

N<sup>o</sup>

14223

*W. B. ...*  
*Chris E. ...*  
*...*

*...*

COUNTY OF COLUMBIA  
GENERAL FUND  
COMMISSIONER'S COPY

May 16, 2003

05-14223

\$14.95

COUNTY OF COLUMBIA  
\$14.95

COLUMBIA COUNTY SHERIFF

*...*

05-14223

Refund of overpayment on delinquent taxes on

\$14.95

\$14.95

Donna McSwain parcel #08,02-086-00,000,  
collect on Sheriff Sale

6-03

*...*  
*...*  
*...*

PAY

# SHERIFF'S SALE COST SHEET

American General Fin. Serv. vs. Dennis McSwain, Matthew Ray Nantale  
 NO. 6-03 ED NO. 634-02 JD DATE/TIME OF SALE 3-26-03 1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>18.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</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>16.00</u>	
TOTAL *****		\$ <u>418.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>722.36</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>947.36</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20 <u>03</u>	\$ <u>126.47</u>	
SCHOOL DIST. 20 <u>  </u>	\$ <u>          </u>	
DELINQUENT 20 <u>01</u>	\$ <u>1218.33</u>	
TOTAL *****		\$ <u>1344.80</u>

MUNICIPAL FEES DUE:		
SEWER <u>collect.</u> 20 <u>  </u>	\$ <u>243.50</u>	
WATER 20 <u>03</u>	\$ <u>10.50</u>	
TOTAL *****		\$ <u>254.00</u>

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

TOTAL COSTS (OPENING BID) \$ 3156.16

Date: 5/15/2003

Columbia County Court of Common Pleas

NO. 0004024

Time: 09:11 AM

Receipt

Page 1 of 1

Received of: Columbia County Sheriff

\$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee

10.00

**Total:**

**10.00**

Check: 0885

Payment Method: Check

Amount Tendered: 10.00

Clerk: BBRENNAN

Tami Kline, Prothonotary

By:

Deputy Clerk



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280602  
HARRISBURG, PA 17128-0602

## 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 North Sixth Street, P.O. Box 8521, Reading, PA 19603

### B TRANSFER DATA

Grantor(s)/Lessor(s): Sheriff of Columbia County Date of Acceptance of Document: \_\_\_\_\_  
Grantee(s)/Lessee(s): American General Financial Services, Inc.  
Street Address: 35 West Main Street Street Address: 1608 Nay Aug Avenue  
City: Bloomsburg, PA 17815 City: Scranton, PA 18509

### C PROPERTY LOCATION

Street Address: 218 Walnut Street City, Township, Borough: Catawissa Borough  
County: Columbia School District: Southern Columbia Area Tax Parcel Number: 08-02-086

### D VALUATION DATA

1. Actual Cash Consideration: \_\_\_\_\_ 2. Other Consideration: + 0 3. Total Consideration: \_\_\_\_\_  
4. County Assessed Value: \$13,746.00 5. Common Level Ratio Factor: x 2.80 6. Fair Market Value: = 38,488.80

### E EXEMPTION DATA

1a. Amount of Exemption Claimed: \_\_\_\_\_ 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 agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 718, Page Number 809
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).
- ☒ Other (Please explain exemption claimed, if other than listed above.) Grantee was the successful bidder at Sheriff's Sale on 3/26/03, at No. 634-02, Columbia County Court of Common Pleas.

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

Date

3/28/03

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

March 28, 2003

Attention: Real Estate Deputy  
Sheriff of Columbia County  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

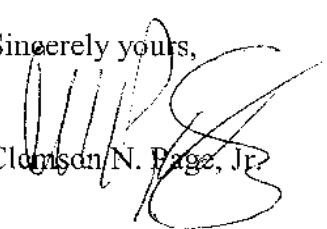
**Re: American General Financial Services, Inc. , successor  
to American General Finance, Inc. t/d/b/a American  
General Consumer Discount Co., Plaintiff v. Donna P. McSwain,  
Matthew J. Natale and Raye E. Natale, Defendants  
No. 2002-CV-634, Columbia County Court of Common Pleas  
My file no. 98007-34**

Dear Deputy:

Enclosed please find our firm check in the amount of \$2,456.16, representing the balance of costs owing from the Sheriff's Sale on March 26, 2003. Also enclosed are duplicate originals of a Realty Transfer Tax Statement of Value, requesting that a Deed be executed and recorded in favor of American General Financial Services, Inc.

