

SHERIFF'S SALE COST SHEET

American Gen. Fin. Soc. vs. Charles Scherer
 NO. 13-04 ED NO. 984-03 JD DATE/TIME OF SALE 4-14-04 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>27.50</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>5.50</u>	
NOTARY	\$ <u>8.00</u>	
TOTAL *****		\$ <u>390.50</u>

WEB POSTING	16.76 \$150.00	
PRESS ENTERPRISE INC.	\$ <u>751.76</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>976.76</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>247.26</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>3606.78</u>	
TOTAL *****		\$ <u>3854.04</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. <u>Dauphin Co.</u>	\$ <u>25.50</u>	
TOTAL *****		\$ <u>25.50</u>

TOTAL COSTS (OPENING BID) \$ 5418.30

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

American Gen. Fin. Soc. vs Charles Scheier

NO. 13-04 ED NO. 984-03 JD

DATE/TIME OF SALE: 4-14-04 0930

BID PRICE (INCLUDES COST) \$ 20,000.00

POUNDAGE - 2% OF BID \$ 400.00

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

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6068.30

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

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

TOTAL DUE: \$ 6068.30

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 4718.30



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

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

Name

Clemson N. Page, Jr., Esquire

Telephone Number:

Area Code (610) 374-8211

Street Address

44 N. 6th St., P.O. Box 8521, Reading, PA 19603

City

State

Zip Code

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

P.O. Box 380 - Court House

Street Address

132 W. Front Street

City

State

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PA

17815

City

State

Zip Code

Berwick,

PA

18603

C PROPERTY LOCATION

Street Address

95 Peterman Road

City, Township, Borough

Pine Township

County

Columbia

School District

Benton Area School District

Tax Parcel Number

29-08-012-06

D VALUATION DATA

1. Actual Cash Consideration

2. Other Consideration

+ 0

3. Total Consideration

=

4. County Assessed Value

\$35,938.00

5. Common Level Ratio Factor

x

6. Fair Market Value

=

E EXEMPTION DATA

1a. Amount of Exemption Claimed

\$5,418.30

1b. Percentage of Interest Conveyed

100%

2. Check Appropriate Box Below for Exemption Claimed



Will or intestate succession

(Name of Decedent)

(Estate File Number)



Transfer to Industrial Development Agency.



Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)



Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)



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

Document



Transfer from mortgagor to a holder of a mortgage in default of mortgage Book Number 200101050, Page Number



Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)



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



Other (Please explain exemption claimed, if other than listed above.) Grantee was mortgagee and successful

bidder at Sheriff's Sale on April 14, 2004.

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

4/16/04

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

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

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

Section D **Valuation Data:** Complete for all transactions.

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

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

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

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

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

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

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

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

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

"Statutory Consolidation, Merger or Division" - A transfer made pursuant to the statutory consolidation or merger of a corporation (15 P.S. §1901 et seq or 15 Pa. C.S. §7921 et seq) or the statutory division of a nonprofit corporation (15 Pa. C.S. §7941 et seq) is exempt from tax. Attach a copy of the articles of consolidation, merger or division.

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

COMMON LEVEL RATIO FACTOR

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

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

April 16, 2004

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

**Re: American General Financial Services, Inc. , successor
to American General Finance, Inc. t/d/b/a American
General Consumer Discount Co., Plaintiff v.
Charles S. Scherer, Jr. and The United States of America, Defendants
No. 984-CV-2003, Columbia County Court of Common Pleas
My file no. 98007-129**

Dear Sir or Madam:

Enclosed please find an original and two (2) copies of a Realty Transfer Tax Statement of Value with respect to the property at 95 Peterman Road, Pine Township, Columbia County, Benton, PA 17814.

Please prepare a Deed to American General Financial Services, Inc. at the address given on the Statement of Value.

If anything further is required to complete this transfer, please feel free to let me know.

Thank you for your assistance.

Sincerely yours,


Clemson N. Page, Jr.

CNP:cdn:17611
Enclosures

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



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

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Pine Township

County

Columbia

School District

Benton Area School District

Tax Parcel Number

29-08-012-06

D VALUATION DATA

1. Actual Cash Consideration

\$5,418.30

2. Other Consideration

+ 0

3. Total Consideration

= 5,418.30

4. County Assessed Value

\$35,938.00

5. Common Level Ratio Factor

x 2.80

6. Fair Market Value

= \$100,626.40

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1a. Amount of Exemption Claimed

\$5,418.30

1b. Percentage of Interest Conveyed

100%

2. Check Appropriate Box Below for Exemption Claimed



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(Name of Decedent)

(Estate File Number)



Transfer to Industrial Development Agency.



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Other (Please explain exemption claimed, if other than listed above.) Grantee was mortgagee and successful bidder at Sheriff's Sale on April 14, 2004.

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DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
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THIS STATEMENT MUST BE SIGNED BY A RESPONSIBLE PERSON CONNECTED WITH THE TRANSACTION.

AMERICAN

THE FACE OF THIS CHECK HAS A MULTICOLORED BACKGROUND. THIS CHECK UTILIZES A SECURITY FONT.

NO. 149709489

GENERAL
FINANCIAL SERVICES

BERWICK, PA

66-156/531

PAY TO THE
ORDER OF: SHERIFF OF COLUMBIA COUNTY

DATE 04/16/04

THE SUM OF:

\$4,718.30 * *

DOLLAR FOUR CENTA SEVEN ONE EIGHT THREE ZERO

FOR: SCHERER DQ R/E TAXES & SHERIFF SALE COSTS
09805953

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

AUTHORIZED SIGNATURE



CHECK AMOUNT

\$4,718.30**

⑈149709489⑈ ⑆053101561⑆ 2079900058575⑈

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

American Gen. Fin. Suc. vs Charles Scherer

NO. 13-04 ED NO. 984-03 JD

DATE/TIME OF SALE: 4-14-04 0930

BID PRICE (INCLUDES COST) \$ 20,000.00

POUNDAGE - 2% OF BID \$ 400.00

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

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6068.30

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): X  _____

TOTAL DUE: \$ 6068.30

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 4718.30

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OF COUNSEL
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April 12, 2004

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Bloomsburg, PA 17815

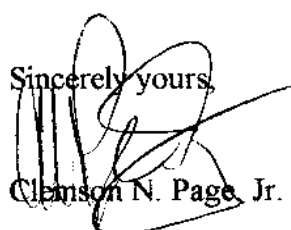
**Re: American General Financial Services, Inc. , successor
to American General Finance, Inc. t/d/b/a American
General Consumer Discount Co., Plaintiff v.
Charles S. Scherer, Jr. and The United States of America, Defendants
No. 984-CV-2003, Columbia County Court of Common Pleas
My file no. 98007-129**

Dear Sir or Madam:

Enclosed please find an original and one (1) copy of a Certification of Service Pursuant to Rule 3129.2. Please file this document in your customary fashion and return the extra copy to me in the self-addressed, stamped envelope provided.

