

# SHERIFF'S SALE COST SHEET

American Gen. Fin. Succs. vs. Clifton & Stephanie Walter  
 NO. 152-04 ED NO. 649-04 JD DATE/TIME OF SALE 11-10-04 1100

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</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>7.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>440.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>572.84</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>797.84</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>416.59</u>
SCHOOL DIST.	20	\$ <u>953.70</u>
DELINQUENT	20	\$ <u>5.00</u>
TOTAL ***** \$ <u>1375.29</u>		

MUNICIPAL FEES DUE:		
SEWER	20	\$ <u>494.46</u>
WATER	20	\$
TOTAL ***** \$ <u>494.46</u>		

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 3309.09

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

American Gen. Fin. Svcs. vs Clifton & Stephanie Walter

NO. 152-04 ED NO. 649-04 JD

DATE/TIME OF SALE: 11-10-04 1100

BID PRICE (INCLUDES COST) \$ 3309.09

POUNDAGE - 2% OF BID \$ 66.18

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3375.27

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

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

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

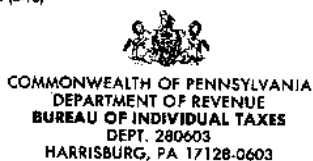
PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 3375.27

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 2025.27



# 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

City

Reading

State

PA

Zip Code

19603

### B TRANSFER DATA

Grantor(s)/Lessor(s)

Timothy T. Chamberlain, Columbia County Sheriff

Date of Acceptance of Document

Grantee(s)/Lessee(s)

American General Financial Services, Inc.

Street Address

P.O. Box 380

Street Address

132 West Front Street

City

Bloomsburg

State

PA

Zip Code

17815

City

Berwick

State

PA

Zip Code

18603

### C PROPERTY LOCATION

Street Address

465-467 West Main Street

City, Township, Borough

Town of Bloomsburg

County

Columbia

School District

Bloomsburg Area School District

Tax Parcel Number

05W-04-052

### D VALUATION DATA

1. Actual Cash Consideration

\$3,375.27

2. Other Consideration

+ -- 0 --

3. Total Consideration

= \$3,375.27

4. County Assessed Value

\$26,842.00

5. Common Level Ratio Factor

x 2.80

6. Fair Market Value

= \$75,157.60

### E EXEMPTION DATA

1a. Amount of Exemption Claimed

\$75,157.60

1b. Percentage of Interest Conveyed

100%

### 2. Check Appropriate Box Below for Exemption Claimed

☐

Will or intestate succession

(Name of Decedent)

(Estate File Number)

☐

Transfer to Industrial Development Agency.

☐

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

☐

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

☐

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

☒

Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 668, Page Number 365

☐

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.)

Mortgagee bid at sheriff sale.

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Clemson N. Page, Jr.

Date

November 10, 2004

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### COMMON LEVEL RATIO FACTOR

This is a property valuation factor provided by the PA Department of Revenue by which the county assessed value is multiplied to determine the taxable value of real estate for all nonarm's length transactions, leases and acquired companies. The factor is based on the common level ratio established by the State Tax Equalization Board. The common level ratio is a ratio of assessed values to current fair market values as reflected by actual sales of real estate in each county. A statewide list of the factors is available at the Recorder of Deeds' office in each county.

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

AMERICAN

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

GENERAL

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY

FINANCIAL SERVICES

BERWICK, PA

NO. 149710695

PAY TO THE  
ORDER OF:

COLUMBIA COUNTY SHERIFF'S OFFICE

66-156531

DATE 11/16/04

THE SUM OF:

\$2,025.27

\* \*

DOLLARS TWO THOUSAND TWO FIVE DOLLARS AND 27/100

FOR:

WALTER FORECLOSURE  
09804836

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

CHECK AMOUNT

\$2,025.27\*\*

AUTHORIZED SIGNATURE



⑈149710695⑈ ⑆05310156⑆ 2079900058576⑈

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

American Gen. En. SACS. VS Clifton & Stephanie Walter

ED NO. 649-04 ID

DATE/TIME OF SALE: 11-10-04 1100

BID PRICE (INCLUDES COST) \$ 3309.09

FOUNDATION - 2% OF BID \$ 66.18

TRANSFER TAX - 2% OF FAIR MKT \$

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3375.27

PURCHASER(S):

ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S):

TOTAL DUE: \$ 3375.27

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 6025.27

465 w main st  
Bloomsburg, pa  
17815

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.  
KATHY GEES-LARUE

\*LL.M. TAXATION

OF COUNSEL  
FREDERICK J. GIORGI

C. WILSON AUSTIN  
1937-1990

ROBERT K. BOLAND  
1951-1984

November 11, 2004

Timothy T. Chamberlain, Sheriff  
Sheriff's Department of Columbia County  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

**Re: American General Financial Services, Inc. t/d/b/a  
American General Consumer Discount Company, Plaintiff v.  
Clifton B. Walter and Stephanie C. Walter, Defendants  
No. 2004-CV-649, Columbia County Court of Common Pleas  
My file no. 98007-183**

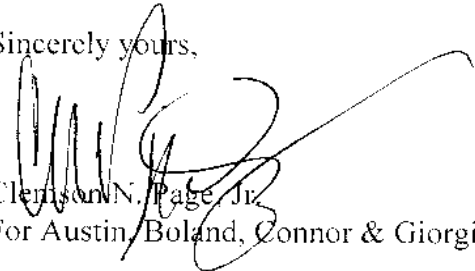
Dear Sheriff Chamberlain:

Enclosed please find duplicate originals of a Realty Transfer Tax Statement of Value, with instructions for issuance of a Sheriff's Deed of the property at 465-467 West Main Street, Bloomsburg to my client, American General Financial Services, Inc;

Within the next several days, a check in the amount of \$2,015.27 will either be delivered to your office by the Berwick branch of American General, or forwarded to your office by me. In the meantime, if anything further is required to complete this matter, please do not hesitate to let me know.

With kindest regards,

Sincerely yours,



Clemson N. Page, Jr.  
For Austin, Boland, Connor & Giorgi

CNP:cdn:20191

Enclosures

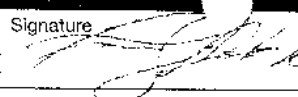
cc: Ms. Heather L. Varner, Manager  
American General Financial Services, Inc.

**FOR COMPLETE INSTRUCTIONS**

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

Addressed to:

NATIONAL REVENUE SERVICE  
NATIONAL SUPPORT GROUP  
SAM GREEN FEDERAL BUILDING  
ARCH STREET ROOM 3259  
PHILADELPHIA, PA 19106

<p><b>SENDER: COMPLETE THIS SECTION</b></p> <ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul> <p>1. Article Addressed to:</p> <p style="margin-left: 40px;">PHFA PO Box 8029 Harrisburg, PA 17105</p>	<p><b>COMPLETE THIS SECTION ON DELIVERY</b></p> <p>A. Signature <span style="float: right;"><input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</span></p> <p>X </p> <p>B. Received by (Printed Name) <span style="float: right;">C. Date of Delivery</span></p> <p style="text-align: right; margin-right: 50px;">SEP 15 2004</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label)</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail    <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered    <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail    <input type="checkbox"/> C.O.D.</p>
<p>PS Form 3811, February 2004</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> <p style="text-align: center; font-size: 1.2em; margin-top: 10px;">7004 0550 0000 7003 5044</p>