Please call me if you require anything further to complete this transaction. Thank you for your assistance.

Sincerely yours,

  
Clemson N. Page, Jr.

CNP:cdn:9146  
Enclosures

cc: Mr. Michael Tuman, Manager  
American General Financial Services, Inc.

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

10931



THE FIRST NATIONAL BANK OF LEESPORT  
LEESPORT, PA 19533

AUSTIN, BOLAND, CONNOR & GIORGI

IOLTA ACCOUNT

44 NORTH 6th STREET  
READING, PENNSYLVANIA 19601

60-1219/313

3/28/2003

PAY TO THE  
ORDER OF

Sheriff of Columbia County

\$ \*\*2,456.16

Two Thousand Four Hundred Fifty-Six and 16/100\*\*\*\*\* DOLLARS

Sheriff of Columbia County

MEMO

American General - McSwain, Natales #98007-34

#010931 1031312194 530010777

AUTHORIZED SIGNATURE



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280602  
HARRISBURG, PA 17128-0602

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Name

Clemson N. Page, Jr., Esquire

Telephone Number:

Area Code (610) 374-8211

Street Address

44 North Sixth Street, P.O. Box 8521, Reading,

State

PA

Zip Code

19603

### B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Sheriff of Columbia County

Grantee(s)/Lessee(s)

American General Financial Services, Inc.

Street Address

35 West Main Street

Street Address

1608 Nay Aug Avenue

City

Bloomsburg,

State

PA

Zip Code

17815

City

Scranton,

State

PA

Zip Code

18509

### C PROPERTY LOCATION

Street Address

218 Walnut Street

City, Township, Borough

Catawissa Borough

County

Columbia

School District

Southern Columbia Area

Tax Parcel Number

08-02-086

### D VALUATION DATA

1. Actual Cash Consideration

\$3,156.16

2. Other Consideration

+ 0

3. Total Consideration

= \$3,156.16

4. County Assessed Value

\$13,746.00

5. Common Level Ratio Factor

x 2.80

6. Fair Market Value

= 38,488.80

### E EXEMPTION DATA

1a. Amount of Exemption Claimed

\$38,488.80

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 agent or straw party. (Attach copy of agency/straw party agreement).

☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_

☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).

☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 718, Page Number 809

☐ Corrective deed (Attach copy of the prior deed).

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).

☒ Other (Please explain exemption claimed, if other than listed above.) Grantee was the successful bidder at Sheriff's Sale on 3/26/03, at No. 634-02, Columbia County Court of Common Pleas.

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

Date

3/28/03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/23/2003

SERVICE# 1 - OF - 14 SERVICES  
DOCKET # 6ED2003

PLAINTIFF AMERICAN GENERAL FINANCIAL SERVICES, INC.

DEFENDANT DONNA P. MCSWAIN  
MATTHEW J. NATALE  
RYAN E. NATALE

PERSON/CORP TO SERVED	PAPERS TO SERVED
DONNA MCSWAIN	WRIT OF EXECUTION - MORTGAGE
218 WALNUT ST.	FORECLOSURE
CATAWISSA	

SERVED UPON \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

2-10 1350 SH NA-LC

2-18 1200 SH NA-LC

2-22 1900 SH NA-LC

DEPUTY

DATE

3-4-03



COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF COLUMBIA :

---

**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@abcgllaw.com](mailto:cnpage@abcgllaw.com)

Attorneys for Plaintiff  
File No. 98007-34

Plaintiff's Account 37237319

---

AMERICAN GENERAL FINANCIAL : IN THE COURT OF COMMON PLEAS  
SERVICES, INC., successor to : COLUMBIA COUNTY,  
AMERICAN GENERAL FINANCE, : PENNSYLVANIA  
INC., t/d/b/a AMERICAN GENERAL :  
CONSUMER DISCOUNT COMPANY, :  
Plaintiff : No. 2002-CV-634

vs.

