY)	1201 \$10.00
RECORDER OF DEEDS	02 \$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	03	\$ <u>1519.37</u>
SCHOOL DIST.	20		\$ <u>2911.77</u>
DELINQUENT	20	04	\$ <u>12,441.09</u>
TOTAL ***** \$ <u>16671.18</u>			

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>350.00</u>
MISC.	\$
	\$
TOTAL ***** \$ <u>- 0 -</u>	

TOTAL COSTS (OPENING BID) \$ 19163.64

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

Atlantic National Trust VS Bruce & Maureen Rosenberg

NO. 53-03 ED NO. 279-03 JD

DATE/TIME OF SALE: 7-30-05 / 0900

BID PRICE (INCLUDES COST) \$ 127,000.00

POUNDAGE - 2% OF BID \$ 2,540.00

TRANSFER TAX - 2% OF FAIR MKT \$ -0-

LIEN CERTIFICATE \$ 250.00

MISC. COSTS \$ 1963.64

TOTAL AMOUNT NEEDED TO PURCHASE \$ 23153.64

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Lee Saliberti

TOTAL DUE: \$ 23153.64

LESS DEPOSIT: \$ 2,000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 21,153.64

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COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Atlantic National Trust VS Bruce & Marentha Rosenbaum

NO. 53-03 ED NO. 279-03 JD

DATE/TIME OF SALE: 7-30-03 / 0900

BID PRICE (INCLUDES COST) \$ 187,000.00

POUNDAGE - 2% OF BID \$ 3740.00

TRANSFER TAX - 2% OF FAIR MKT \$ -0-

LIEN CERTIFICATE \$ 250.00

MISC COSTS \$ 19163.64

TOTAL AMOUNT NEEDED TO PURCHASE \$ 23153.64

PURCHASER(S): Atlantic National Trust LLC

ADDRESS: _____

NAMES(S) ON DEED: ATLANTIC Holdings LLC

PURCHASER(S) SIGNATURE(S): [Signature]

50 PORTLAND PIER,
4TH FLOOR
PORTLAND, ME
04101

TOTAL DUE: \$ 23153.64

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 21,153.64

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Anita

From: Chief Deputy T. Chamberlain

Fax:

Date: July 28, 2003

Phone:

Pages: 2

Re:

CC:

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

•Comments: I don't have the current year taxes yet. I should have them by morning.

COMPLETE THIS SECTION

Items 1, 2, a. Also complete Restricted Delivery is desired. name and address on the reverse can return the card to you. card to the back of the mailpiece, front if space permits.

WEALTH OF PENNSYLVANIA
DEPT OF REVENUE-ATTN: SHERIFF SALE
OFFICE OF COMPLAINT
ICE SUPPORT SECTION
JENF 281230
JRG, PA 17128-1230

1, August 2001
Domestic Return Receipt
2ACPR1-03-Z-0985

COMPLETE THIS SECTION

Items 1, 2, a. Also complete Restricted Delivery is desired. name and address on the reverse can return the card to you. card to the back of the mailpiece, front if space permits.

REVENUE SERVICE
AL SUPPORT GROUP
GREEN FEDERAL BUILDING
STREET ROOM 3259
PHIA, PA 19106

August 2001
Domestic Return Receipt
2ACPR1-03-Z-0985

Also complete Restricted Delivery is desired. name and address on the reverse can return the card to you. card to the back of the mailpiece, front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature *James P. Venturi*
B. Received by (Printed Name) *James P. Venturi*
C. Date of Delivery *MAY 03 2003*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2002 3150 0006 4911 6478

COMPLETE THIS SECTION ON DELIVERY

A. Signature *James P. Venturi*
B. Received by (Printed Name) *James P. Venturi*
C. Date of Delivery *MAY 03 2003*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2002 3150 0006 4911 6471

A. Signature *James P. Venturi*
B. Received by (Printed Name) *James P. Venturi*
C. Date of Delivery *MAY 02 2003*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature *James P. Venturi*
B. Received by (Printed Name) *James P. Venturi*
C. Date of Delivery *MAY 03 2003*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2002 3150 0006 4911 6454