<p><b>SENDER: COMPLETE THIS SECTION</b></p> <ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul> <p>1. Article Addressed to:</p> <p>COMMONWEALTH OF PENNSYLVANIA  DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  BUREAU OF COMPLIANCE  CLEARANCE SUPPORT SECTION  DEPARTMENT 281230  HARRISBURG, PA 17128-1230</p>	<p><b>COMPLETE THIS SECTION ON DELIVERY</b></p> <p>A. Signature  <i>Samuel J. Ventura</i> <span style="float: right;">Agent</span></p> <p>B. Received by (Printed Name) _____ C. Date of Delivery <b>SEP 14 2004</b></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number  (Transfer from service label)</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7004 0550 0000 7003 5020</p>	

<p><b>SENDER: COMPLETE THIS SECTION</b></p> <ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul> <p>1. Article Addressed to:</p> <p style="margin-left: 40px;">United Water Pennsylvania 8189 Adams Drive Hummelstown, PA 17936</p>	<p><b>COMPLETE THIS SECTION ON DELIVERY</b></p> <p>A. Signature <span style="float: right;">150</span>  <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Address</p> <p>B. Received by (Printed Name) <span style="float: right;">9-14-04</span>  C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number  (Transfer from service label)</p>	<p>3. Service Type</p> <p> <input checked="" type="checkbox"/> Certified Mail    <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered    <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail    <input type="checkbox"/> C.O.D. </p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7004 0550 0000 7003 5037</p>	

PS Form 3811, February 2004

Domestic Return Receipt

102585-02-M-11



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, President, 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 October 20, 27; November 3, 2004 exactly as printed and published; that the affiant is one of the officers or publisher 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 8th day of November, 2004.

[Signature]

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

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

TIMOTHY T. CHAMBERLAIN



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.

CLIFTON & STEPHANIE WALTER

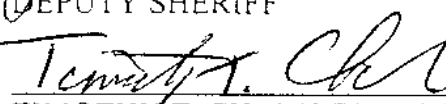
WRIT OF EXECUTION #152 OF 2004 ED

POSTING OF PROPERTY

OCTOBER 6, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF CLIFTON & STEPHANIE WALTER AT 465-467 WEST MAIN ST. BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF J. ARTER.

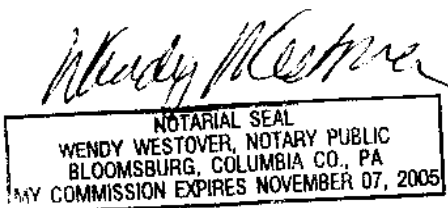
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 7<sup>TH</sup> DAY OF OCTOBER 2004



## MAKE CHECKS PAYABLE TO:

Mary F Ward  
TOWN HALL  
301 E Second St  
BLOOMSBURG PA 17815

HOURS: WEEKDAYS: 9AM - 4:30PM DURING DISCOUNT

CLOSED WEDNESDAYS AT NOON

AFTER DISCOUNT: M-W-F 9AM-1PM

PHONE: 570-784-1581

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	26,842	5.646	148.52	151.55	166.71
SINKING		.845	22.23	22.68	24.95
FIRE/LIBRARY		.596	15.68	16.00	17.60
DEBT SERVICE		.895	23.54	24.02	26.42
STREET LIGHT		.968	25.46	25.98	28.58
TOWN RE		5.159	135.71	138.48	152.33
The discount & penalty have been calculated for your convenience			371.14	378.71	416.59
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE &amp; PAYABLE - PROMPT PAYMENT IS REQUESTED

WALTER CLIFTON B & STEPHANIE  
465 WEST MAIN STREET  
BLOOMSBURG PA 17815

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 10 %  
PARCEL: 05W-04 -052-00,000  
465 467 W SECOND ST  
.128 Acres Land 3,500  
Buildings 23,342  
Total Assessment 26,842

This tax returned to  
courthouse on:  
January 1, 2005

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TAX NOTICE 2004 SCHOOL REAL ESTATE

TOWN OF BLOOMSBURG

MAKE CHECKS PAYABLE TO:

MARY F. WARD

301 E. 2nd. Street

Bloomsburg, PA 17815

FOR BLOOMSBURG SCHOOL DISTRICT

DATE 07/01/2004

BILL# 002872

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	26842	32.300	849.66	867.00	953.70
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.			849.66	867.00	953.70
PAY THIS AMOUNT			AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE	OCT 31 IF PAID AFTER

SCHOOL PENALTY AT 10%

M  
A  
I  
L  
  
T  
O

WALTER CLIFTON B & STEPHANIE  
465 WEST MAIN STREET  
BLOOMSBURG PA 17815

PROPERTY DESCRIPTION		ACCT.
PARCEL 05W04 05200000		13715
465467 W SECOND ST	3500.00	THIS TAX RETURNED TO COURT HOUSE JANUARY 1, 2005
0633-0644	23342.00	
0.13 ACRES		

Copy 1

NAME &amp; ADDRESS CORRECTION REQUESTED

Unpaid as of  
10/13/04

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 388  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

Monday, September 13, 2004

**MARY WARD-TAX COLLECTOR  
301 EAST MAIN ST.  
BLOOMSBURG, PA 17815-**

**AMERICAN GENERAL FINANCIAL SERVICES, INC., T/D/B/A AMERICAN  
GENERAL CONSUMER DISCOUNT COMPANY**

**VS**

**CLIFTON B. WALTER  
STEPHANIE C. WALTER**

**DOCKET # 152ED2004**

**JD # 649JD2004**

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

Please feel free to contact me with any questions that you may have.

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

05W-04-052

**AUSTIN, BOLAND, CONNOR & GIORGI**

**By Clemson N. Page, Jr., Esquire**

Pa. Atty. No. 25616  
44 North Sixth Street  
P.O. Box 8521  
Reading, PA 19603  
[610] 374-8211  
Fax [610] 372-2361  
E-mail: [cnpage@abctlaw.com](mailto:cnpage@abctlaw.com)

Attorneys for Plaintiff  
File No. 98007-183

Account No. 09804836

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AMERICAN GENERAL FINANCIAL	:	IN THE COURT OF COMMON PLEAS
SERVICES, INC., t/d/b/a AMERICAN	:	COLUMBIA COUNTY,
GENERAL CONSUMER DISCOUNT	:	PENNSYLVANIA
COMPANY,	:	
	Plaintiff,	No. 2004-CV-649
	:	
vs.	:	CIVIL ACTION-LAW
	:	
CLIFTON B. WALTER and STEPHANIE	:	Mortgage Foreclosure
C. WALTER,	:	Book 668, page 0365 <i>et seq.</i>
	Defendants.	

---

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

**TO:**

**Notice Date: September 9, 2004**

**Clifton B. Walter**  
**465-467 West Main Street**  
**Bloomsburg, Pennsylvania 17815**

**Stephanie C. Walter**  
**465-467 West Main Street**  
**Bloomsburg, Pennsylvania 17815**

Your real estate located at **465-467 West Main Street, Columbia County, PA 17815** is scheduled to be sold at a Sheriff's Sale on **Wednesday, November 10, 2004, at 11:00 A.M., prevailing time, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, Columbia County, Pennsylvania 17815**, to enforce the court judgment of **\$66,180.18** plus interest and costs, obtained by American General Financial Services, 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. 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**

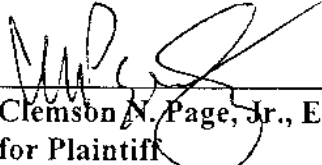
**Susquehanna Legal Services**

**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

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

Plaintiff,

vs.