DONNA P. McSWAIN, MATTHEW J. :  
NATALE and RAYE E. NATALE, :  
Defendants :

*2003-ED-6*  
CIVIL ACTION-LAW

Mortgage Foreclosure

---

**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 Defendant Donna P. McSwain's right, title and interest in, to and under the following described property:

**ALL THAT CERTAIN** parcel and lot of ground situate in the Borough of Catawissa, in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the north by Walnut Street, on the East by an alley, on the south by property of Bert Johnson and on the west by property of Harold L. Long, and fronting on the said Walnut Street,

fifty-seven (57) feet and extending of equal width in depth one hundred ten (110) feet to the said property of Bert Johnson.

**EXCEPTING AND RESERVING** all that certain parcel and lot of ground situate in the Borough of Catawissa, in the County of Columbia and State of Pennsylvania, conveyed from Leatrice T. Long to Harold L. Long and Olive M. Long, by Deed dated February 12, 1986 and recorded in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, which is described as follows, to wit:

**BEGINNING** at a steel pin corner, said steel pin being located on the westerly right-of-way line of Burger Avenue and at a distance of 79.00 feet south of the southwesterly corner of Walnut Street and Burger Avenue; thence running along the westerly right-of-way line of Burger Avenue South 27 degrees 45 Minutes 00 seconds West 31.00 feet to a steel pin corner in line of land of William D. Bickert; thence running along land of William D. Bickert North 61 degrees 45 minutes 00 seconds West 57.00 feet to a steel pin corner in line of lands of William D. Bickert and Michael L. Millard; thence running along land of Michael L. Millard North 27 degrees 45 minutes 00 seconds East 31.00 feet to a steel pin corner in line of lands of Michael L. Millard and Leatrice T. Long, Grantor, herein; thence running along land of Leatrice T. Long South 61 degrees 45 minutes 00 seconds East 57.00 feet to the place of BEGINNING.

**CONTAINING** 1,766.9327 square feet of land in all and being more fully shown on a draft of survey dated July 8, 1985, and prepared by Charles B. Webb, Register Surveyor No. 1706-E, who prepared the above description.

**TOGETHER** with all and singular the buildings, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining.

**Parcel No. 08-02-086**

**To be sold as the property of Donna P. McSwain.**


#### **ASSESSMENT OF DAMAGES:**

Damages per Complaint .....	\$48,052.78
Accrued interest - 5/03/02-1/20/03 .....	3,432.15
<b>TOTAL .....</b>	<b>\$51,484.93</b>

(Together with all costs and interest from January 21, 2003 @ \$13.05 per day)

#### **PROTHONOTARY OF COLUMBIA COUNTY**

Seal of Court

By   
Deputy Prothonotary

23  
Date: January 20, 2003

No. 2002-CV-634

**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.**

**DONNA P. McSWAIN, MATTHEW J. NATALE  
and RAYE E. NATALE,  
Defendants**

**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  
44 North Sixth Street  
P.O. Box 8521  
Reading, PA 19603  
[610] 374-8211  
Fax [610] 372-2361  
E-mail [cnpage@abcgclaw.com](mailto:cnpage@abcgclaw.com)

Attorneys for Plaintiff  
File No. 98007-34

Plaintiff's Account 37237319

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

Plaintiff

vs.

DONNA P. McSWAIN, MATTHEW J.  
NATALE and RAYE E. NATALE,

Defendants

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY,  
PENNSYLVANIA

No. 2002-CV-634

*2003-ED-6*  
CIVIL ACTION-LAW

Mortgage Foreclosure

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

**TO: Donna P. McSwain**  
**218 Walnut Street**  
**Catawissa, PA 17280**

**Notice Date: January 21, 2003**

Your real estate located at **218 Walnut Street, Catawissa, Columbia County, PA 17280**, on which you hold a record lien, claim or potential claim, is scheduled to be sold at a Sheriff's Sale on March, 26, 2003, at 1000 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 **\$51,484.93** 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. 5<sup>th</sup> Street**