COMPLETE THIS SECTION ON DELIVERY

A. Signature *James P. Venturi*
B. Received by (Printed Name) *James P. Venturi*
C. Date of Delivery *MAY 03 2003*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2002 3150 0006 4911 6430

A. Signature *James P. Venturi*
B. Received by (Printed Name) *James P. Venturi*
C. Date of Delivery *MAY 03 2003*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature *James P. Venturi*
B. Received by (Printed Name) *James P. Venturi*
C. Date of Delivery *MAY 03 2003*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2002 3150 0006 4911 6416

COMPLETE THIS SECTION ON DELIVERY

A. Signature *James P. Venturi*
B. Received by (Printed Name) *James P. Venturi*
C. Date of Delivery *MAY 03 2003*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2002 3150 0006 4911 6409

A. Signature *James P. Venturi*
B. Received by (Printed Name) *James P. Venturi*
C. Date of Delivery *MAY 03 2003*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, Associate Publisher, 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 July 9, 16, 23, 2003 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 28th day of July 2003

[Signature]

(Notary Public)
Commonwealth of Pennsylvania
My commission expires
Notarial Seal
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
Member, Pennsylvania Association Of Notaries

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

.....

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

EXECUTION NUMBER

2003CV0000279MP

DATE OF SALE

07/30/2003

AMOUNT

\$896.54

CORPORATION TAX FILE (BOX) NUMBER

- \$0.00

EMPLOYER EIN

- \$0.00

SALES TAX LICENSE NUMBER

- \$0.00

SOCIAL SECURITY NUMBER

411-56-3236 - \$896.54

MR HARRY A ROADARMEL JR
SHERIFF OF COLUMBIA COUNTY
BOX 380

BLOOMSBURG PA 17815

DEFENDANT BRUCE W ROSENBAUM & MARETTA A ROSENBAUM HW

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

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

☐ Sales and Use Tax, 72 P.S. § 7242

☐ Employer Withholding Tax, 72 P.S. § 7345

☒ Pennsylvania Personal Income Tax, 72 P.S. § 7345

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

☐ Corporation Taxes, 72 P.S. § 1401

STATEMENT OF ACCOUNT

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Personal Income Tax	1/5/1999	R-69820	\$749.84
Personal Income Tax	2/24/1999	R-72588	\$146.70
TOTAL:			\$896.54

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

WITNESS my hand and the seal of the Department of

Revenue 21 day of May 2003

DIRECTOR, BUREAU OF COMPLIANCE

SECRETARY OF REVENUE

Gregory C. Fajt

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

REVISED**

Date May 20, 2003, _____

OWNER OR REPUTED OWNER

Bruce W & Maretta A rosenbaum

DESCRIPTION OF PROPERTY

675 Numidia Dr
15.04 acres

PARCEL NUMBER 20,04-17-03,000 IN Locust Twp. Township
Borough
City

YEAR	TOTAL
2000	2886.92
2001	4237.77
2002 INtr	358.78
2002	4762.62
Lien & Cost	195.00
TOTAL	\$12,441.09 **

The above figures represent the amount(s) due during the month of


August 2003, _____.

This is to certify that, according to our records, there are tax liens on
the above mentioned property as of December 31, 2002.

Excluding: Interim Tax Billings

Requested by: Harry Roadarmel, Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel 

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

COLUMBIA COUNTY SHERIFF'S OFFICE

Fax

To: Anita Hahn

From: Chief Deputy T. Chamberlain

Fax:

Date: July 8, 2003

Phone:

Pages: ~~44~~ 15

Re: Rosenbaum

CC:

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

•Comments:

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/30/2003

SERVICE# 13 - OF - 35 SERVICES
DOCKET # 53ED2003

PLAINTIFF ATLANTIC NATIONAL TRUST LLC D/B/A ATLANTIC
CAPITAL INVESTMENTS, LLC

DEFENDANT BRUCE W. ROSENBAUM
MARETTA A. ROSENBAUM

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
CAMPSITE # <u>6/112</u>	FORECLOSURE
CATAWISSA	

SERVED UPON KATHLEEN HERIN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-30-3 TIME 1430 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 6-30-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/30/2003