CLIFTON B. WALTER and STEPHANIE  
C. WALTER,

Defendants.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY,  
PENNSYLVANIA

No. 2004-CV-649

CIVIL ACTION-LAW

Mortgage Foreclosure  
Book 668, page 0365 *et seq.*

---

**ORDER**

AND NOW, this 6<sup>th</sup> day of October, 2004, upon consideration of the plaintiff's motion for leave to make service of Sheriff's sale notices upon defendants Clifton B. Walter and Stephanie C. Walter by alternative means, and it appearing to the Court that the plaintiff and the Sheriff have made a good faith effort to locate and serve the defendants in the regular course, it is hereby

ORDERED, that said motion is GRANTED, and service of Sheriff's sale notices upon Defendants Clifton B. Walter and Stephanie C. Walter shall be made by posting of the same on the most conspicuous public part of the property at 465-467 West Main Street, Bloomsburg, Columbia County, Pennsylvania 17815, with service to be deemed completed upon posting.

BY THE COURT

151 Scott W. Taus

J.



*Law Offices of*  
**AUSTIN, BOLAND, CONNOR & GIORGI**  
44 North Sixth Street  
P. O. Box 8521  
Reading, PA 19603  
[610] 374-8211  
Fax [610] 372-2361

*email: <cnpage@abeglaw.com>*

*Clemson N. Page, Jr., ext. 131*

October 8, 2004


## **FAX TRANSMISSION**

**TO:** Hon. Timothy T. Chamberlain  
**FIRM/COMPANY:** Sheriff, Columbia County, PA  
**FAX NO.** 570-389-5625  
**SUBJECT:** American General adv. Walter (No. 152 E.D. 2004)

Dear Sheriff Chamberlain:

Following is a copy of the Court's Order dated October 6, 2004, directing that notice of the November 10, 2004 sheriff's sale of the property at 465-467 West Main Street, Bloomsburg, may be served upon the Defendants by posting the property. Please make arrangements for posting as soon as possible, in view of the sale date.

Don't hesitate to call me if you have any questions. Thank you.

  
— Clemson N. Page, Jr., Esquire

\*\*\*\*\*  
**TO THE RECIPIENT:** The information contained in this facsimile message is LEGALLY PRIVILEGED and CONFIDENTIAL and intended only for the use of the addressee named above. If you, the reader, are not the intended recipient, you are hereby notified that you should not further disseminate, distribute or copy this telecopy. If you have received this telecopy in error, please notify this office immediately by telephone at the number set forth above, and return the original to the address above by first-class mail. Return postage is guaranteed

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5623

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6100

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

Docket # 152ED2004

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

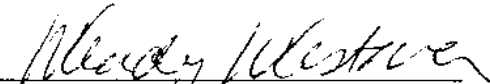
CLIFTON B. WALTER  
STEPHANIE C. WALTER

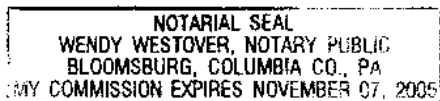
AFFIDAVIT OF SERVICE


NOW, THIS MONDAY, SEPTEMBER 27, 2004, AT 8:20 AM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON STEPHANIE WALTER AT 465-467  
WEST MAIN ST, BLOOMSBURG BY POSTING TO THE FRONT DOORS A TRUE AND ATTESTED  
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, SEPTEMBER 27, 2004

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

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

VS

Docket # 152ED2004

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

CLIFTON B. WALTER  
STEPHANIE C. WALTER

AFFIDAVIT OF SERVICE

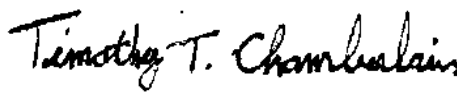
NOW, THIS MONDAY, SEPTEMBER 27, 2004, AT 8:20 AM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON CLIFTON WALTER AT 465-467  
WEST MAIN ST., BLOOMSBURG BY POSTING TO THE FRONT DOORS A TRUE AND  
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS  
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, SEPTEMBER 27, 2004

  
NOTARY PUBLIC

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

  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
P. D'ANGELO  
DEPUTY SHERIFF

Chairman  
Robert Linn  
Vice Chairman  
George Hemingway  
Treasurer  
Michael Upton  
Secretary-Asst. Treasurer  
Carol L. Mas  
Solicitor  
Gary E. Norton, Esq.

**MUNICIPAL AUTHORITY  
of the  
TOWN OF BLOOMSBURG**

**TOWN HALL  
301 EAST SECOND STREET  
BLOOMSBURG PA 17815  
570~784~5422  
570~784~1518 (FAX)**

Board of Directors

Robert Linn  
George Hemingway  
Michael Upton  
Thomas Evans  
George Turner

October 4, 2004

Tim Chamberlain  
Sheriff of Columbia County  
Columbia County Court House  
P. O. Box 380  
Bloomsburg PA 17815

RE: REVISION TO ORIGINAL NOTICE DATED 9/15/04  
Walter, Clifton & Stephanie  
465-467 West Main Street  
DOCKET # 152ED2004 JD # 649JD2004

Dear Sheriff Chamberlain:

The Municipal Authority office contacted you on September 15, 2004 regarding an unpaid sewer claim held against the referenced property. If possible, I would like to revise that original claim based on information our office recently received from United Water PA. The total due for unpaid sewer on the referenced property is now \$494.46.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,

  
Amber Kenney  
Office Manager

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/7/2004

SERVICE# 1 - OF - 15 SERVICES  
DOCKET # 152ED2004

PLAINTIFF

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

DEFENDANT

CLIFTON B. WALTER  
STEPHANIE C. WALTER

*POST*

PERSON/CORP TO SERVED
CLIFTON WALTER
465-467 WEST MAIN ST.
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON *POSTED*

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

DATE *09.27.04* TIME *8:20* 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) *MOVED - NO FWDG ADDRESS*

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u><i>09.14.04</i></u>	<u><i>11:35</i></u>	<u><i>D. A. W. C.</i></u>	<u><i>MOVED TO CENTER</i></u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

*Flan D. C.* DATE *09.16.04*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/7/2004

SERVICE# 2 - OF - 15 SERVICES  
DOCKET # 152ED2004

*e AK*  
*P.O.*

PLAINTIFF

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

DEFENDANT

CLIFTON B. WALTER  
STEPHANIE C. WALTER

*POST*

PERSON/CORP TO SERVED
STEPHANIE WALTER
465-467 WEST MAIN ST.
BLOOMSBURG

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON *POSTED*

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

DATE <sup>*27*</sup> ~~*09.26.04*~~ TIME *520* 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) *MOVED - NO FWDG ADDRESS*

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<i>09.14.04</i>	<i>1125</i>	<i>D. MURPHY</i>	<i>MOVED</i>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

*Paul Dile*

DATE *09.16.04*

**COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE**

Date SEPTEMBER 13, 2004

OWNER OR REPUTED OWNER  
CLIFTON B. & STEPHANIE WALTER

DESCRIPTION OF PROPERTY  
465-467 WEST SECOND STREET  
.13 ACRE

PARCEL NUMBER  
05W,04-052-00,000

IN TOWN OF BLOOMSBURG Township  
Borough  
City

This is to certify that, according to our records, there are no unpaid Taxes on  
the above mentioned property as of December 31 2003.

Excluding: Interim Tax Billings

Requested by: TIMOTHY T. CHAMBERLAIN, SHERIFF

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00  
Per Parcel

DM

TIMOTHY T. CHAMBERLAIN



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

SHERIFF'S RETURN OF NO SERVICE  
-----

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

152ED2004

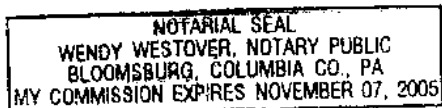
VS.