Thank you for your assistance.

Sincerely yours,


Clemson N. Page, Jr.

CNP:cdn:17537
Enclosures

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

AUSTIN, BOLAND, CONNOR & GIORGI

By Clemson N. Page, Jr., Esquire

Pa. Atty. No. 25616

44 North Sixth Street

P.O. Box 8521

Reading, PA 19603

[610] 374-8211

Fax [610] 372-2361

email cnpage@abcgilaw.com

Attorneys for Plaintiff

File No. L98007-0129

Plaintiff's Account 09805953

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. 984-CV-2003
Plaintiff,	:	
	:	CIVIL ACTION-LAW
vs.	:	
	:	
CHARLES S. SCHERER, JR., and THE	:	
UNITED STATES OF AMERICA,	:	Mortgage Foreclosure
Defendants.	:	
	:	

CERTIFICATION OF SERVICE PURSUANT TO RULE 3129.2

I certify that I served notices of the April 14, 2004 sheriff's sale upon the following parties in interest, by placing the same in the United States mail, first-class postage prepaid, on January 22, 2004, addressed as follows:

Charles S. Scherer, Jr.
95 Peterman Road
Benton, PA 17814

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

**The United States of America
Thomas A. Marino, Esquire, United States Attorney
Federal Building and Courthouse, Suite 220
228 Walnut Street
P. O. Box 11754
Harrisburg, PA 17108-1754**

**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**

**Benton Area School District
600 Green Acres Road
Benton, PA 17814**

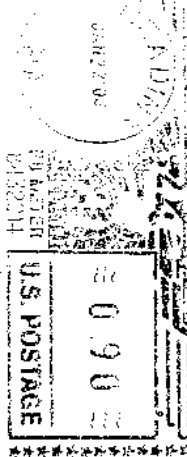
Copies of Postal Service Form 3817 certificates of mailing are attached to this Affidavit.

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: April 8, 2004

AUSTIN, BOLAND, CONNOR & GIORGI

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



U.S. POSTAL SERVICE	C	CIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER		
Received From: Clemson N. Page, Jr., Esq. Austin, Boland, Connor & Giorgi 44 North 6th Street P.O. Box 8521 Reading, PA 19603 One piece of ordinary mail addressed to: Charles S. Scherer, Jr. 95 Peterman Road Benton, PA 17814 #98007-129		

PS Form 3817, January 2001



U.S. POSTAL SERVICE	C	CIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER		
Received From: Clemson N. Page, Jr., Esq. Austin, Boland, Connor & Giorgi 44 North 6th Street P.O. Box 8521 Reading, PA 19603 One piece of ordinary mail addressed to: United States of America Thomas A. Marino, Esq., U.S. Atty. Suite 220 Federal Bldg. P.O. Box 11754 Harrisburg, PA 17108-1754 #98007-1		

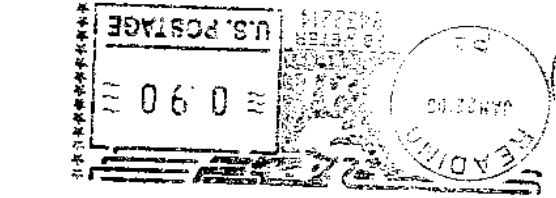
PS Form 3817, January 2001



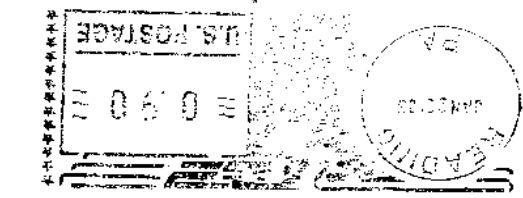
U.S. POSTAL SERVICE	C	CIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER		
Received From: Clemson N. Page, Jr., Esq. Austin, Boland, Connor & Giorgi 44 North 6th Street P.O. Box 8521 Reading, PA 19603 One piece of ordinary mail addressed to: Columbia County Tax Claim Bureau Columbia County Courthouse 35 West Main Street Bloomsburg, PA 17815 #98007-129		

PS Form 3817, January 2001

U.S. POSTAL SERVICE	C	CIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER		
Received From: Clemson N. Page, Jr., Esq. Austin, Boland, Connor & Giorgi 44 North 6th Street P.O. Box 8521 Reading, PA 19603 One piece of ordinary mail addressed to: Benton Area School District 600 Green Acres Road Benton, PA 17814 #98007-129		



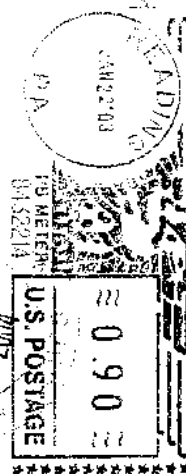
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PS Form 3817, January 2001

PS Form 3817, January 2001

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., Esq. Austin, Boland, Connor & Giorgi 44 North 6th Street P.O. Box 8521 Reading, PA 19603 <small>One piece of ordinary mail addressed to.</small> American General Financial Services, 132 W. Front Street Berwick, PA 18603 #98007-129	



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 March 24, 31; April 7, 2004 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

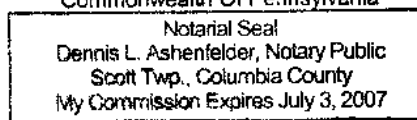
Paul R. Eyerly IV

Sworn and subscribed to before me this 12th day of April, 2004.

[Signature]

(Notary Public)

My commission expires Commonwealth of Pennsylvania



And now, March 24, 31; April 7, 2004, 2004, 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.

.....

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

email cnpage@abcgilaw.com

Attorneys for Plaintiff

File No. L98007-0129

Plaintiff's Account 09805953

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

vs.

CHARLES S. SCHERER, JR., and THE
 UNITED STATES OF AMERICA,
 Defendants.

IN THE COURT OF COMMON PLEAS
 COLUMBIA COUNTY,
 PENNSYLVANIA

No. 984-CV-2003

CIVIL ACTION-LAW

Mortgage Foreclosure

CERTIFICATION OF SERVICE PURSUANT TO RULE 3129.2

I certify that I served notices of the April 14, 2004 sheriff's sale upon the following parties in interest, by placing the same in the United States mail, first-class postage prepaid, on January 22, 2004, addressed as follows:

Charles S. Scherer, Jr.
 95 Peterman Road
 Benton, PA 17814

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

**The United States of America
Thomas A. Marino, Esquire, United States Attorney
Federal Building and Courthouse, Suite 220
228 Walnut Street
P. O. Box 11754
Harrisburg, PA 17108-1754**

**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**

**Benton Area School District
600 Green Acres Road
Benton, PA 17814**


Copies of Postal Service Form 3817 certificates of mailing are attached to this Affidavit.