SERVICE# 12 - OF - 35 SERVICES
DOCKET # 53ED2003

PLAINTIFF ATLANTIC NATIONAL TRUST LLC D/B/A ATLANTIC
CAPITAL INVESTMENTS, LLC

DEFENDANT BRUCE W. ROSENBAUM
MARETTA A. ROSENBAUM

PERSON/CORP TO SERVED
TENANT(S)
CAMPSITE #8 #40
CATAWISSA

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

→ 51 Apple Orchard Rd
Edenton

SERVED UPON Diare Mastelera 458-0346

RELATIONSHIP camper IDENTIFICATION _____

DATE 6/3/3 TIME 10 AM MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB _____ POE _____ CCSSO ☒
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 _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/30/2003

SERVICE# 11 - OF - 35 SERVICES
DOCKET # 53ED2003

PLAINTIFF ATLANTIC NATIONAL TRUST LLC D/B/A ATLANTIC
CAPITAL INVESTMENTS, LLC

DEFENDANT BRUCE W. ROSENBAUM
MARETTA A. ROSENBAUM

PERSON/CORP TO SERVED
TENANT(S)
CAMPSITE #4
CATAWISSA

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Joseph & Mary Pesquage

85 upper Mary St.
Shenandoah,

RELATIONSHIP

IDENTIFICATION

17976

DATE 5-29-03

TIME 1435

MILEAGE

OTHER

Race

Sex

Height

Weight

Eyes

Hair

Age

Military

PH 570-462
4931

TYPE OF SERVICE:

- A. PERSONAL SERVICE AT POA ___ POB ___ POE ___ CCSO X
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

TC

DATE

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 4/30/2003

SERVICE# 9 - OF - 35 SERVICES
 DOCKET # 53ED2003

PLAINTIFF ATLANTIC NATIONAL TRUST LLC D/B/A ATLANTIC
 CAPITAL INVESTMENTS, LLC

DEFENDANT BRUCE W. ROSENBAUM
 MARETTA A. ROSENBAUM

PERSON/CORP TO SERVED
TENANT(S)
CAMP SITE # <u>42</u>
CATAWISSA

PAPERS TO SERVED
 WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE

SERVED UPON Anna Riley PH 275-3152

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-28-03 TIME 0900 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) _____

311 Boyd Station Rd, Danville

ATTEMPTS DATE	TIME	OFFICER	REMARKS

DEPUTY TC DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/30/2003

SERVICE# 10 - OF - 35 SERVICES
DOCKET # 53ED2003

PLAINTIFF ATLANTIC NATIONAL TRUST LLC D/B/A ATLANTIC
CAPITAL INVESTMENTS, LLC

DEFENDANT BRUCE W. ROSENBAUM
MARETTA A. ROSENBAUM

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
CAMP SITE # 3 44	FORECLOSURE
CATAWISSA	

SERVED UPON James T. Weikel

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-28-3 TIME 1540 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

49 S. Shumokin St. Shumokin Pa.

F. OTHER (SPECIFY) 648-6343

ATTEMPTS

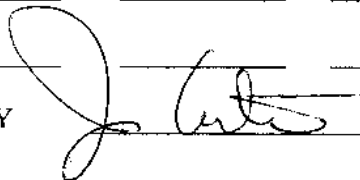
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 5-28-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/30/2003

SERVICE# 8 - OF - 35 SERVICES
DOCKET # 53ED2003

PLAINTIFF

ATLANTIC NATIONAL TRUST LLC D/B/A ATLANTIC
CAPITAL INVESTMENTS, LLC

DEFENDANT

BRUCE W. ROSENBAUM
MARETTA A. ROSENBAUM

*no served
than
Sep. 18
8*

PERSON/CORP TO SERVED
TENANT(S)
CAMP SITE #1 # 48
CATAWISSA

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Jean Schweinhart

RELATIONSHIP

IDENTIFICATION

DATE 5-23-3

TIME 1630

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. Chamberlain

DATE

5-23-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/30/2003

SERVICE# 18 - OF - 35 SERVICES
DOCKET # 53ED2003

PLAINTIFF ATLANTIC NATIONAL TRUST LLC D/B/A ATLANTIC
CAPITAL INVESTMENTS, LLC

DEFENDANT BRUCE W. ROSENBAUM
MARETTA A. ROSENBAUM

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
CAMPSITE #11C	FORECLOSURE
CATAWISSA	