**Bloomsburg, PA 17815**

**(570) 784-8760**

**AUSTIN, BOLAND, CONNOR & GIORGI**

By: \_\_\_\_\_

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

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

American Gen. Fin. Soc. VS McSwain, Natalie

NO. 6-03 ED NO. 634-02 JD

DATE/TIME OF SALE: 3-26-03 1000

BID PRICE (INCLUDES COST) \$ 20,000.00

POUNDAGE - 2% OF BID \$ 400.00

TRANSFER TAX - 2% OF FAIR MKT \$ -0.00

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3556.16

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): 

LIEN CERTIFICATE: \$ 250.00

TOTAL DUE: \$ 3806.16

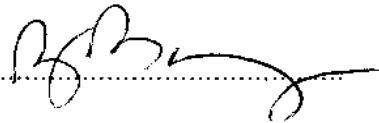
LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 2456.16

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of March 5, 12, 19, 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.

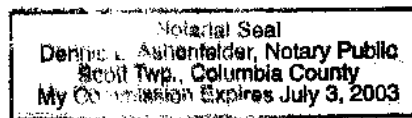


Sworn and subscribed to before me this 20<sup>th</sup> day of MARCH, 2003



(Notary Public)

My commission expires



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

.....



# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/23/2003

SERVICE# 2 - OF - 14 SERVICES  
DOCKET # 6ED2003

PLAINTIFF AMERICAN GENERAL FINANCIAL SERVICES, INC.

DEFENDANT DONNA P. MCSWAIN  
MATTHEW J. NATALE  
RYAN E. NATALE

PERSON/CORP TO SERVED
MATTHEW J. NATALE
218 WALNUT ST.
CATAWISSA

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

## ATTEMPTS

DATE	TIME	OFFICER	REMARKS
2-10	1350	SH	NA-LC
2-18	1200	SH	NA-LC
2-22	1900	SH	NA-LC
DEPUTY	[Signature]		DATE 3-4-03

**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](mailto:cnpage@abcgilaw.com)

Attorneys for Plaintiff

File No. 98007-34

Plaintiff's Account 37237319

---

AMERICAN GENERAL FINANCIAL	:	IN THE COURT OF COMMON PLEAS
SERVICES, INC., successor to	:	COLUMBIA COUNTY,
AMERICAN GENERAL FINANCE,	:	PENNSYLVANIA
INC., t/d/b/a AMERICAN GENERAL	:	
CONSUMER DISCOUNT COMPANY,	:	No. 2002-CV-634
Plaintiff	:	CIVIL ACTION-LAW
vs.	:	
	:	
DONNA P. McSWAIN, MATTHEW J.	:	
NATALE and RAYE E. NATALE,	:	Mortgage Foreclosure
Defendants	:	
	:	

---

**AFFIDAVIT PURSUANT TO RULE 3129.2**

I CERTIFY THAT I served notices of the March 26, 2003 sheriff's sale in the above-captioned matter upon the parties named below, at the addresses set forth below

**On January 27, 2003, to:**

Donna P. McSwain  
218 Walnut Street  
Catawissa, PA 17280

Donna P. McSwain  
942 Mountain Road  
Bloomsburg, PA 17815

Matthew J. Natale (Ownership interest released of record)  
218 Walnut Street

## 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.

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

2. Article Number  
(Transfer from service label)

70020460000152433898

PS Form 3811, August 2001

Domestic Return Receipt

102595-01-M-2

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature 6-03  
☐ Agent  
☒ Address
- B. Received by (Printed Name) C. Date of Delivery  
 R. J. H. JAN 27 2003
- 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

## 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

2. Article Number  
(Transfer from service label)

70020460000152433874

PS Form 3811, August 2001

Domestic Return Receipt

102595-01-M-1

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature 6-03  
☐ Agent  
☒ Address
- B. Received by (Printed Name) C. Date of Delivery  
 M. Howarth JAN 27 2003
- 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

## 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.

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

2. Article Number  
(Transfer from service label)

70020460000152433831

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature 6-03  
☐ Agent  
☒ Address
- B. Received by (Printed Name) C. Date of Delivery  
 Samuel J. Ventura JAN 27 2003
- 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

Catawissa, PA 17280

Raye E. Natale (Ownership interest released of record)  
218 Walnut Street  
Catawissa, PA 17280

American General Financial Services, Inc.  
1608 Nay Aug Avenue  
Green Ridge Plaza  
Scranton, PA 18509