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: April 8, 2004

AUSTIN, BOLAND, CONNOR & GIORGI

By: _____


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

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PS Form 3817, January 2001

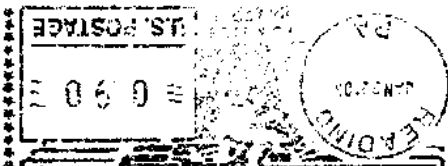
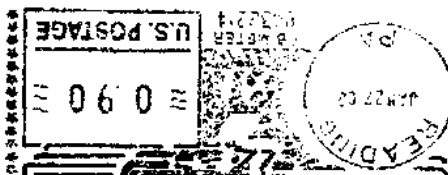


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Received From Clemson N. Page, Jr., Esq. Austin, Boland, Connor & Giorgi 44 North 6th Street P.O. Box 8521 Reading, PA 19603 One piece of ordinary mail addressed to: Columbia County Tax Claim Bureau Columbia County Courthouse 35 West Main Street Bloomsburg, PA 17815 #98007-129	

PS Form 3817, January 2001



U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From <u>Clemson N. Page, Jr., Esq.</u> <u>Austin, Boland, Connor & Giorgi</u> <u>44 North 6th Street</u> <u>P.O. Box 8521</u> <u>Reading, PA 19603</u> <small>One piece of ordinary mail addressed to.</small> <u>American General Financial Services.</u> <u>132 W. Front Street</u> <u>Berwick, PA 18603</u> <u>#98007-129</u>	

PS Form 3817, January 2001



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:

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

2. Article Number

(Transfer from service label)

7002 2410 0001 8079 8975

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-091

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:

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)

7002 2410 0001 8079 8999

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-092

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:

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

2. Article Number

(Transfer from service label)

7002 2410 0001 8079 8968

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-093

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

13 Agent

Addressee

B. Received by (Printed Name)

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**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

13 Agent

Addressee

B. Received by (Printed Name)

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

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

AMERICAN GENERAL FINANCIAL
SERVICES, INC.

VS.

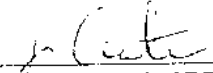
CHARLES SCHERER

WRIT OF EXECUTION #13 OF 2004 ED

POSTING OF PROPERTY

MARCH 11, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CHARLES SCHERER AT 95 PETERMAN ROAD BENTON
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF J ARTER.


SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

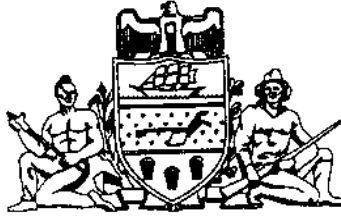
THIS 15TH DAY OF MARCH 2004


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

Office of the Sheriff

Mary Jane Snyder
Real Estate Deputy

William T. Tully
Solicitor



J. Daniel Basile
Chief Deputy

Michael W. Rinehart
Assistant Chief Deputy

Dauphin County
Harrisburg, Pennsylvania 17101
ph: (717) 255-2660 fax: (717) 255-2889

Jack Lotwick
Sheriff

Commonwealth of Pennsylvania : AMERICAN GENERAL FINANCIAL SERVICES IN
vs
County of Dauphin : UNITED STATES OF AMERICA

Sheriff's Return

No. 0761-T - - -2004

OTHER COUNTY NO. 13 ED 2004

AND NOW: February 11, 2004 at 9:39AM served the within

WRIT OF EXECUTION MORTGAGE FORECLOSURE upon

UNITED STATES OF AMERICA by personally handing
C/O THOMAS MARINO ESQ
to PATRICIA WISCOUNT, LEGAL ASSISTANT 1 true attested copy(ies)

of the original WRIT OF EXECUTION MORTGAGE FORECLOSURE and making known
to him/her the contents thereof at 228 WALNUT ST

HBG, PA 00000-0000

Sworn and subscribed to

before me this 18TH day of FEBRUARY, 2004

Stephen C. (Harris)

PROTHONOTARY

So Answers,

J R Lotwick

Sheriff of Dauphin County, Pa.

By *Ronald Hopkins*
Deputy Sheriff

Sheriff's Costs: \$25.50 PD 02/10/2004

RCPT NO 188191

RH



PHONE
(570) 389-5422

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

24 HOUR PHONE
(570) 784-6300

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

13ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

CHARLES S. SCHERER, JR., AND THE
UNITED STATES OF AMERICA

NOW, MONDAY, JANUARY 26, 2004, I, HON. TIMOTHY T. CHAMBERLAIN, ACTING HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF DAUPHIN COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, UNITED STATES OF AMERICA C/O THOMAS MARINO, ESQ., AT 228 WALNUT ST., PO BOX 11754, HARRISBURG, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

Docket # 13ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

CHARLES S. SCHERER, JR., AND THE
UNITED STATES OF AMERICA

AFFIDAVIT OF SERVICE

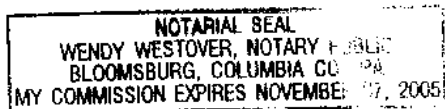
NOW, THIS TUESDAY, FEBRUARY 17, 2004, AT 12:10 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON CHARLES SCHERER, JR. AT
242A WALLER ROAD, BENTON, BY HANDING TO JEANETTE SCHERER, Mother, A TRUE
AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE
CONTENTS THEREOF.

SO ANSWERS.

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, FEBRUARY 17, 2004



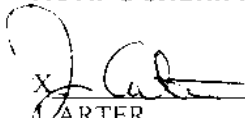
NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF



J. CARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/16/2004

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 13ED2004

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

DEFENDANT CHARLES S. SCHERER, JR., AND THE UNITED STATES OF
AMERICA

PERSON/CORP TO SERVED
CHARLES SCHERER, JR.
95 PETERMAN ROAD
BENTON

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON JEANETTE SCHERER

RELATIONSHIP Mother IDENTIFICATION _____

DATE 2-17-4 TIME 1210 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) 242A WALLER ROAD
BENTON

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

<u>2-9-4</u>	<u>1135</u>	<u>ARTER</u>	<u>No CN2 Hrs 6:20 AM - 2:10 PM</u>
<u>2-10-4</u>	<u>0950</u>	<u>ARTER</u>	<u>CALL</u>

DEPUTY

J. Carter

DATE 2-17-4

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

EXECUTION NUMBER

984CV2003

DATE OF SALE

04/14/2004

AMOUNT

\$6,686.37

CORPORATION TAX FILE (BOX) NUMBER

EMPLOYER EIN

SALES TAX LICENSE NUMBER

SOCIAL SECURITY NUMBER

156-60-7720

\$0.00

\$0.00

\$0.00

\$6,686.37

MR HARRY A ROADARMEL JR
SHERIFF OF COLUMBIA COUNTY
BOX 380

BLOOMSBURG

PA 17815

DEFENDANT CHARLES S SCHERER JR

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	10/20/2000	M-93870	\$6,686.37
TOTAL:			\$6,686.37

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 05 day of, February 2004

DIRECTOR, BUREAU OF COMPLIANCE

SECRETARY OF REVENUE

Gregory C. Fajt

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/16/2004

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 13ED2004

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

DEFENDANT CHARLES S. SCHERER, JR., AND THE UNITED STATES OF
AMERICA

PERSON/CORP TO SERVED
AMERICAN GENERAL FINANCIAL SERVICES, INC.
132 W. FRONT ST.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON LAURIE YOUTH

RELATIONSHIP SR. ACCT. SPECIALIST IDENTIFICATION _____

DATE 01/29/04 TIME 1100 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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

Phu D. H. B.