SERVED UPON David E. Bolick

RELATIONSHIP Tenant IDENTIFICATION _____

DATE 5-21-03 TIME 1205 MILEAGE _____ OTHER _____

Race W Sex M 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) Sheriff's Office

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

Plouffe

DATE 5-21-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/30/2003

SERVICE# 29 - OF - 35 SERVICES
DOCKET # 53ED2003

PLAINTIFF ATLANTIC NATIONAL TRUST LLC D/B/A ATLANTIC
CAPITAL INVESTMENTS, LLC

DEFENDANT BRUCE W. ROSENBAUM
MARETTA A. ROSENBAUM

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

SERVED UPON Leslie Levan

RELATIONSHIP D.R.O. IDENTIFICATION _____

DATE 05/06/03 TIME 0915 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

05/06/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/30/2003

SERVICE# 28 - OF - 35 SERVICES
DOCKET # 53ED2003

PLAINTIFF ATLANTIC NATIONAL TRUST LLC D/B/A ATLANTIC
CAPITAL INVESTMENTS, LLC

DEFENDANT BRUCE W. ROSENBAUM
MARETTA A. ROSENBAUM

PERSON/CORP TO SERVED
LAURA WEAVER-TAX COLLECTOR
122 WEST LAKE GLORY ROAD
CATAWISSA

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON P. Steel

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-8 TIME 1414 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

[Signature] DATE 5-8-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/30/2003

SERVICE# 32 - OF - 35 SERVICES
DOCKET # 53ED2003

PLAINTIFF ATLANTIC NATIONAL TRUST LLC D/B/A ATLANTIC
CAPITAL INVESTMENTS, LLC

DEFENDANT BRUCE W. ROSENBAUM
MARETTA A. ROSENBAUM

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Dave Corio

RELATIONSHIP Chief Assessor IDENTIFICATION _____

DATE 05/06/03 TIME 0830 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

Miller DATE 05/06/03

ROADARMEL, JR.
SHERIFF
Columbia County
House - P.O. Box 380
Samburg, PA 17815



2002 3150 0006 4911 6423

Thursday, May 01, 2003

TEXTRON FINANCIAL CORPORATION
6160 EARL BROWN DRIVE, STE 700
BROOKLYN CENTER, MN 55430

17P1E/0350 55430-2104 04



Columbia County
House - P.O. Box 380
Samburg, PA 17815



2002 3150 0006 4911 6423

Thursday, May 01, 2003

DEERE CREDIT, INC.
1415 28TH ST.
WEST DES MOINES, IA 50265-

50265+1450 19

WCD
12

2. Article Number
(Transfer from service label)
7002 3150 0006 4911 6430

1. Article Addressed to:
Union Nat. Bank of Mt. Carmel
3rd & Oak St.
Mt. Carmel, PA 17851

3. Service Type
☐ Insured Mail
☐ Registered
☐ Return Receipt for Merchandise
☒ Certified Mail
☐ Express Mail
☐ C.O.D.

4. Restricted Delivery? (Extra Fee)
☐ Yes
☐ No

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below:

C. Date of Delivery
53-03

B. Received by (Printed Name)
X *Edwards*

A. Signature
53-03

COMPLETE THIS SECTION ON DELIVERY

2. Article Number
(Transfer from service label)
7002 3150 0006 4911 6409

1. Article Addressed to:
Union Nat. Bank of Mt. Carmel
PO box 367
Mt. Carmel, PA 17851

3. Service Type
☐ Insured Mail
☐ Registered
☐ Return Receipt for Merchandise
☒ Certified Mail
☐ Express Mail
☐ C.O.D.

4. Restricted Delivery? (Extra Fee)
☐ Yes
☐ No

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below:

C. Date of Delivery
53-03

B. Received by (Printed Name)
X *Edwards*

A. Signature
53-03

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Edwards* 53
☐ Agent
☒ Addressee

B. Received by (Printed Name)
X *Edwards* MAY 10 2 2003
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail
☐ Express Mail
☐ Registered
☐ Return Receipt for Merchandise
☐ Insured Mail
☐ C.O.D.