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

Southern Columbia Area School District  
800 Southern Drive  
Catawissa, PA 17820

Catawissa Municipal Water Authority  
P. O. Box 54  
Catawissa, PA 17820

Catawissa Electric and Sewer Authority  
P. O. Box 44  
Catawissa, PA 17820

**On February 4, 2003 to:**

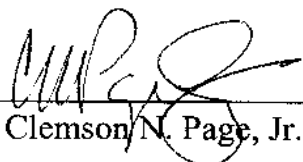
Party/Parties in possession  
218 Walnut Street  
Catawissa, PA 17280

(VERIFICATION AND SIGNATURE ON FOLLOWING PAGE)

True and correct copies of Postal Service Certificates of Mailing are attached hereto. 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: March 6, 2003.

AUSTIN, BOLAND, CONNOR & GIORGI

By:   
Clemson N. Page, Jr., Esquire

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE - POSTMASTER

Received From:

Clemson N. Page, Jr., Esquire

Austin Boland Connor & Giorgi

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

Reading, PA 19603

One piece of ordinary mail addressed to:

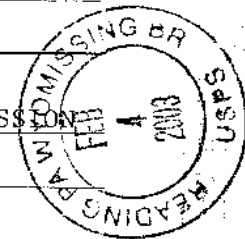
TO THE PARTY/PARTIES IN POSSESSION

218 Walnut Street

Catawissa, PA 17280

Re: 98007-34 McSwain, Natales

PS Form 3817, Mar. 1989



U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE - POSTMASTER

Received From:

Clemson N. Page, Jr., Esquire

44 North Sixth Street

P.O. Box 8521

Reading, PA 19603

One piece of ordinary mail addressed to:

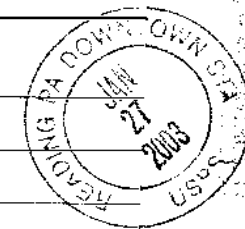
Donna P. McSwain

942 Mountain Road

Bloomsburg, PA 17815

#98007-34

PS Form 3817, Mar. 1989



U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE - POSTMASTER

Received From:

Clemson N. Page, Jr., Esquire

44 North Sixth Street

P.O. Box 8521

Reading, PA 19603

One piece of ordinary mail addressed to:

American General Financial Services, Inc.

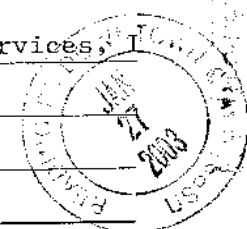
1608 Nay Aug Avenue

Green Ridge Plaza

Scranton, PA 18509

#98007-34

PS Form 3817, Mar. 1989



**CERTIFICATE OF MAILING**

U.S. POSTAL SERVICE  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE - POSTMASTER

Received From:

Clemson N. Page, Jr., Esquire

44 North Sixth Street

P.O. Box 8521

Reading, PA 19603

One piece of ordinary mail addressed to:

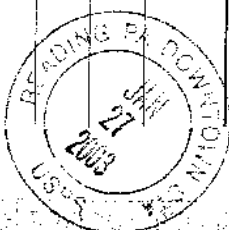
Donna P. McSwain

218 Walnut Street

Catawissa, PA 17280

#98007-34

PS Form 3817, Mar. 1989



**CERTIFICATE OF MAILING**

U.S. POSTAL SERVICE  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE - POSTMASTER

Received From:

Clemson N. Page, Jr., Esquire

44 North Sixth Street

P.O. Box 8521

Reading, PA 19603

One piece of ordinary mail addressed to:

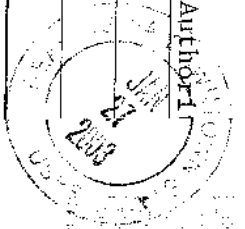
Catawissa Electric & Sewer Authority

P.O. Box 44

Catawissa, PA 17820

#98007-34

PS Form 3817, Mar. 1989



U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE—POSTMASTER

Received From:

Clemson N. Page, Jr., Esquire  
44 North Sixth Street  
P.O. Box 8521  
Reading, PA 19603

One piece of ordinary mail addressed to:

Catawissa Municipal Water Authority  
P.O. Box 54  
Catawissa, PA 17820

#98007-34

PS Form 3817, Mar. 1989

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE—POSTMASTER

Received From:

Clemson N. Page, Jr., Esquire  
44 North Sixth Street  
P.O. Box 8521  
Reading, PA 19603

One piece of ordinary mail addressed to:

Southern Columbia Area School District  
800 Southern Drive  
Catawissa, PA 17820

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE—POSTMASTER

Received From:

Clemson N. Page, Jr., Esquire  
44 North Sixth Street  
P.O. Box 8521  
Reading, PA 19603

One piece of ordinary mail addressed to:

Columbia County Tax Claim Bureau  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

#98007-34

PS Form 3817, Mar. 1989

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE—POSTMASTER

Received From:

Clemson N. Page, Jr., Esquire  
44 North Sixth Street  
P.O. Box 8521  
Reading, PA 19603

One piece of ordinary mail addressed to:

Domestic Relations Section  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

#98007-34

PS Form 3817, Mar. 1989

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE—POSTMASTER

Received From:

Clemson N. Page, Jr., Esquire  
44 North Sixth Street  
P.O. Box 8521  
Reading, PA 19603

One piece of ordinary mail addressed to:

Matthew J. Natale  
218 Walnut Street  
Catawissa, PA 17280

#98007-34

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE - POSTMASTER

Received From:

Clemson N. Page, Jr., Esquire  
44 North Sixth Street  
P.O. Box 8521  
Reading, PA 19603

One piece of ordinary mail addressed to:

Raye E. Natale  
218 Walnut Street  
Catawissa, PA 17280

#98007-34





# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/23/2003

SERVICE# 3 - OF - 14 SERVICES  
DOCKET # 6ED2003

PLAINTIFF AMERICAN GENERAL FINANCIAL SERVICES, INC.

DEFENDANT DONNA P. MCSWAIN  
MATTHEW J. NATALE  
RYAN E. NATALE

PERSON/CORP TO SERVED
RYAN E. NATALE
218 WALNUT ST.
CATAWISSA

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
2-16	1430	SH	NR-LC
2-16	1200	SH	NR-LC
2-22	1900	SH	NR-LC
DEPUTY			DATE 3-4-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/23/2003

SERVICE# 4 - OF - 14 SERVICES  
DOCKET # 6ED2003

PLAINTIFF AMERICAN GENERAL FINANCIAL SERVICES, INC.

DEFENDANT DONNA P. MCSWAIN  
MATTHEW J. NATALE  
RYAN E. NATALE

<b>PERSON/CORP TO SERVED</b>
SOUTHERN COLUMBIA AREA SCHOOL DISTRICT
800 SOUTHERN DRIVE
CATAWISSA

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE FORECLOSURE

SERVED UPON Justy Peto

RELATIONSHIP Rec. IDENTIFICATION \_\_\_\_\_

DATE 1/29 TIME 13:10 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

1.29.03

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

January 27, 2003

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

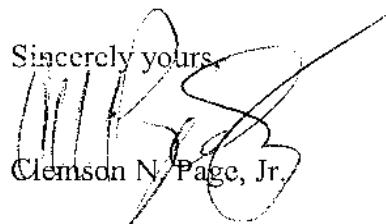
**Re: American General Financial Services, Inc. , successor  
to American General Finance, Inc. t/d/b/a American  
General Consumer Discount Co., Plaintiff v. Donna P. McSwain,  
Matthew J. Natale and Raye E. Natale, Defendants  
No. 2002-CV-634, Columbia County Court of Common Pleas  
My file no. 98007-34**

Dear Sir/Madam:

Enclosed please find an original and one (1) copy of Plaintiff's Waiver of Watchman as per your instructions. Would you please time-stamp and return the extra copy to me in the enclosed self-addressed, stamped envelope.

If you have any further questions, please give me a call. Thank you for your attention to this matter.

Sincerely yours,

  
Clemson N. Page, Jr.