DATE

01/29/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/16/2004

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 13ED2004

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

DEFENDANT CHARLES S. SCHERER, JR., AND THE UNITED STATES OF
AMERICA

PERSON/CORP TO SERVED
BENTON AREA SCHOOL DISTRICT
600 GREEN ACRES ROAD
BENTON

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Shirley Kitchen

RELATIONSHIP Sister IDENTIFICATION _____

DATE 1-30-4 TIME 1255 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. G. Gable

DATE 1-30-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/16/2004

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 13ED2004

PLAINTIFF

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

DEFENDANT

CHARLES S. SCHERER, JR., AND THE UNITED STATES OF
AMERICA

PERSON/CORP TO SERVED
DEBRA PIATT-TAX COLLECTOR
211 BEECH GLENN ROAD
BENTON

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DEBRA

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-30-04 TIME 1420 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 1-30-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/16/2004

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 13ED2004

PLAINTIFF

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

DEFENDANT

CHARLES S. SCHERER, JR., AND THE UNITED STATES OF
AMERICA

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON C. Scherer

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-26-04 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

[Signature] DATE 1-26-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/16/2004

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 13ED2004

PLAINTIFF

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

DEFENDANT

CHARLES S. SCHERER, JR., AND THE UNITED STATES OF
AMERICA

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON James Neuhart

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-26-04 TIME 13:25 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 1-26-04

REAL ESTATE OUTLINE

ED # 13-04

DATE RECEIVED 1-16-04
DOCKET AND INDEX 1-19-04
SET FILE FOLDER UP 1-19-04

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR	<input checked="" type="checkbox"/>	CK# <u>11897</u>

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

SALE DATE	<u>Apr 14, 2004</u>	TIME <u>0930</u>
POSTING DATE	<u>Mar 10, 2004</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>3-24</u>	
	2 ND WEEK <u>31</u>	
	3 RD WEEK <u>4-7-04</u>	

SHERIFF'S SALE

WEDNESDAY APRIL 14, 2004 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 13 OF 2004 ED AND CIVIL WRIT NO. 984 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, being Lot #6 of the Robert Merrill and Joan Merrill Subdivision as described in accordance with a survey dated October 19, 1988 and recorded to Columbia County Map Book 6, Page 211 and described as follows:

BEGINNING at an iron rod on the Easterly line of lands of Richard D. Thomas and Dawn A. Thomas and at the Southwest corner of Lot No. 5; **THENCE** along said Lot No. 5 South 67 degrees 43 minutes 20 seconds East 484.78 feet to a point in the centerline of Township Route No. 606 and the Northwest corner of Lot No. 9; **THENCE** through the centerline of said Township Route No. 606 and along said Lot No. 9 South 19 degrees 28 minutes 10 seconds West 72.16 feet to a point; **THENCE** through and along same South 23 degrees 15 minutes 00 seconds West 78.10 feet to a point; **THENCE** through and along same South 27 degrees 04 minutes 30 seconds West 117.73 feet to a point at the Northeast corner of Lot No. 7; **THENCE** along the Northerly line of said Lot No. 7 North 67 degrees 05 minutes 10 seconds west 494.13 feet to an iron rod and lands of the aforementioned Richard D. Thomas and Dawn A. Thomas; **THENCE** along lands of said Thomas North 25 degrees 58 minutes 50 seconds East 262.55 feet to the place of **BEGINNING**. **CONTAINING** 3.00 acres.

The above parcel of land is subject to a right-of-way more particularly described by Deed of Easement dated February 13, 1989 and recorded in Columbia County Deed Book 428, page 981, which provides for a twenty-five (25), (erroneously described as "(5)" in prior chain of title) foot right-of-way on either side of the centerline of Township Route No. 660 which runs through the properties.

UNDER AND SUBJECT TO all restrictions and covenants of record, not subject to divestiture by judicial sale.
Tax I.D. #29-08-012-06

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

Acting Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY APRIL 14, 2004 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 13 OF 2004 ED AND CIVIL WRIT NO. 984 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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UNDER AND SUBJECT TO all restrictions and covenants of record, not subject to divestiture by judicial sale.
Tax I.D. #29-08-012-06

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

Acting Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S DEPARTMENT
COLUMBIA COUNTY, PENNSYLVANIA 17815
(570) 389-5622

SHERIFF SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN

PLAINTIFF(S)

COURT NUMBER

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

984-CV-2003

2004-ED-13

DEFENDANT(S)

TYPE OF WRIT OR COMPLAINT

**Charles S. Scherer, Jr. and
The United States of America**

Writ of Execution

SERVE AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC.

**Charles S. Scherer, Jr.
95 Peterman Road
Benton, PA 17814**

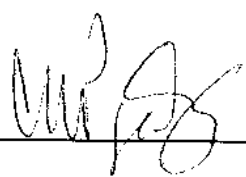
SPECIAL INSTRUCTIONS OR OTHER INFORMATION

(Record Information Only) - Defendant United States of America will be served by certified mail, return receipt requested, c/o Thomas A. Marino, Esquire, United States Attorney, Federal Building and Courthouse, Suite 220, P. O. Box 11754, Harrisburg, PA 17108-1754.

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



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

email cnpage@abcgilaw.com

Attorneys for Plaintiff

File No. L98007-0129

Plaintiff's Account 09805953

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. 984-CV-2003
Plaintiff,	:	
	:	CIVIL ACTION-LAW
vs.	:	
	:	
CHARLES S. SCHERER, JR., and THE	:	
UNITED STATES OF AMERICA,	:	Mortgage Foreclosure
Defendants.	:	

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

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

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

United States of America
Thomas A. Marino, Esq., U.S. Attorney
Suite 220 Federal Building
P. O. Box 11754
Harrisburg, PA 17108-1754

Benton Area School District
600 Green Acres Road
Benton, PA 17814

The real estate located at **95 Peterman Road, Benton, PA 17814**, on which you hold a record lien, claim or potential claim, is scheduled to be sold at a Sheriff's Sale on **Wednesday, April 14, 2004, at 9:30 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 **\$102,606.67** plus interest and costs, obtained by American General Financial Services, Inc., successor to American General Finance, Inc., t/d/b/a American General Consumer Discount Company, Plaintiff, against you. A legal description of the subject property is attached to this Notice.