4. Restricted Delivery? (Extra Fee)
☐ Yes
☐ No

SENDER: COMPLETE THIS SECTION

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

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

SENDER: COMPLETE THIS SECTION:

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

1

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

2. Article Number
(Transfer from service label)

7002 3150 0006 4911 6478

PS Form 3811, August 2001

Domestic Return Receipt

ZACPR1-03-Z-0985

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Small Business Administration
2120 Riverfront Drive
Little Rock, AK 72202

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Charles Atkins* 53-03-
B. Received by (Printed Name) *Charles Atkins* Agent
C. Date of Delivery *5-5-03*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type

- ☒ Certified Mail
- ☐ Registered
- ☐ Insured Mail
- ☐ Express Mail
- ☐ Return Receipt for Merchandise
- ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number
(Transfer from service label)

7002 3150 0006 4911 6416

PS Form 3811, August 2001

Domestic Return Receipt

ZACPR1-03-Z-0985

SENDER: COMPLETE THIS SECTION

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

1

U.S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET-5TH FLOOR
PHILADELPHIA, PA 19107

COMPLETE THIS SECTION ON DELIVERY

A. Signature *James Moore*
B. Received by (Printed Name) *James Moore*
C. Date of Delivery *MAY - 5*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

1. Service Type

- ☒ Certified Mail
- ☐ Registered
- ☐ Insured Mail
- ☐ Express Mail
- ☐ Return Receipt for Merchandise
- ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7002 3150 0006 4911 6454

PS Form 3811, August 2001

Domestic Return Receipt

ZACPR1-03-Z-0985

SENDER: COMPLETE THIS SECTION:

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

1. Article Addressed to:

Textron Financial Corp.
6160 Earl Brown Drive
Brooklyn Center, MN 55430

COMPLETE THIS SECTION ON DELIVERY

- A. Signature 53-03
☒ Agent
☒ Addressee
- B. Received by (Printed Name) Magie L. Jones
- C. Date of Delivery 5-14-03
- D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7002 3150 0006 4911 6423

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-0985

SENDER: COMPLETE THIS SECTION:

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

1.

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature 53
☒ Agent
☒ Addressee
- B. Received by (Printed Name) Schonfeld
- C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7002 3150 0006 4911 6461

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-0985

HARRY A. ROADARMEL, JR.



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

ATLANTIC NATIONAL TRUST LLC D/B/A
ATLANTIC CAPITAL INVESTMENTS, LLC
VS

Docket # 53ED2003

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

BRUCE W. ROSENBAUM
MARETTA A. ROSENBAUM

AFFIDAVIT OF SERVICE

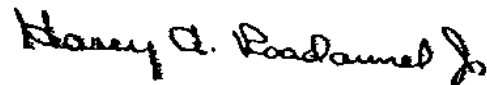
NOW, THIS THURSDAY, MAY 15, 2003, AT 10:50 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON MARETTA A. ROSENBAUM AT 675
NUMIDIA DRIVE, CATAWISSA BY HANDING TO BRUCE ROSENBAUM, HUSBAND, A TRUE
AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE
CONTENTS THEREOF.

SO ANSWERS,

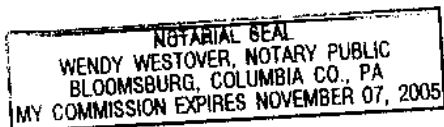
SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MAY 19, 2003



NOTARY PUBLIC



X _____
SHERIFF HARRY A. ROADARMEL JR.