STEPHANIE C. WALTER

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF  
THIS 9/16/2004 FOR THE FOLLOWING REASONS:  
MOVED LEFT NO FORWARDING

SWORN AND SUBSCRIBED BEFORE ME  
THIS Thursday, September 16, 2004

NOTARY PUBLIC



SO ANSWERS :

TIMOTHY T. CHAMBERLAIN  
SHERIFF

BY:

P. D'ANGELO  
DEPUTY SHERIFF



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5425

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-4300

SHERIFF'S RETURN OF NO SERVICE  
-----

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

152ED2004

VS.

CLIFTON B. WALTER

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF  
THIS 9/16/2004 FOR THE FOLLOWING REASONS:  
MOVED LEFT NO FORWARDING

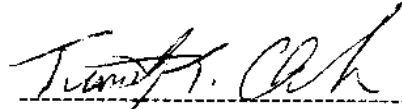
SWORN AND SUBSCRIBED BEFORE ME  
THIS Thursday, September 16, 2004

  
-----

NOTARY PUBLIC

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

SO ANSWERS :

  
-----  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

BY:

  
-----  
P. D'ANGELO  
DEPUTY SHERIFF

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.  
KATHY GEES-LARUE

\*LLM. TAXATION

OF COUNSEL  
FREDERICK J. GIORGI

C. WILSON AUSTIN  
1937-1990

ROBERT K. BOLAND  
1951-1984

September 21, 2004

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

**Re: American General Financial Services, Inc. t/d/b/a  
American General Consumer Discount Company, Plaintiff v.  
Clifton B. Walter and Stephanie C. Walter, Defendants  
No. 2004-CV-649, Columbia County Court of Common Pleas  
My file no. 98007-183**

Ladies and Gentlemen:

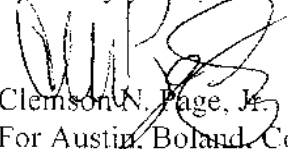
Enclosed please find the original and one (1) copy of the Plaintiff's Motion for Leave to Serve Sheriff's Sale Notices upon Defendants by Alternate Means.

Also enclosed are two (2) postage-paid, self-addressed envelopes, one for your use in returning the extra copy of the Motion, stamped to indicate date and time of receipt, and the other for the Court's use in forwarding the Order to us if the Motion is approved.

Please forward these papers to the appropriate Motions Judge for consideration at your earliest convenience. Also, please note that copies of this Motion and proposed Order are being forwarded to the Sheriff's office.

Thank you for your attention to this matter.

Sincerely yours,



Clemson N. Page, Jr.  
For Austin, Boland, Connor & Giorgi

CNP:cdn:19638

Enclosures

cc: Acting Manager-American General Financial Services, Inc.  
✓ Sheriff of Columbia County

AMERICAN GENERAL FINANCIAL	:	IN THE COURT OF COMMON PLEAS
SERVICES, INC., t/d/b/a AMERICAN	:	COLUMBIA COUNTY,
GENERAL CONSUMER DISCOUNT	:	PENNSYLVANIA
COMPANY,	:	
	:	
Plaintiff,	:	No. <b>2004-CV-649</b>
	:	
vs.	:	CIVIL ACTION-LAW
	:	
	:	
CLIFTON B. WALTER and STEPHANIE	:	Mortgage Foreclosure
C. WALTER,	:	Book 668, page 0365 <i>et seq.</i>
Defendants.	:	

---

### **ORDER**

**AND NOW**, this \_\_\_\_ day of \_\_\_\_\_, 2004, upon consideration of the plaintiff's motion for leave to make service of Sheriff's sale notices upon defendants Clifton B. Walter and Stephanie C. Walter by alternative means, and it appearing to the Court that the plaintiff and the Sheriff have made a good faith effort to locate and serve the defendants in the regular course, it is hereby

ORDERED, that said motion is GRANTED, and service of Sheriff's sale notices upon Defendants Clifton B. Walter and Stephanie C. Walter shall be made by posting of the same on the most conspicuous public part of the property at 465-467 West Main Street, Bloomsburg, Columbia County, Pennsylvania 17815, with service to be deemed completed upon posting.

BY THE COURT

---

J.

**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. 98007-183

Account No. 09804836

---

AMERICAN GENERAL FINANCIAL SERVICES, INC., t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT COMPANY,	:	IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA
	:	
Plaintiff,	:	No. <b>2004-CV-649</b>
	:	
vs.	:	CIVIL ACTION-LAW
	:	
CLIFTON B. WALTER and STEPHANIE C. WALTER,	:	Mortgage Foreclosure
	:	Book 668, page 0365 <i>et seq.</i>
Defendants.	:	

---

**PLAINTIFF'S MOTION FOR LEAVE TO SERVE  
SHERIFF'S SALE NOTICES  
UPON DEFENDANTS BY ALTERNATE MEANS**

**TO THE JUDGES OF THIS HONORABLE COURT:**

AMERICAN GENERAL FINANCIAL SERVICES, INC., plaintiff, by its undersigned attorney and pursuant to Pennsylvania Rule of Civil Procedure 430(a), respectfully moves this Court for a special Order permitting service upon the Defendants of the Notices of Sheriff's Sale in this action by alternative means. In support thereof, the Plaintiff avers the following:

1. The last known address of the Defendants is the mortgaged property, generally known as 465-467 West Main Street, Bloomsburg, Columbia County,

Pennsylvania 17815 (the "Mortgaged Premises").

2. The instant action is an *in rem* mortgage foreclosure proceeding commenced by the filing of a Complaint on June 17, 2004, to pursue the Plaintiff's remedies as the holder of a defaulted first mortgage against the Mortgaged Premises.

3. The Sheriff of Columbia County served the Defendants at the Mortgaged Premises with true and correct copies of the Complaint on June 23, 2004, as more fully appears on the Sheriff's return of service filed of record in this case.

4. The Plaintiff has instructed the Sheriff of Columbia County to make personal service of Notices of Sheriff's Sale upon the Defendants at the Mortgaged Premises, pursuant to execution proceedings commenced on September 7, 2004.

5. Attached hereto, collectively marked Exhibit A and incorporated by reference are true and correct copies of "Returns of No Service" dated September 16, 2004, indicating that the Sheriff was unable to personally serve the Defendants with Notices of Sheriff's Sale because the Defendants had removed themselves from the Mortgaged Premises, leaving no forwarding address.

6. The plaintiff believes and therefore asserts that the Defendants have abandoned the Mortgaged Premises and are intentionally concealing their whereabouts, in an effort to hinder and delay the Plaintiff in the pursuit of its lawful remedies.

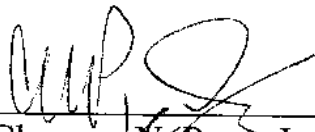
7. The Plaintiff believes and therefore asserts that the relief requested in this motion will prevent a manifest injustice under circumstances in which the Defendants received personal service of original process and have been afforded

ample opportunity to appear and defend against the claims set forth in the Plaintiff's Complaint.

**WHEREFORE**, Plaintiff respectfully requests that this Court enter an Order substantially in the form submitted herewith, directing that service of Notices of Sheriff's Sale be posted in the most conspicuous public art of the Mortgaged Premises (as defined above), with service to be deemed completed upon posting.

Dated: September 21, 2004.

AUSTIN, BOLAND, CONNOR & GIORGI

By   
Clemson N. Page, Jr., Esquire  
For Plaintiff/Movant.

Information copies by mail to:

Hon. Timothy T. Chamberlain, Sheriff  
Columbia County Courthouse  
P. O. Box 380  
Bloomsburg, PA 17815

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

**Exhibit A**  
**September 21, 2004**  
**(Two pages)**

TIMOTHY T. CHAMBERLAIN



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

SHERIFF'S RETURN OF NO SERVICE  
-----

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

152ED2004

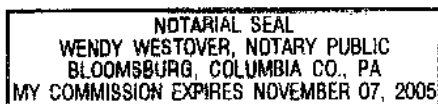
VS.