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

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

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

Date: January **21**, 2004

AUSTIN, BOLAND, CONNOR & GIORGI

By: 
Clemson N. Page, Jr., Esquire
Attorneys for Plaintiff

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

Defendants: CHARLES S. SCHERER, JR. and THE UNITED STATES OF AMERICAN

Case No.: 984-CV-2003

Attorney for Plaintiff: Clemson N. Page, Jr., Esquire
AUSTIN, BOLAND, CONNOR & GIORGI
Pa. Atty. No. 25616
44 North Sixth Street
P.O. Box 8521
Reading, PA 19603
[610] 374-8211
Fax [610] 372-2361
E-mail cnpage@abcgclaw.com

Judgment Amount: \$102,606.67

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, being Lot #6 of the Robert Merrill and Joan Merrill Subdivision as described in accordance with a survey dated October 19, 1988 and recorded to Columbia County Map Book 6, Page 211 and described as follows:

BEGINNING at an iron rod on the Easterly line of lands of Richard D. Thomas and Dawn A. Thomas and at the Southwest corner of Lot No. 5; **THENCE** along said Lot No. 5 South 67 degrees 43 minutes 20 seconds East 484.78 feet to a point in the centerline of Township Route No. 606 and the Northwest corner of Lot No. 9; **THENCE** through the centerline of said Township Route No. 606 and along said Lot No. 9 South 19 degrees 28 minutes 10 seconds West 72.16 feet to a point; **THENCE** through and along same South 23 degrees 15 minutes 00 seconds West 78.10 feet to a point; **THENCE** through and along same South 27 degrees 04 minutes 30 seconds West 117.73 feet to a point at the Northeast corner of Lot No. 7; **THENCE** along the Northerly line of said Lot No. 7 North 67 degrees 05 minutes 10 seconds west 494.13 feet to an iron rod and lands of the aforementioned Richard D. Thomas and Dawn A. Thomas; **THENCE** along lands of said Thomas North 25 degrees 58 minutes 50 seconds East 262.55 feet to the place of **BEGINNING**. **CONTAINING** 3.00 acres.

The above parcel of land is subject to a right-of-way more particularly described by Deed of Easement dated February 13, 1989 and recorded in Columbia County Deed Book 428, page 981, which provides for a twenty-five (25), (erroneously described as "(5)" in prior chain of title) foot right-of-way on either side of the centerline of Township Route No. 660 which runs through the properties.

UNDER AND SUBJECT TO all restrictions and covenants of record, not subject to divestiture by judicial sale.

Tax I.D. #29-08-012-06

To be sold as the property of Charles S. Scherer, Jr.

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

email cnpage@abcgilaw.com

Attorneys for Plaintiff

File No. L98007-0129

Plaintiff's Account 09805953

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. 984-CV-2003
Plaintiff,	:	
	:	CIVIL ACTION-LAW
vs.	:	
	:	
CHARLES S. SCHERER, JR., and THE	:	
UNITED STATES OF AMERICA,	:	Mortgage Foreclosure
Defendants.	:	
	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Charles S. Scherer, Jr.
95 Peterman Road
Benton, PA 17814

Notice Date: January 22, 2004

Your real estate located at **95 Peterman Road, Benton, Columbia County, PA 17814** is scheduled to be sold at a Sheriff's Sale on **April 14, 2004, at 9:30 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 **\$102,606.67** plus interest and costs, obtained by American General Financial Services, Inc., successor to American General Finance, Inc. t/d/b/a American General Consumer Discount Company, against you.

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

1. The sale will be canceled if you pay to American General Financial Services, Inc.,

...
successor to American General Finance, Inc. t/d/b/a American General Consumer Discount Company, the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Clemson N. Page, Jr., Esquire, attorney for the Plaintiff, at (610) 374-8211.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at (570) 389-5624

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will be completed only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Columbia County Sheriff's Office at (570) 389-5624.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for the property. A schedule of distribution of the money bid for the property will be filed by the Sheriff thirty (30) days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.

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

you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LEGAL SERVICES OFFICES

Susquehanna Legal Services

168 E. 5th Street

Bloomsburg, PA 17815

(570) 784-8760

AUSTIN, BOLAND, CONNOR & GIORGI

By: _____


Clemson N. Page, Jr., Esquire
for Plaintiff

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

Defendants: CHARLES S. SCHERER, JR. and THE UNITED STATES OF AMERICAN

Case No.: 984-CV-2003

Attorney for Plaintiff: Clemson N. Page, Jr., Esquire
AUSTIN, BOLAND, CONNOR & GIORGI
Pa. Atty. No. 25616
44 North Sixth Street
P.O. Box 8521
Reading, PA 19603
[610] 374-8211
Fax [610] 372-2361
E-mail cnpage@abcgclaw.com

Judgment Amount: \$102,606.67

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, being Lot #6 of the Robert Merrill and Joan Merrill Subdivision as described in accordance with a survey dated October 19, 1988 and recorded to Columbia County Map Book 6, Page 211 and described as follows:

BEGINNING at an iron rod on the Easterly line of lands of Richard D. Thomas and Dawn A. Thomas and at the Southwest corner of Lot No. 5; **THENCE** along said Lot No. 5 South 67 degrees 43 minutes 20 seconds East 484.78 feet to a point in the centerline of Township Route No. 606 and the Northwest corner of Lot No. 9; **THENCE** through the centerline of said Township Route No. 606 and along said Lot No. 9 South 19 degrees 28 minutes 10 seconds West 72.16 feet to a point; **THENCE** through and along same South 23 degrees 15 minutes 00 seconds West 78.10 feet to a point; **THENCE** through and along same South 27 degrees 04 minutes 30 seconds West 117.73 feet to a point at the Northeast corner of Lot No. 7; **THENCE** along the Northerly line of said Lot No. 7 North 67 degrees 05 minutes 10 seconds west 494.13 feet to an iron rod and lands of the aforementioned Richard D. Thomas and Dawn A. Thomas; **THENCE** along lands of said Thomas North 25 degrees 58 minutes 50 seconds East 262.55 feet to the place of **BEGINNING**. CONTAINING 3.00 acres.

The above parcel of land is subject to a right-of-way more particularly described by Deed of Easement dated February 13, 1989 and recorded in Columbia County Deed Book 428, page 981, which provides for a twenty-five (25), (erroneously described as "(5)" in prior chain of title) foot right-of-way on either side of the centerline of Township Route No. 660 which runs through the properties.