S. HARTZEL
DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0237

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

ATLANTIC NATIONAL TRUST LLC D/B/A
ATLANTIC CAPITAL INVESTMENTS, LLC
VS

Docket # 53ED2003

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

BRUCE W. ROSENBAUM
MARETTA A. ROSENBAUM

AFFIDAVIT OF SERVICE

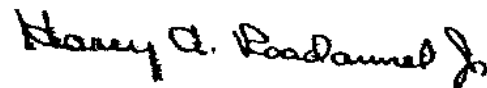
NOW, THIS THURSDAY, MAY 15, 2003, AT 10:50 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON BRUCE ROSENBAUM AT 675
NUMIDIA DRIVE, CATAWISSA BY HANDING TO BRUCE ROSENBAUM, , A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MAY 19, 2003



NOTARY PUBLIC



X _____
SHERIFF HARRY A. ROADARMEL JR.

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

X 

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.

ATLANTIC NATIONAL TRUST LLC

VS.

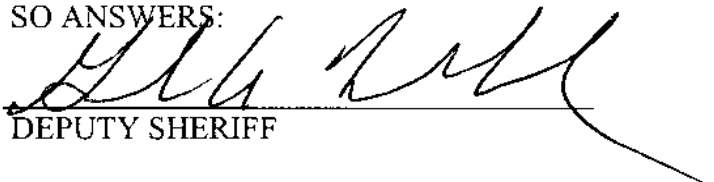
BRUCE MARETTA ROSENBAUM

WRIT OF EXECUTION #53 OF 2003 ED

POSTING OF PROPERTY

JUNE 26, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF BRUCE AND MARETTA ROSENBAUM AT 675 NUMIDIA DRIVE CATAWISSA,
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF T. CHAMBERLAIN.

SO ANSWERS:


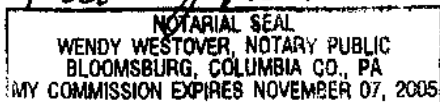


DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 26TH DAY OF JUNE 2003

HARRY A. ROADARMEL, JR.



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) 784-4300

ATLANTIC NATIONAL TRUST LLC D/B/A
ATLANTIC CAPITAL INVESTMENTS, LLC
VS

Docket # 53ED2003

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

BRUCE W. ROSENBAUM
MARETTA A. ROSENBAUM

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, MAY 15, 2003, AT 10:50 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON MARETTA A. ROSENBAUM AT 675
NUMIDIA DRIVE, CATAWISSA BY HANDING TO BRUCE ROSENBAUM, 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 MONDAY, MAY 19, 2003

Harry A. Roadarmel Jr.

X
SHERIFF HARRY A. ROADARMEL JR.

NOTARY PUBLIC

X
S. HARTZEL
DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17813
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

ATLANTIC NATIONAL TRUST LLC D/B/A
ATLANTIC CAPITAL INVESTMENTS, LLC
VS

Docket # 53ED2003

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

BRUCE W. ROSENBAUM
MARETTA A. ROSENBAUM

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, MAY 15, 2003, AT 10:50 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON BRUCE ROSENBAUM AT 675
NUMIDIA DRIVE, CATAWISSA BY HANDING TO BRUCE ROSENBAUM, , 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 MONDAY, MAY 19, 2003

Harry A. Roadarmel Jr.

X
SHERIFF HARRY A. ROADARMEL JR.

NOTARY PUBLIC

X
S. HARTZEL
DEPUTY SHERIFF

KLEHR, HARRISON, HARVEY, BRANZBURG & ELLERS LLP
ATTORNEYS AT LAW

ANITA L. HAHN, PARALEGAL

Direct Dial: (215) 569-2991
AHAHN@klehr.com

260 S. BROAD STREET
PHILADELPHIA, PA 19102

(215) 568-6060
FAX: (215) 568-6603

www.klehr.com

May 2, 2003

New Jersey Office
457 Haddonfield Road
Suite 510

Cherry Hill, New Jersey 08002-2220
(856) 486-7900

Delaware Office
919 Market Street
Suite 1000

Wilmington, Delaware 19801-3062
(302) 426-1189

Sheriff of Columbia County
Attn: Deputy Jim Chamberlain
35 W. Main Street
Bloomsburg, PA 17815

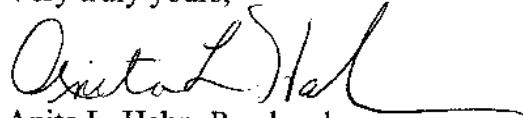
**RE: Atlantic National Trust LLC d/b/a Atlantic Capital Investments, LLC v.
Rosenbaum
No. 2003-CV-0000279-MF
Our File No. 10679-0010**

Dear Deputy Chamberlain:

Pursuant to our telephone conversation, enclosed is a Waiver of Watchman for the referenced matter. I understand that the sheriff's sale is scheduled for July 30, 2003 at 9:00 a.m., and that your office will serve the notice of sale upon the defendants and all lienholders.