CLIFTON B. WALTER

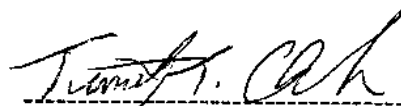
THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF  
THIS 9/16/2004 FOR THE FOLLOWING REASONS:  
MOVED LEFT NO FORWARDING

SWORN AND SUBSCRIBED BEFORE ME  
THIS Thursday, September 16, 2004

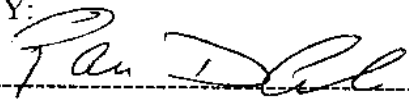
  
\_\_\_\_\_  
NOTARY PUBLIC



SO ANSWERS :

  
\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

BY:

  
\_\_\_\_\_  
P. D'ANGELO  
DEPUTY SHERIFF



TIMOTHY T. CHAMBERLAIN



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

SHERIFF'S RETURN OF NO SERVICE  
-----

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

152ED2004

VS.

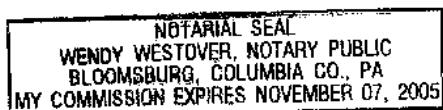
STEPHANIE C. WALTER

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF  
THIS 9/16/2004 FOR THE FOLLOWING REASONS:  
MOVED LEFT NO FORWARDING

SWORN AND SUBSCRIBED BEFORE ME  
THIS Thursday, September 16, 2004

*Wendy Westover*

NOTARY PUBLIC



SO ANSWERS :

*Timothy T. Chamberlain*

TIMOTHY T. CHAMBERLAIN  
SHERIFF

BY:

*P. D'Angelo*

P. D'ANGELO  
DEPUTY SHERIFF

Chairman  
Robert Linn  
Vice Chairman  
George Hemingway  
Treasurer  
Michael Upton  
Secretary-Asst. Treasurer  
Carol L. Mas  
Solicitor  
Gary E. Norton, Esq.

**MUNICIPAL AUTHORITY  
of the  
TOWN OF BLOOMSBURG**

**TOWN HALL  
301 EAST SECOND STREET  
BLOOMSBURG PA 17815  
570~784~5422  
570~784~1518 (FAX)**

Board of Directors

Robert Linn  
George Hemingway  
Michael Upton  
Thomas Evans  
George Turner

September 15, 2004

Tim Chamberlain  
Sheriff of Columbia County  
Columbia County Court House  
P. O. Box 380  
Bloomsburg PA 17815

RE: Walter, Clifton & Stephanie  
465-467 West Main Street  
DOCKET # 152ED2004


JD # 649JD2004

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$ 439.53.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,

  
Amber Kenney  
Office Manager

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 9/7/2004

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 152ED2004

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

DEFENDANT CLIFTON B. WALTER  
STEPHANIE C. WALTER

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

SERVED UPON Stephanie C. Walter

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

DATE 09.16.04 TIME 0805 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

Alan Dill DATE 09.16.04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/7/2004

SERVICE# 3 - OF - 15 SERVICES  
DOCKET # 152ED2004

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

DEFENDANT CLIFTON B. WALTER  
STEPHANIE C. WALTER

PERSON/CORP TO SERVED	PAPERS TO SERVED
AMERICAN GENERAL FINANCIAL SERVICES, INC.	WRIT OF EXECUTION - MORTGAGE FORECLOSURE
132 W. FRONT ST.	
BERWICK	

SERVED UPON Lori Youniss

RELATIONSHIP SR CAS IDENTIFICATION \_\_\_\_\_

DATE 09.14.04 TIME 1345 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

T. Chamberlain

DATE 09.14.04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/7/2004

SERVICE# 4 - OF - 15 SERVICES  
DOCKET # 152ED2004

PLAINTIFF

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

DEFENDANT

CLIFTON B. WALTER  
STEPHANIE C. WALTER

PERSON/CORP TO SERVED
BLOOMSBURG AREA SCHOOL DISTRICT
728 E. 5TH ST.
BLOOMSBURG

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON JOE KELLY

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

DATE 09.14.04 TIME 1150 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

*Paul Miller*

DATE 09.14.04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
 DATE RECEIVED 9/7/2004

SERVICE# 5 - OF - 15 SERVICES  
 DOCKET # 152ED2004

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

DEFENDANT CLIFTON B. WALTER  
 STEPHANIE C. WALTER

PERSON/CORP TO SERVED
BLOOMSBURG MUNICIPAL AUTHORITY
301 EAST MAIN ST.
BLOOMSBURG

PAPERS TO SERVED  
 WRIT OF EXECUTION - MORTGAGE  
 FORECLOSURE

SERVED UPON Amy B. Seamans - Amy B. Seamans

RELATIONSHIP Office Assistant IDENTIFICATION \_\_\_\_\_

DATE 09.14.04 TIME 1145 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

Pat Dill

DATE 09.14.04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/7/2004

SERVICE# 8 - OF - 15 SERVICES  
DOCKET # 152ED2004

PLAINTIFF

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

DEFENDANT

CLIFTON B. WALTER  
STEPHANIE C. WALTER

PERSON/CORP TO SERVED
MARY WARD-TAX COLLECTOR
301 EAST MAIN ST.
BLOOMSBURG

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON POSTED

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

DATE 09.14.04 TIME 1140 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

Pan Dill

DATE

09.14.04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 9/7/2004

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 152ED2004

PLAINTIFF

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

DEFENDANT

CLIFTON B. WALTER  
STEPHANIE C. WALTER

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

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

*Leslie Allen* *Grant Srs*

RELATIONSHIP

IDENTIFICATION

DATE 09.14.04

TIME 1120

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

*Flu DC*

DATE

09 14 04



**COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE**

**Date** SEPTEMBER 13, 2004

**OWNER OR REPUTED OWNER**  
**CLIFTON B. & STEPHANIE WALTER**

**DESCRIPTION OF PROPERTY**  
**465-467 WEST SECOND STREET**  
**.13 ACRE**

**PARCEL NUMBER**  
**05W,04-052-00,000**

**IN** TOWN OF BLOOMSBURG **Township**  
**Borough**  
**City**

This is to certify that, according to our records, there are no unpaid Taxes on  
the above mentioned property as of December 31 2003.

**Excluding: Interim Tax Billings**

**Requested by: TIMOTHY T. CHAMBERLAIN, SHERIFF**

**COLUMBIA COUNTY TAX CLAIM BUREAU**

**FEE - \$5.00**  
**Per Parcel**

**DM**

# REAL ESTATE OUTLINE

ED # 152-04

DATE RECEIVED 9-7-04  
DOCKET AND INDEX 9-8-04  
SET FILE FOLDER UP 9-8-04

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒  
COPY OF DESCRIPTION ☒  
WHEREABOUTS OF LKA ☒ - Call/ocd 9-8-04  
NON-MILITARY AFFIDAVIT ☒  
NOTICES OF SHERIFF SALE ☒  
WATCHMAN RELEASE FORM ☒  
AFFIDAVIT OF LIENS LIST ☒  
CHECK FOR \$1,350.00 OR ☒ CK# 12614  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE Nov. 10, 2004 TIME 1100  
POSTING DATE OCT. 6, 2004  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK OCT. 20  
2<sup>ND</sup> WEEK 27  
3<sup>RD</sup> WEEK Nov. 3, 2004

# SHERIFF'S SALE

WEDNESDAY NOVEMBER 10, 2004 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 152 OF 2004 ED AND CIVIL WRIT NO. 649 OF 2004 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 Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe on the northern line of West Second Street in and Town at corner of lot formerly of Harriett S. Paden and running thence south 67 degrees west 33 feet to a stone; Thence north 29 degrees 30 minutes west 169 feet 7 inches to a stone on line of Ridge Alley; Thence by said alley, north 72 degrees 45 minutes east 33.5 feet to a post at corner of lot formerly of Harriet S. Paden; Thence south 22 degrees 30 minutes east 164 feet 2 inches to the place of beginning. Upon which is erected a 2 ½ story frame dwelling house.