UNDER AND SUBJECT TO all restrictions and covenants of record, not subject to divestiture by judicial sale.

Tax I.D. #29-08-012-06

To be sold as the property of Charles S. Scherer, Jr.

SHERIFF'S DEPARTMENT
COLUMBIA COUNTY, PENNSYLVANIA 17815
(570) 389-5622

SHERIFF SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN

PLAINTIFF(S)

COURT NUMBER

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

984-CV-2003

2004-ED-13

DEFENDANT(S)

TYPE OF WRIT OR COMPLAINT

**Charles S. Scherer, Jr. and
The United States of America**

Writ of Execution

SERVE AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC.

**Charles S. Scherer, Jr.
95 Peterman Road
Benton, PA 17814**

SPECIAL INSTRUCTIONS OR OTHER INFORMATION

(Record Information Only) - Defendant United States of America will be served by certified mail, return receipt requested, c/o Thomas A. Marino, Esquire, United States Attorney, Federal Building and Courthouse, Suite 220, P. O. Box 11754, Harrisburg, PA 17108-1754.

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

CNP

SHERIFF'S DEPARTMENT
COLUMBIA COUNTY, PENNSYLVANIA 17815
(570) 389-5622

SHERIFF SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN

PLAINTIFF(S)

COURT NUMBER

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984-CV-2003

DEFENDANT(S)

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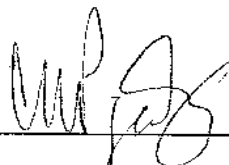
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☒ PLAINTIFF
☐ DEFENDANT



SHERIFF'S DEPARTMENT
COLUMBIA COUNTY, PENNSYLVANIA 17815
(570) 389-5622

SHERIFF SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN

PLAINTIFF(S)

COURT NUMBER

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

984-CV-2003

2004-ED-13

DEFENDANT(S)

TYPE OF WRIT OR COMPLAINT

**Charles S. Scherer, Jr. and
The United States of America**

Writ of Execution

SERVE AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC.

**Charles S. Scherer, Jr.
95 Peterman Road
Benton, PA 17814**

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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**

[Handwritten Signature]

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

email cnpage@abeglaw.com

Attorneys for Plaintiff

File No. L98007-0129

Plaintiff's Account 09805953

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to	:	IN THE COURT OF COMMON PLEAS
AMERICAN GENERAL FINANCE, INC., t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT COMPANY,	:	COLUMBIA COUNTY,
	:	PENNSYLVANIA
	:	No. 984-CV-2003
Plaintiff,	:	<i>2004-ED-13</i>
	:	CIVIL ACTION-LAW
vs.	:	
	:	
CHARLES S. SCHERER, JR., and THE UNITED STATES OF AMERICA,	:	
Defendants.	:	Mortgage Foreclosure
	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to AMERICAN GENERAL FINANCE, INC. t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT COMPANY, Plaintiff in the above action, sets forth as of December 29, 2003, the following information concerning the real estate known as 95 Peterman Road, Benton (Pine Township) Columbia County, PA 17814.

1. Name and address of owners or reputed owners:

**Charles S. Scherer, Jr.
95 Peterman Road
Benton, PA 17814**

**The United States of America
Thomas A. Marino, Esquire, United States Attorney
Federal Building and Courthouse, Suite 220
228 Walnut Street
P. O. Box 11754
Harrisburg, PA 17108-1754**

2. Name and address of each defendant in the judgment:

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95 Peterman Road
Benton, PA 17814**

**The United States of America
Thomas A. Marino, Esquire, United States Attorney
Federal Building and Courthouse, Suite 220
228 Walnut Street
P. O. Box 11754
Harrisburg, PA 17108-1754**

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

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

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

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

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

None

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

None.

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

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

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

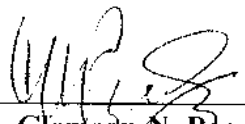
**Benton Area School District
600 Green Acres Road
Benton, PA 17814**

**United States of America
Thomas A. Marino, Esq., U.S. Attorney
Suite 220 Federal Building
P. O. Box 11754
Harrisburg, PA 17108-1754**

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: January 13, 2004

AUSTIN, BOLAND, CONNOR & GIORGI

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

AUSTIN, BOLAND, CONNOR & GIORGI

By Clemson N. Page, Jr., Esquire

Pa. Atty. No. 25616

44 North Sixth Street

P.O. Box 8521

Reading, PA 19603

[610] 374-8211

Fax [610] 372-2361

email cnpage@abcgilaw.com

Attorneys for Plaintiff

File No. L98007-0129

Plaintiff's Account 09805953

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. 984-CV-2003
Plaintiff,	:	<i>2004-ED-13</i>
	:	CIVIL ACTION-LAW
vs.	:	
	:	
CHARLES S. SCHERER, JR., and THE	:	
UNITED STATES OF AMERICA,	:	Mortgage Foreclosure
Defendants.	:	
	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

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95 Peterman Road
Benton, PA 17814

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Thomas A. Marino, Esquire, United States Attorney
Federal Building and Courthouse, Suite 220
228 Walnut Street
P. O. Box 11754
Harrisburg, PA 17108-1754**

2. Name and address of each defendant in the judgment:

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95 Peterman Road
Benton, PA 17814**

**The United States of America
Thomas A. Marino, Esquire, United States Attorney
Federal Building and Courthouse, Suite 220
228 Walnut Street
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Harrisburg, PA 17108-1754**

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

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

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132 W. Front Street
Berwick, PA 18603**

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

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

None.

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

**Columbia County Tax Claim Bureau
Columbia County Courthouse
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Bloomsburg, PA 17815**

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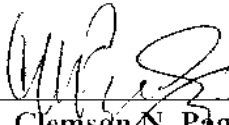
**Benton Area School District
600 Green Acres Road
Benton, PA 17814**

**United States of America
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Suite 220 Federal Building
P. O. Box 11754
Harrisburg, PA 17108-1754**

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: January 13, 2004

AUSTIN, BOLAND, CONNOR & GIORGI

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

AUSTIN, BOLAND, CONNOR & GIORGI

By Clemson N. Page, Jr., Esquire

Pa. Atty. No. 25616

44 North Sixth Street

P.O. Box 8521

Reading, PA 19603

[610] 374-8211

Fax [610] 372-2361

email cnpage@abccglaw.com

Attorneys for Plaintiff

File No. L98007-0129

Plaintiff's Account 09805953

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. 984-CV-2003
Plaintiff,	:	<i>2004-ED 13</i>
	:	CIVIL ACTION-LAW
vs.	:	
	:	
CHARLES S. SCHERER, JR., and THE	:	
UNITED STATES OF AMERICA,	:	Mortgage Foreclosure
Defendants.	:	
	:	

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P. O. Box 11754
Harrisburg, PA 17108-1754**

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Benton, PA 17814**

**The United States of America
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228 Walnut Street
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Harrisburg, PA 17108-1754**

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132 W. Front Street
Berwick, PA 18603**

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None.