Thank you for your attention to this matter. Of course, if you have any questions or comments, feel free to contact me.

Very truly yours,


Anita L. Hahn, Paralegal

AH:aa
enclosure

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

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

By:



Dimitri L. Karapelou, Esquire

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/30/2003

SERVICE# 1 - OF - 35 SERVICES
DOCKET # 53ED2003

PLAINTIFF ATLANTIC NATIONAL TRUST LLC D/B/A ATLANTIC
CAPITAL INVESTMENTS, LLC

DEFENDANT BRUCE W. ROSENBAUM
MARETTA A. ROSENBAUM

HY-8996

PERSON/CORP TO SERVED
BRUCE ROSENBAUM
675 NUMIDIA DRIVE
CATAWISSA

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Bruce

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-15 TIME 1050 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

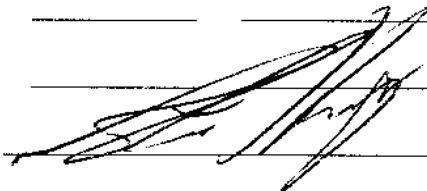
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE

5-15-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/30/2003

SERVICE# 2 - OF - 35 SERVICES
DOCKET # 53ED2003

PLAINTIFF ATLANTIC NATIONAL TRUST LLC D/B/A ATLANTIC
CAPITAL INVESTMENTS, LLC

DEFENDANT BRUCE W. ROSENBAUM
MARETTA A. ROSENBAUM

PERSON/CORP TO SERVED
MARETTA A. ROSENBAUM
675 NUMIDIA DRIVE
CATAWISSA

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

3491 Col. Blvd
Hinges Flowers

SERVED UPON Bruce

RELATIONSHIP Husband IDENTIFICATION _____

DATE 5-15 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) _____

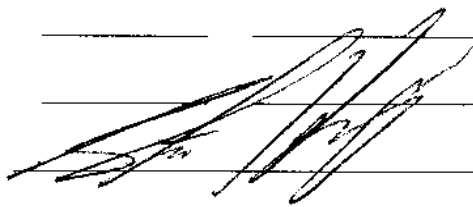
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 5-15-23

REAL ESTATE OUTLINE

ED # 53-03

DATE RECEIVED 4-30-03
DOCKET AND INDEX 5-1-03
SET FILE FOLDER UP 5-1-03

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 2,000.00 ✓ CK# 6663

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

SALE DATE July 30 2003 TIME 0900
POSTING DATE June 25, 03
ADV. DATES FOR NEWSPAPER
1ST WEEK July 9
2ND WEEK 16
3RD WEEK 23

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.

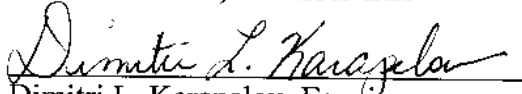
7. You may have other rights and defenses or ways of getting your property back if you act immediately after the sale.

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

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA : SS

TO THE SHERIFF OF COLUMBIA COUNTY:

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

WRIT OF EXECUTION

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property: 675 Numidia Road, RR1, Box 17A, Catawissa, Pennsylvania

NOTE: Description of property may be included in, or attached to the Writ.

AMOUNT DUE \$347,212.07

INTEREST FROM 3/20/03
AT \$33.64 PER DIEM \$

COST TO BE ADDED \$

TOTAL \$

Seal of Court

Tammi B. Kline
PROTHONOTARY

Date: *4/30/2003*

By: *Elizabeth A. Bruner*
Deputy Prothonotary

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;

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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;

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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
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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

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 the buyer a deed to the property. 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

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