Town of Bloomsburg

Parcel No. 05W-04-052

## 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  
P.O. Box 8521  
Reading, PA 19603

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffcolumbiacounty.com](http://www.sheriffcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY NOVEMBER 10, 2004 AT 11:00 AM

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Town of Bloomsburg

Parcel No. 05W-04-052

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

**AUSTIN, BOLAND, CONNOR & GIORGI**

**By Clemson N. Page, Jr., Esquire**

Pa. Atty. No. 25616

44 North Sixth Street

P.O. Box 8521

Reading, PA 19603

[610] 374-8211

Fax [610] 372-2361

E-mail: [cnpage@abcgclaw.com](mailto:cnpage@abcgclaw.com)

Attorneys for Plaintiff

File No. 98007-183

Account No. 09804836

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AMERICAN GENERAL FINANCIAL	:	IN THE COURT OF COMMON PLEAS
SERVICES, INC., t/d/b/a AMERICAN	:	COLUMBIA COUNTY,
GENERAL CONSUMER DISCOUNT	:	PENNSYLVANIA
COMPANY,	:	
	Plaintiff,	No. <b>2004-CV-649</b>
	:	
vs.	:	CIVIL ACTION-LAW
	:	
CLIFTON B. WALTER and STEPHANIE	:	Mortgage Foreclosure
C. WALTER,	:	Book 668, page 0365 <i>et seq.</i>
	Defendants.	

---

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

**TO:**

**Notice Date: September 9, 2004**

**Clifton B. Walter  
465-467 West Main Street  
Bloomsburg, Pennsylvania 17815**

**Stephanie C. Walter  
465-467 West Main Street  
Bloomsburg, Pennsylvania 17815**

Your real estate located at **465-467 West Main Street, Columbia County, PA 17815** is scheduled to be sold at a Sheriff's Sale on **Wednesday, November 10, 2004, at 11:00 A.M., prevailing time, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, Columbia County, Pennsylvania 17815**, to enforce the court judgment of **\$66,180.18** plus interest and costs, obtained by American General Financial Services, 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. 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.

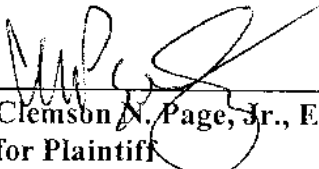
6. You may be entitled to a share of the money which was paid for the property. A schedule of distribution of the money bid for the property will be filed by the Sheriff thirty (30) days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance 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



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.  
KATHY GEES-LARUE

\*LLM TAXATION

OF COUNSEL  
FREDERICK J. GIORGI

C. WILSON AUSTIN  
1937-1990

ROBERT K. BOLAND  
1951-1984

September 9, 2004

Sheriff Chamberlin  
Sheriff's Department of Columbia County  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

**Re: American General Financial Services, Inc. t/d/b/a  
American General Consumer Discount Company, Plaintiff v.  
Clifton B. Walter and Stephanie C. Walter, Defendants  
No. 2004-CV-649, Columbia County Court of Common Pleas  
My file no. 98007-183**

Dear Sheriff Chamberlin:

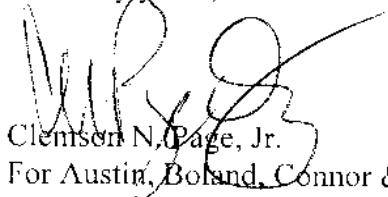
Enclosed please find the following:

1. A Proof of Service of Notices upon the parties named therein; and,
2. The Plaintiff's Waiver of Watchman which you requested.

I trust this completes our package for the November 10, 2004 Sheriff's Sale. Please call me if you need anything further.

As always, thank you for your help.

Sincerely yours,



Clemson N. Page, Jr.  
For Austin, Boland, Connor & Giorgi

CNP:cdn:19479  
Enclosures

cc: Ms. Heather L. Varner  
American General Financial Services, Inc.

**AUSTIN, BOLAND, CONNOR & GIORGI**

**By Clemson N. Page, Jr., Esquire**

Pa. Atty. No. 25616  
44 North Sixth Street  
P.O. Box 8521  
Reading, PA 19603  
[610] 374-8211  
Fax [610] 372-2361  
E-mail: [cnpage@abcglaw.com](mailto:cnpage@abcglaw.com)

Attorneys for Plaintiff  
File No. 98007-183

Account No. 09804836

---

AMERICAN GENERAL FINANCIAL SERVICES, INC., t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT COMPANY,	:	IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA
	:	
Plaintiff,	:	No. <b>2004-CV-649</b>
	:	
vs.	:	CIVIL ACTION-LAW
	:	
CLIFTON B. WALTER and STEPHANIE C. WALTER,	:	Mortgage Foreclosure
	:	Book 668, page 0365 <i>et seq.</i>
Defendants.	:	

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**PLAINTIFF'S WAIVER OF WATCHMAN**

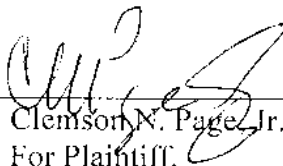
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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: September, 2004

AUSTIN, BOLAND, CONNOR & GIORGI

By



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

**AUSTIN, BOLAND, CONNOR & GIORGI**

**By Clemson N. Page, Jr., Esquire**

Pa. Atty. No. 25616  
44 North Sixth Street  
P.O. Box 8521  
Reading, PA 19603  
[610] 374-8211  
Fax [610] 372-2361  
E-mail: [cnpage@abcglaw.com](mailto:cnpage@abcglaw.com)

Attorneys for Plaintiff  
File No. 98007-183

Account No. 09804836

---

AMERICAN GENERAL FINANCIAL SERVICES, INC., t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT COMPANY,	:	IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA
	:	
Plaintiff,	:	No. <b>2004-CV-649</b>
	:	
vs.	:	CIVIL ACTION-LAW
	:	
CLIFTON B. WALTER and STEPHANIE C. WALTER,	:	Mortgage Foreclosure
	:	Book 668, page 0365 <i>et seq.</i>
Defendants.	:	

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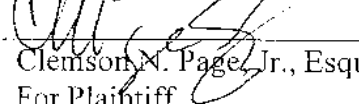
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Dated: September, 2004

AUSTIN, BOLAND, CONNOR & GIORGI

By  \_\_\_\_\_  
Clemson N. Page, Jr., Esquire  
For Plaintiff.