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Columbia County Courthouse
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Bloomsburg, PA 17815**

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Columbia County Court of Common Pleas
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815**

**Benton Area School District
600 Green Acres Road
Benton, PA 17814**

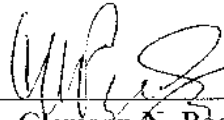
**United States of America
Thomas A. Marino, Esq., U.S. Attorney
Suite 220 Federal Building
P. O. Box 11754
Harrisburg, PA 17108-1754**

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Dated: January 13, 2004

AUSTIN, BOLAND, CONNOR & GIORGI

By: _____



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

AUSTIN, BOLAND, CONNOR & GIORGI

By Clemson N. Page, Jr., Esquire

Pa. Atty. No. 25616

44 North Sixth Street

P.O. Box 8521

Reading, PA 19603

[610] 374-8211

Fax [610] 372-2361

email cnpage@abccglaw.com

Attorneys for Plaintiff

File No. L98007-0129

Plaintiff's Account 09805953

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. 984-CV-2003
Plaintiff,	:	<i>2004-ED-13</i>
	:	CIVIL ACTION-LAW
vs.	:	
	:	
CHARLES S. SCHERER, JR., and THE	:	
UNITED STATES OF AMERICA,	:	Mortgage Foreclosure
Defendants.	:	
	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

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Bloomsburg, PA 17815

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600 Green Acres Road
Benton, PA 17814

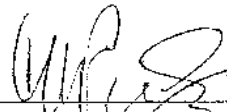
United States of America
Thomas A. Marino, Esq., U.S. Attorney
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Dated: January 13, 2004

AUSTIN, BOLAND, CONNOR & GIORGI

By: _____



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

AUSTIN, BOLAND, CONNOR & GIORGI

By Clemson N. Page, Jr., Esquire

Pa. Atty. No. 25616

44 North Sixth Street

P.O. Box 8521

Reading, PA 19603

[610] 374-8211

Fax [610] 372-2361

email cnpage@abeglaw.com

Attorneys for Plaintiff

File No. L98007-0129

Plaintiff's Account 09805953

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. 984-CV-2003
Plaintiff,	:	<i>2004-ED-13</i>
	:	CIVIL ACTION-LAW
vs.	:	
	:	
CHARLES S. SCHERER, JR., and THE	:	
UNITED STATES OF AMERICA,	:	Mortgage Foreclosure
Defendants.	:	

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell all right, title and interest of Defendant Charles S. Scherer, Jr. in, to and under the following described property:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, being Lot #6 of the Robert Merrill and Joan Merrill Subdivision as described in accordance with a survey dated October 19, 1988 and recorded to Columbia County Map Book 6, Page 211 and described as follows:

BEGINNING at an iron rod on the Easterly line of lands of Richard D. Thomas and Dawn A. Thomas and at the Southwest corner of Lot No. 5; **THENCE** along said Lot No. 5 South 67 degrees 43 minutes 20 seconds East 484.78 feet to a point in the centerline of Township Route No. 606 and the Northwest corner of Lot No. 9; **THENCE** through the centerline of said Township Route No. 606 and along said Lot No. 9 South 19 degrees 28 minutes 10 seconds West

72.16 feet to a point; THENCE through and along same South 23 degrees 15 minutes 00 seconds West 78.10 feet to a point; THENCE through and along same South 27 degrees 04 minutes 30 seconds West 117.73 feet to a point at the Northeast corner of Lot No. 7; THENCE along the Northerly line of said Lot No. 7 North 67 degrees 05 minutes 10 seconds west 494.13 feet to an iron rod and lands of the aforementioned Richard D. Thomas and Dawn A. Thomas; THENCE along lands of said Thomas North 25 degrees 58 minutes 50 seconds East 262.55 feet to the place of BEGINNING. CONTAINING 3.00 acres.

The above parcel of land is subject to a right-of-way more particularly described by Deed of Easement dated February 13, 1989 and recorded in Columbia County Deed Book 428, page 981, which provides for a twenty-five (25), (erroneously described as "(5)" in prior chain of title) foot right-of-way on either side of the centerline of Township Route No. 660 which runs through the properties.

UNDER AND SUBJECT TO all restrictions, covenants and other encumbrances of record not subject to divestiture by judicial sale.

Tax I.D. #29-08-012-06

To be sold as the property of Charles S. Scherer, Jr.

ASSESSMENT OF DAMAGES:

Damages per Complaint	\$98,163.64
Accrued interest - 07/30/03-11/05/03	2,874.90
Accrued interest - 11/06/03-12/29/03	1,568.13
TOTAL	\$102,606.67

(Together with all costs and interest from December 30, 2003 @ \$29.0394 per day)

PROTHONOTARY OF COLUMBIA COUNTY

Seal of Court

By *Terri B. Kline* *EAB*
Deputy Prothonotary

Date: January 16, 2004

No. 984-CV-2003

**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.

CHARLES S. SCHERER, JR. and
THE UNITED STATES OF AMERICA,
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

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

Defendants: CHARLES S. SCHERER, JR. and THE UNITED STATES OF AMERICAN

Case No.: 984-CV-2003

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@abcgilaw.com

Judgment Amount: \$102,606.67

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, being Lot #6 of the Robert Merrill and Joan Merrill Subdivision as described in accordance with a survey dated October 19, 1988 and recorded to Columbia County Map Book 6, Page 211 and described as follows:

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UNDER AND SUBJECT TO all restrictions and covenants of record, not subject to divestiture by judicial sale.

Tax I.D. #29-08-012-06

To be sold as the property of Charles S. Scherer, Jr.