CNP:cdn:9146  
Enclosures

**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](mailto:cnpage@abcglaw.com)

Attorneys for Plaintiff  
File No. 98007-34

Plaintiff's Account 37237319

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. 2002-CV-634
	:	CIVIL ACTION-LAW
vs.	:	
DONNA P. McSWAIN, MATTHEW J. NATALE and RAYE E. NATALE,	:	
Defendants	:	Mortgage Foreclosure

---

**PLAINTIFF'S WAIVER OF WATCHMAN**

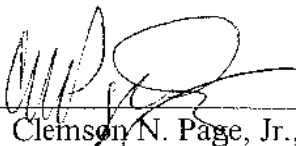
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA;

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: January 24, 2003.

AUSTIN, BOLAND, CONNOR & GIORGI

By

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
 DATE RECEIVED 1/23/2003

SERVICE# 5 - OF - 14 SERVICES  
 DOCKET # 6ED2003

PLAINTIFF AMERICAN GENERAL FINANCIAL SERVICES, INC.

DEFENDANT DONNA P. MCSWAIN  
 MATTHEW J. NATALE  
 RYAN E. NATALE

PERSON/CORP TO SERVED
CATAWISSA MUNICIPAL WATER
AUTHORITY
PO BOX 54
CATAWISSA

PAPERS TO SERVED  
 WRIT OF EXECUTION - MORTGAGE  
 FORECLOSURE

SERVED UPON Kimberly Rhoades

RELATIONSHIP Asst. Secretary IDENTIFICATION \_\_\_\_\_

DATE 1-27 TIME 1:15 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 1-27-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
 DATE RECEIVED 1/23/2003

SERVICE# 6 - OF - 14 SERVICES  
 DOCKET # 6ED2003

PLAINTIFF AMERICAN GENERAL FINANCIAL SERVICES, INC.

DEFENDANT DONNA P. MCSWAIN  
 MATTHEW J. NATALE  
 RYAN E. NATALE

<b>PERSON/CORP TO SERVED</b>
CATAWISSA ELECTRIC AND SEWER
AUTHORITY
PO BOX 44
CATAWISSA

**PAPERS TO SERVED**  
 WRIT OF EXECUTION - MORTGAGE  
 FORECLOSURE

SERVED UPON Kimberly Rhodes

RELATIONSHIP Asst. Secretary IDENTIFICATION \_\_\_\_\_

DATE 1-27 TIME 1:13 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 1-27-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/23/2003

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 6ED2003

PLAINTIFF AMERICAN GENERAL FINANCIAL SERVICES, INC.

DEFENDANT DONNA P. MCSWAIN  
MATTHEW J. NATALE  
RYAN E. NATALE

PERSON/CORP TO SERVED
LINDA KASHNER - TAX COLLECTOR
138 SOUTH ST.
CATAWISSA

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Pvt in mail Box

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 1-27 TIME 1315 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

1-27-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/23/2003

SERVICE# 11 - OF - 14 SERVICES  
DOCKET # 6ED2003

PLAINTIFF AMERICAN GENERAL FINANCIAL SERVICES, INC.

DEFENDANT DONNA P. MCSWAIN  
MATTHEW J. NATALE  
RYAN E. NATALE

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON Chris E. Dunn

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 1-27 TIME 1340 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 1-27-03



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/23/2003

SERVICE# 8 - OF - 14 SERVICES  
DOCKET # 6ED2003

PLAINTIFF AMERICAN GENERAL FINANCIAL SERVICES, INC.

DEFENDANT DONNA P. MCSWAIN  
MATTHEW J. NATALE  
RYAN E. NATALE

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

SERVED UPON Terr Temple

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 01/24/03 TIME 1343 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 Hartzell/McCullough DATE 01/24/03

# REAL ESTATE OUTLINE

ED # 6-03

DATE RECEIVED 1-23-03  
DOCKET AND INDEX 1-24-03  
SET FILE FOLDER UP 1-24-03

## 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# 10726

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

SALE DATE March 26, 03 TIME 1000  
POSTING DATE 2-21  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK March 5, 03  
2<sup>ND</sup> WEEK March 12, 03  
3<sup>RD</sup> WEEK March 19, 03

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

**Defendant:** DONNA P. McSWAIN (Equitable interests of named Defendants Matthew J. Natale and Raye E. Natale have been released of record)

**Case No.:** 2002-CV-634

**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@abcbglaw.com

**Judgment Amount:** \$51,484.93

**ALL THAT CERTAIN** parcel and lot of ground situate in the Borough of Catawissa, in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the north by Walnut Street, on the East by an alley, on the south by property of Bert Johnson and on the west by property of Harold L. Long, and fronting on the said Walnut Street, fifty-seven (57) feet and extending of equal width in depth one hundred ten (110) feet to the said property of Bert Johnson.