**AUSTIN, BOLAND, CONNOR & GIORGI**

**By Clemson N. Page, Jr., Esquire**

Pa. Atty. No. 25616  
44 North Sixth Street  
P.O. Box 8521  
Reading, PA 19603  
[610] 374-8211  
Fax [610] 372-2361  
E-mail: [cnpage@abcgclaw.com](mailto:cnpage@abcgclaw.com)

Attorneys for Plaintiff  
File No. 98007-183

Account No. 09804836

---

AMERICAN GENERAL FINANCIAL SERVICES, INC., t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT COMPANY,	:	IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA
	:	
Plaintiff,	:	No. 2004-CV-649
	:	
vs.	:	CIVIL ACTION-LAW
	:	
CLIFTON B. WALTER and STEPHANIE C. WALTER,	:	Mortgage Foreclosure
	:	Book 668, page 0365 <i>et seq.</i>
Defendants.	:	

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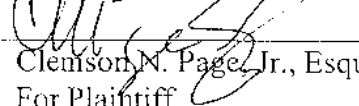
**PLAINTIFF'S WAIVER OF WATCHMAN**

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: September, 2004

AUSTIN, BOLAND, CONNOR & GIORGI

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

**AUSTIN, BOLAND, CONNOR & GIORGI**

**By Clemson N. Page, Jr., Esquire**

Pa. Atty. No. 25616  
44 North Sixth Street  
P.O. Box 8521  
Reading, PA 19603  
[610] 374-8211  
Fax [610] 372-2361  
E-mail: [cnpage@abcgilaw.com](mailto:cnpage@abcgilaw.com)

Attorneys for Plaintiff  
File No. 98007-183

Account No. 09804836

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AMERICAN GENERAL FINANCIAL SERVICES, INC., t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT COMPANY,	:	IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA
	:	
Plaintiff,	:	No. 2004-CV-649
	:	
vs.	:	CIVIL ACTION-LAW
	:	
CLIFTON B. WALTER and STEPHANIE C. WALTER,	:	Mortgage Foreclosure
	:	Book 668, page 0365 <i>et seq.</i>
Defendants.	:	

---

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

**TO:**

**Dated: September 9, 2004**

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

**Bloomsburg Municipal Authority  
Town Hall  
301 East Main Street  
Bloomsburg, PA 17815**

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

**Town of Bloomsburg  
Town Hall  
301 East Second Street  
Bloomsburg, PA 17815**

**Domestic Relations Section  
702 Sawmill Road  
Bloomsburg, PA 17815**

**United Water Pennsylvania  
8189 Adams Drive  
Hummelstown, PA 17936**

**Bloomsburg Area School District  
728 East Fifth Street  
Bloomsburg, PA 17815**

**PHFA  
211 North Front Street  
P.O. Box 8029  
Harrisburg, PA 17105-8029**

The real estate located at **465-467 West Main Street, Bloomsburg, Columbia County, PA 17815**, on which you hold a record lien, claim or potential claim, is scheduled to be sold at a Sheriff's Sale on **Wednesday, November 10, 2004, at 11:00 A.M., prevailing time, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, Columbia County, Pennsylvania 17815** to enforce the court judgment of **\$66,180.18** plus interest and costs, obtained by American General Financial Services, 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.

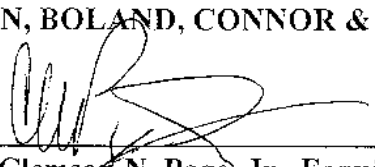
Our records indicate that you may hold a mortgage, judgment or other claim against the subject property which may be extinguished or divested by the sale. You may wish to attend the sale to protect your interests.

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.

**AUSTIN, BOLAND, CONNOR & GIORGI**

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

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

Date: September 9, 2004

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

---

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

---

PLAINTIFF(S)  
**AMERICAN GENERAL FINANCIAL  
SERVICES, INC. t/d/b/a AMERICAN  
GENERAL CONSUMER DISCOUNT COMPANY,**

---

COURT NUMBER  
**2004-CV-649**

---

DEFENDANT(S)  
**CLIFTON B. WALTER and  
STEPHANIE C. WALTER**

---

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

---

**SERVE AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC.

**Clifton B. Walter  
465-467 West Main Street  
Bloomsburg, PA 17815**

**Stephanie C. Walter  
465-467 West Main Street  
Bloomsburg, PA 17815**

---

SPECIAL INSTRUCTIONS OR OTHER INFORMATION

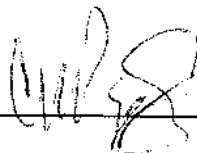
Please serve the defendants at the above indicated address.

---

ATTORNEY OR OTHER ORIGINATOR REQUESTING SERVICE ON BEHALF OF

NAME: **Clemson N. Page, Jr., Esquire**  
ADDRESS: **44 North Sixth Street  
P.O. Box 8521  
Reading, PA 19603**  
PHONE NUMBER: **(610) 374-8211**

☒ PLAINTIFF  
☐ DEFENDANT



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

---

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

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PLAINTIFF(S)  
**AMERICAN GENERAL FINANCIAL  
SERVICES, INC. t/d/b/a AMERICAN  
GENERAL CONSUMER DISCOUNT COMPANY,**

---

COURT NUMBER  
**2004-CV-649**

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DEFENDANT(S)  
**CLIFTON B. WALTER and  
STEPHANIE C. WALTER**

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

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

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PLAINTIFF(S)  
**AMERICAN GENERAL FINANCIAL  
SERVICES, INC. t/d/b/a AMERICAN  
GENERAL CONSUMER DISCOUNT COMPANY,**

---

COURT NUMBER  
**2004-CV-649**

---

DEFENDANT(S)  
**CLIFTON B. WALTER and  
STEPHANIE C. WALTER**

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

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**SERVE AT**

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465-467 West Main Street  
Bloomsburg, PA 17815**

**Stephanie C. Walter  
465-467 West Main Street  
Bloomsburg, PA 17815**

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SPECIAL INSTRUCTIONS OR OTHER INFORMATION

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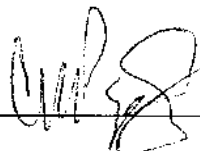
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ATTORNEY OR OTHER ORIGINATOR REQUESTING SERVICE ON BEHALF OF

NAME: **Clemson N. Page, Jr., Esquire**  
ADDRESS: **44 North Sixth Street  
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Reading, PA 19603**  
PHONE NUMBER: **(610) 374-8211**

☒ PLAINTIFF  
☐ DEFENDANT

---



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

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

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PLAINTIFF(S)  
**AMERICAN GENERAL FINANCIAL  
SERVICES, INC. t/d/b/a AMERICAN  
GENERAL CONSUMER DISCOUNT COMPANY,**

COURT NUMBER  
**2004-CV-649**

---

DEFENDANT(S)  
**CLIFTON B. WALTER and  
STEPHANIE C. WALTER**

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

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**SERVE AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC.

**Clifton B. Walter  
465-467 West Main Street  
Bloomsburg, PA 17815**

**Stephanie C. Walter  
465-467 West Main Street  
Bloomsburg, PA 17815**

---

**SPECIAL INSTRUCTIONS OR OTHER INFORMATION**

Please serve the defendants at the above indicated address.

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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**

---



**AUSTIN, BOLAND, CONNOR & GIORGI**

**By Clemson N. Page, Jr., Esquire**

Pa. Atty. No. 25616  
44 North Sixth Street  
P.O. Box 8521  
Reading, PA 19603  
[610] 374-8211  
Fax [610] 372-2361  
E-mail: [cnpage@abeglaw.com](mailto:cnpage@abeglaw.com)

Attorneys for Plaintiff  
File No. 98007-183

Account No. 09804836

---

AMERICAN GENERAL FINANCIAL SERVICES, INC., t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT COMPANY,	:	IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA
	:	
Plaintiff,	:	No. <b>2004-CV-649</b>
	:	<i>2004-ED-152</i>
vs.	:	CIVIL ACTION-LAW
	:	
CLIFTON B. WALTER and STEPHANIE C. WALTER,	:	Mortgage Foreclosure
	:	Book 668, page 0365 <i>et seq.</i>
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 **Clifton B. Walter and Stephanie C. Walter, Defendants**, in, to and under the following described property:

**ALL THAT CERTAIN** piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a pipe on the northern line of West Second Street in said Town at corner of lot formerly of Harriett S. Paden and running thence south 67 degrees west 33 feet to a stone;

Thence north 29 degrees 30 minutes west 169 feet 7 inches to a stone on line of Ridge Alley;

Thence by said alley, north 72 degrees 45 minutes east 33.5 feet to a post at corner of lot formerly of Harriet S. Paden;

Thence south 22 degrees 30 minutes east 164 feet 2 inches to the place of beginning.