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

Defendants: CHARLES S. SCHERER, JR. and THE UNITED STATES OF AMERICAN

Case No.: 984-CV-2003

Attorney for Plaintiff: Clemson N. Page, Jr., Esquire
AUSTIN, BOLAND, CONNOR & GIORGI
Pa. Atty. No. 25616
44 North Sixth Street
P.O. Box 8521
Reading, PA 19603
[610] 374-8211
Fax [610] 372-2361
E-mail cnpage@abeglaw.com

Judgment Amount: \$102,606.67

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, being Lot #6 of the Robert Merrill and Joan Merrill Subdivision as described in accordance with a survey dated October 19, 1988 and recorded to Columbia County Map Book 6, Page 211 and described as follows:

BEGINNING at an iron rod on the Easterly line of lands of Richard D. Thomas and Dawn A. Thomas and at the Southwest corner of Lot No. 5; **THENCE** along said Lot No. 5 South 67 degrees 43 minutes 20 seconds East 484.78 feet to a point in the centerline of Township Route No. 606 and the Northwest corner of Lot No. 9; **THENCE** through the centerline of said Township Route No. 606 and along said Lot No. 9 South 19 degrees 28 minutes 10 seconds West 72.16 feet to a point; **THENCE** through and along same South 23 degrees 15 minutes 00 seconds West 78.10 feet to a point; **THENCE** through and along same South 27 degrees 04 minutes 30 seconds West 117.73 feet to a point at the Northeast corner of Lot No. 7; **THENCE** along the Northerly line of said Lot No. 7 North 67 degrees 05 minutes 10 seconds west 494.13 feet to an iron rod and lands of the aforementioned Richard D. Thomas and Dawn A. Thomas; **THENCE** along lands of said Thomas North 25 degrees 58 minutes 50 seconds East 262.55 feet to the place of **BEGINNING**. **CONTAINING** 3.00 acres.

The above parcel of land is subject to a right-of-way more particularly described by Deed of Easement dated February 13, 1989 and recorded in Columbia County Deed Book 428, page 981, which provides for a twenty-five (25), (erroneously described as "(5)" in prior chain of title) foot right-of-way on either side of the centerline of Township Route No. 660 which runs through the properties.

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Tax I.D. #29-08-012-06

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Plaintiff: AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to
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Defendants: CHARLES S. SCHERER, JR. and THE UNITED STATES OF AMERICAN

Case No.: 984-CV-2003

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Defendants: CHARLES S. SCHERER, JR. and THE UNITED STATES OF AMERICAN
Case No.: 984-CV-2003

Attorney for Plaintiff: Clemson N. Page, Jr., Esquire
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Plaintiff: AMERICAN GENERAL FINANCIAL SERVICES, INC., successor to
AMERICAN GENERAL FINANCE, INC., t/d/b/a AMERICAN GENERAL
CONSUMER DISCOUNT COMPANY,

Defendants: CHARLES S. SCHERER, JR. and THE UNITED STATES OF AMERICAN

Case No.: 984-CV-2003

Attorney for Plaintiff: Clemson N. Page, Jr., Esquire
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Tax I.D. #29-08-012-06

To be sold as the property of Charles S. Scherer, Jr.

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

*LL.M. TAXATION

LAW OFFICES
AUSTIN, BOLAND, CONNOR & GIORGI

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

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

OF COUNSEL
FREDERICK J. GIORGI

C. WILSON AUSTIN
1937-1990

ROBERT K. BOLAND
1951-1984

January 22, 2004

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

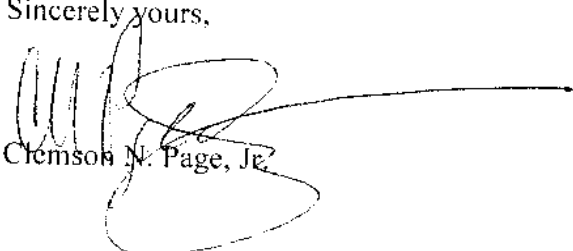
**Re: American General Financial Services, Inc. , successor
to American General Finance, Inc. t/d/b/a American
General Consumer Discount Co., Plaintiff v.
Charles S. Scherer, Jr. and The United States of America, Defendants
No. 984-CV-2003, Columbia County Court of Common Pleas
My file no. 98007-129**

Dear Sheriff:

Enclosed please find a copy of the Notice of Sheriff's Sale of Real Property, Creditor's
Notice of Sheriff's Sale of Real Property, and the original and one (1) copy of the Plaintiff's Waiver
of Watchman regarding the above captioned matter.

Please call me if you require anything further. Thank you for your attention to this matter.

Sincerely yours,


Clemson N. Page, Jr.

CNP:cdn:16498
Enclosures

cc: Mr. Dereck J. Zielewicz, Manager
American General Financial Services, Inc. (with 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
email cnpage@abcgilaw.com

Attorneys for Plaintiff
File No. L98007-0129

Plaintiff's Account 09805953

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. 984-CV-2003
	:	CIVIL ACTION-LAW
vs.	:	
CHARLES S. SCHERER, JR., and THE UNITED STATES OF AMERICA,	:	Mortgage Foreclosure
Defendants.	:	

PLAINTIFF'S WAIVER OF WATCHMAN

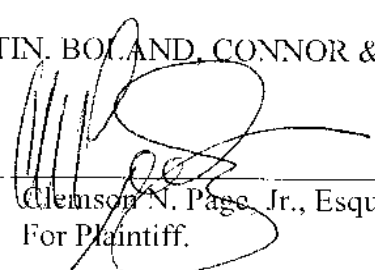
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA;

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 22, 2003.

AUSTIN, BOLAND, CONNOR & GIORGI

By


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

AUSTIN, BOLAND, CONNOR & GIORGI

By Clemson N. Page, Jr., Esquire

Pa. Atty. No. 25616
44 North Sixth Street
P.O. Box 8521
Reading, PA 19603
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Fax [610] 372-2361
email cnpage@abeglaw.com

Attorneys for Plaintiff
File No. 198007-0129

Plaintiff's Account 09805953

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. 984-CV-2003
	:	CIVIL ACTION-LAW
vs.	:	
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PLAINTIFF'S WAIVER OF WATCHMAN

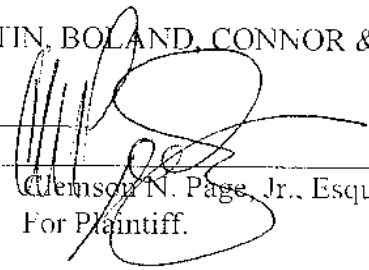
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Dated: January 22, 2003.

AUSTIN, BOLAND, CONNOR & GIORGI

By


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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL INK. ACTIVE PAPER WITH MICROPRINTED BORDER. SEE REV. 10-01-00 FOR COMPLETE SECURITY FEATURES.

AUSTIN, BOLAND, CONNOR & GIORGI

IOLTA ACCOUNT

44 NORTH 6th STREET
READING, PENNSYLVANIA 19601

Leesport LEESPORT BANK

11897

60-1219-113

1/13/2004

PAY TO THE
ORDER OF

Sheriff of Columbia County

\$ **1,350.00

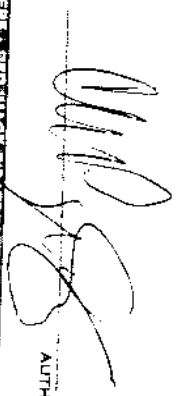
One Thousand Three Hundred Fifty and 00/100 *****

Sheriff of Columbia County

DOLLARS

MEMO

American General v. Charles Scherer, Jr.



AUTHORIZED SIGNATURE

011897 031312194 53001077