**EXCEPTING AND RESERVING** all that certain parcel and lot of ground situate in the Borough of Catawissa, in the County of Columbia and State of Pennsylvania, conveyed from Leatrice T. Long to Harold L. Long and Olive M. Long, by Deed dated February 12, 1986 and recorded in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, which is described as follows, to wit:

**BEGINNING** at a steel pin corner, said steel pin being located on the westerly right-of-way line of Burger Avenue and at a distance of 79.00 feet south of the southwesterly corner of Walnut Street and Burger Avenue; thence running along the westerly right-of-way line of Burger Avenue South 27 degrees 45 Minutes 00 seconds West 31.00 feet to a steel pin corner in line of land of William D. Bickert; thence running along land of William D. Bickert North 61 degrees 45 minutes 00 seconds West 57.00

feet to a steel pin corner in line of lands of William D. Bickert and Michael L. Millard; thence running along lands of Michael L. Millard North 27 degrees 45 minutes 00 seconds East 31.00 feet to a steel pin corner in line of lands of Michael L. Millard and Leatrice T. Long; thence running along land of Leatrice T. Long South 61 degrees 45 minutes 00 seconds East 57.00 feet to the place of BEGINNING.

**CONTAINING** 1,766.9327 square feet of land in all and being more fully shown on a draft of survey dated July 8, 1985, and prepared by Charles B. Webb, Register Surveyor No. 1706-E, who prepared the above description.

**TOGETHER** with all and singular the buildings, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining.

**Parcel No. 08-02-086**

**SHERIFF'S DEPARTMENT**  
**BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA 17815**  
**(570) 389-5624**

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**SHERIFF SERVICE**  
**PROCESS RECEIPT and AFFIDAVIT OF RETURN**

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PLAINTIFF(S)  
**American General Financial Services, Inc., successor  
to American General Finance, Inc., t/d/b/a American  
General Consumer Discount Company**

COURT NUMBER  
**2002-CV-634**

DEFENDANT(S)  
**DONNA P. McSWAIN, MATTHEW J.  
NATALE and RAYE E. NATALE**

TYPE OF WRIT OR COMPLAINT  
**Writ of Execution**

---

**SERVE AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC.

**DONNA P. McSWAIN**

---

ADDRESS

**DONNA P. McSWAIN, 942 Mountain Road, Bloomsburg, PA 17815**

---

SPECIAL INSTRUCTIONS OR OTHER INFORMATION Please note that named Defendants Matthew J. Natale and Raye E. Natale have released all right, title and interest in and to the subject premises, by instrument filed of record in the Office of the Columbia County Recorder of Deeds, dated August 19, 2002 and identified as Instrument No. 200209819.

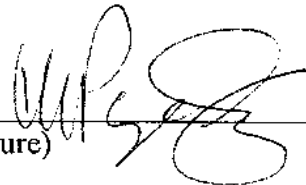
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ATTORNEY OR OTHER ORIGINATOR REQUESTING SERVICE ON BEHALF OF

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

(Signature)



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**BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA 17815**  
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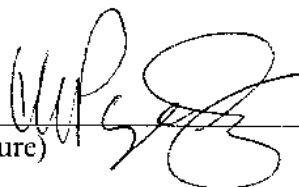
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☐ DEFENDANT

(Signature)



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

AUSTIN, BOLAND, CONNOR & GIORGI

IOITA ACCOUNT

44 NORTH 6th STREET  
READING, PENNSYLVANIA 19601



THE FIRST NATIONAL BANK OF LEESPORT  
LEESPORT, PA 19533

10726

PAY TO THE  
ORDER OF

Sheriff of Columbia County

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

\$ \*\*1,350.00

Sheriff of Columbia County

DOLLARS

MEMO

L98007-34 American General - D. McSwain

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

010726 031312194 53001077

AUTHORIZED SIGNATURE