Upon which is erected a 2 ½ story frame dwelling house.

**Town of Bloomsburg**  
**Parcel No. 05W-04-052**

**To be sold as the property of Clifton B. Walter and Stephanie C. Walter.**

**ASSESSMENT OF DAMAGES:**

Damages per Complaint .....	\$65,048.28
Accrued interest - 06/11/04-08/15/04 .....	1,067.22
Accrued interest - 08/16/04-08/19/04 .....	64.68
<b>TOTAL .....</b>	<b>\$66,180.18</b>

(Together with all costs and interest from August 20, 2004 @ \$16.17 per day)

**PROTHONOTARY OF COLUMBIA COUNTY**

**Seal of Court**

By Terri B. Kline / EAB  
Deputy Prothonotary

Date: 9/7, 2004

No. 2004-CV-649

**IN THE COURT OF COMMON PLEAS,  
COLUMBIA COUNTY, PENNSYLVANIA**

=====

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

**vs.**

**CLIFTON B. WALTER and STEPHANIE C. WALTER,  
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. 98007-183

Account No. 09804836

---

AMERICAN GENERAL FINANCIAL	:	IN THE COURT OF COMMON PLEAS
SERVICES, INC., t/d/b/a AMERICAN	:	COLUMBIA COUNTY,
GENERAL CONSUMER DISCOUNT	:	PENNSYLVANIA
COMPANY,	:	
	:	
Plaintiff,	:	No. <b>2004-CV-649</b>
	:	<i>2004-ED.152</i>
vs.	:	CIVIL ACTION-LAW
	:	
	:	
CLIFTON B. WALTER and STEPHANIE	:	Mortgage Foreclosure
C. WALTER,	:	Book 668, page 0365 <i>et seq.</i>
	:	
Defendants.	:	

---

**AFFIDAVIT PURSUANT TO RULE 3129.1**

AMERICAN GENERAL FINANCIAL SERVICES, INC. t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT COMPANY, Plaintiff in the above action, sets forth as of August 19, 2004, the following information concerning the real estate known as **465-467 West Main Street, Bloomsburg, Columbia County, Pennsylvania 17815.**

1. Name and address of owners or reputed owners:

**Clifton B. Walter**  
**465-467 West Main Street**  
**Bloomsburg, Pennsylvania 17815**

**Stephanie C. Walter**  
**465-467 West Main Street**  
**Bloomsburg, Pennsylvania 17815**

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

**Clifton B. Walter  
465-467 West Main Street  
Bloomsburg, Pennsylvania 17815**

**Stephanie C. Walter  
465-467 West Main Street  
Bloomsburg, Pennsylvania 17815**

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  
702 Sawmill Road  
Bloomsburg, PA 17815**

**Bloomsburg Area School District  
728 East Fifth Street  
Bloomsburg, PA 17815**

**Bloomsburg Municipal Authority  
Town Hall  
301 East Main Street  
Bloomsburg, PA 17815**

**Town of Bloomsburg  
Town Hall  
301 East Second Street  
Bloomsburg, PA 17815**

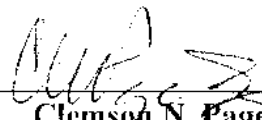
**United Water Pennsylvania  
8189 Adams Drive  
Hummelstown, PA 17936**

**PHFA  
211 North Front Street  
P.O. Box 8029  
Harrisburg, PA 17105-8029**

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: August 31, 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  
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Attorneys for Plaintiff  
File No. 98007-183

Account No. 09804836

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AMERICAN GENERAL FINANCIAL SERVICES, INC., t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT COMPANY,	:	IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA
	:	
Plaintiff,	:	No. <b>2004-CV-649</b>
	:	
vs.	:	CIVIL ACTION-LAW
	:	<i>2004-ED-152</i>
CLIFTON B. WALTER and STEPHANIE C. WALTER,	:	Mortgage Foreclosure
	:	Book 668, page 0365 <i>et seq.</i>
Defendants,	:	

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**AFFIDAVIT PURSUANT TO RULE 3129.1**

AMERICAN GENERAL FINANCIAL SERVICES, INC. t/d/b/a AMERICAN GENERAL CONSUMER DISCOUNT COMPANY, Plaintiff in the above action, sets forth as of August 19, 2004, the following information concerning the real estate known as **465-467 West Main Street, Bloomsburg, Columbia County, Pennsylvania 17815.**

1. Name and address of owners or reputed owners:

**Clifton B. Walter**  
**465-467 West Main Street**  
**Bloomsburg, Pennsylvania 17815**

**Stephanie C. Walter**  
**465-467 West Main Street**  
**Bloomsburg, Pennsylvania 17815**

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

**Clifton B. Walter  
465-467 West Main Street  
Bloomsburg, Pennsylvania 17815**

**Stephanie C. Walter  
465-467 West Main Street  
Bloomsburg, Pennsylvania 17815**

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  
702 Sawmill Road  
Bloomsburg, PA 17815**

**Bloomsburg Area School District  
728 East Fifth Street  
Bloomsburg, PA 17815**

**Bloomsburg Municipal Authority  
Town Hall  
301 East Main Street  
Bloomsburg, PA 17815**

**Town of Bloomsburg  
Town Hall  
301 East Second Street  
Bloomsburg, PA 17815**

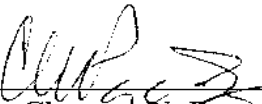
**United Water Pennsylvania  
8189 Adams Drive  
Hummelstown, PA 17936**

**PHFA  
211 North Front Street  
P.O. Box 8029  
Harrisburg, PA 17105-8029**

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: August 31, 2004

**AUSTIN, BOLAND, CONNOR & GIORGI**

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

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

**Defendants:** CLIFTON B. WALTER and STEPHANIE C. WALTER

**Case No.:** 2004-CV-649

**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:** \$66,180.18

**ALL THAT CERTAIN** picce, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a pipe on the northern line of West Second Street in said Town at corner of lot formerly of Harriett S. Paden and running thence south 67 degrees west 33 feet to a stone;

Thence north 29 degrees 30 minutes west 169 feet 7 inches to a stone on line of Ridge Alley;

Thence by said alley, north 72 degrees 45 minutes east 33.5 feet to a post at corner of lot formerly of Harriet S. Paden;

Thence south 22 degrees 30 minutes east 164 feet 2 inches to the place of beginning.

Upon which is erected a 2 ½ story frame dwelling house.

**Town of Bloomsburg**  
**Parcel No. 05W-04-052**

**To be sold as the property of Clifton B. Walter and Stephanie C. Walter.**

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

**Defendants:** CLIFTON B. WALTER and STEPHANIE C. WALTER

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

**Leesport** LEESPORT BANK 12614

AUSTIN, BOLAND, CONNOR & GIORGI  
IOLTA ACCOUNT  
44 NORTH 6th STREET  
READING, PENNSYLVANIA 19601

60-1219/313

8/30/2004

PAY TO THE  
ORDER OF

Sheriff of Columbia County

\$ \*\*1,350.00

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

Sheriff of Columbia County

MEMO

AP  
AUTHORIZED SIGNATURE

American General v. Clifton & Stephanie Walter

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

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