

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

The CIT Group vs Joanne & Roland Nungesser

NO. 116-05 ED NO. 1292-04 JD

DATE/TIME OF SALE: 12-14-05 1100

BID PRICE (INCLUDES COST) \$ 46,500.00

POUNDAGE - 2% OF BID \$ 930.00

TRANSFER TAX - 2% OF FAIR MKT \$ 1661.36

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 49091.36

PURCHASER(S): _____

ADDRESS: PO Box 2, Mohrsville, PA 18239

NAMES(S) ON DEED: Barbara J Frey

PURCHASER(S) SIGNATURE(S): X Barbara J Frey

TOTAL DUE: \$ 49091.36

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ 4900.00

TOTAL DUE IN 8 DAYS \$ 44191.36

SHERIFF'S SALE COST SHEET

The C# Group vs. Joanne & Roland Nixes
 NO. 116-05 ED NO. 1292-04 JD DATE/TIME OF SALE 12-14-05 11:00

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$180.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$32.50
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$12.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$6.00
NOTARY	\$15.00
TOTAL ***** \$418.00	

WEB POSTING	2679	\$150.00
PRESS ENTERPRISE INC.	80	\$669.56
SOLICITOR'S SERVICES	81	\$75.00
TOTAL *****		\$894.56

PROTHONOTARY (NOTARY)	82	\$10.00
RECORDER OF DEEDS	83	\$41.50
TOTAL *****		\$51.50

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	84 \$636.03	
DELINQUENT 20	85 \$452.10	
TOTAL *****		\$1088.13

MUNICIPAL FEES DUE:

SEWER	20	\$ -
WATER	20	\$ -
TOTAL *****		\$ -0-

SURCHARGE FEE (DSTE)	\$130.00	
MISC.	\$	
TOTAL *****		\$ -0-

TOTAL COSTS (OPENING BID) \$2582.19

2686 45017.81
 Richard M. Squire

OFFICIAL CHECK

76417 / M 1214786

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK. THE FRONT OF THE DOCUMENT HAS A MICRO-PRINT SIGNATURE LINE. ABSENCE OF THESE FEATURES WILL INDICATE A COPY.

CommunityBanks

NOTICE: The purchase of an indemnity or surety bond must be required before any official check of this bank will be cashed or refunded in the event it is lost, misapplied or stolen.

5-709
110

CHECK NUMBER

PAY

The sum of 44,191 and 36 cts

118332

PAY TO THE ORDER OF

Sheriff of Columbia County

DATE

12/23/05

AMOUNT

\$44,191.36

DRAWER: COMMUNITYBANKS

Barbara J. Frey

REFERENCE

ISSUED BY: TRAVELERS EXPRESS COMPANY, INC., P.O. BOX 9476, MINNEAPOLIS, MN 55480 DRAWEE: BOSTON SAFE DEPOSIT & TRUST CO., BOSTON, MASSACHUSETTS

AUTHORIZED SIGNATURE

118332 0100709210160010310117

SHERIFF'S SALE

Distribution Sheet

The CIT Group/ Consumer Finance, Inc. vs. Joanne & Rolland Nungesser

NO. 1292-2004 JD
 NO. 116-2005 ED

DATE OF SALE: December 14, 2005

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) December 14, 2005 and (time) 11:00 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Barbara J. Frey for the price or sum of \$49,091.36 (Forty Nine Thousand Ninety One and 36/100) Dollars. Barbara J. Frey being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ <u>46,500.00</u>	
Poundage	<u>930.00</u>	
Transfer Taxes	<u>1,661.36</u>	
Total Needed to Purchase		\$ <u>49,091.36</u>
Amount Paid Down		<u>4,900.00</u>
Balance Needed to Purchase		<u>44,191.36</u>

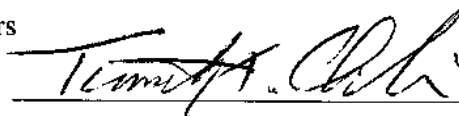
EXPENSES:

Columbia County Sheriff - Costs.....	\$ <u>403.00</u>	
Poundage	<u>930.00</u>	
Newspaper		\$ <u>669.56</u>
Printing		
Solicitor		<u>75.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>41.50</u>
	Realty transfer taxes	<u>830.68</u>
	State stamps	<u>830.68</u>
Tax Collector (Elizabeth Chyko-Beaver Twp.)		<u>636.03</u>
Columbia County Tax Assessment Office.....		<u>452.10</u>
State Treasurer		<u>130.00</u>
Other: <u>Web Posting</u>		<u>150.00</u>
<u>Notary</u>		<u>15.00</u>
<u>Lien Search Certificate</u>		<u>250.00</u>
TOTAL EXPENSES:		\$ <u>5,423.55</u>

Total Needed to Purchase		\$ <u>49,091.36</u>
Less Expenses		<u>5,423.55</u>
Net to First Lien Holder		<u>43,667.81</u>
Plus Deposit		<u>1,350.00</u>
Total to First Lien Holder		\$ <u>45,017.81</u>

Sheriff's Office, Bloomsburg, Pa.
December 23, 2005

So answers



Sheriff

RECORD OWNER AND
LIEN CERTIFICATE

Copy

Commonwealth Land Title Insurance Company

Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2005-019

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN

CERTIFICATE NO. 2005 - 019

Subject to the encumbrance and claims as follows:

TAXES: Account No. 01-03-009-02

Lienable Water and Sewer Rents – None

Mechanics and Municipal Claims – None

Mortgage: Rolland D. Nungesser and Joanne M. Nungesser to Cit Group Consumer Finance, Inc.
Dated July 18, 2002
Recorded in Columbia County as Instrument # 200208702

Cit Group Consumer Finance, Inc. vs. Rolland D. Nungesser and Joanne M. Nungesser
Complaint in Mortgage Foreclosure filed on Nov. 15, 2004 to #1292-CV- 2004.
Defendants served by Sheriff on December 7, 2004
Judgment in Mortgage Foreclosure filed January 24, 2005
Writ of Execution # 16-ED- 2005 filed September 6, 2005
served by Sheriff on September 9, 2005

Bankruptcies: None of record in Columbia County

Exceptions:

- 1) Subject to Right of way as recorded in Columbia County as Instr. # 199909682**
- 2) Possible rollback of preferential tax treatment if Clean & Green requirements violated**

NOTE: The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No. 2005-019

Effective Date: December 14, 2005

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as a abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

.....
Legal Description – See attached Exhibit A

Record Owner: Rolland D. Nungesser and Joanne M. Nungesser

Title to the said premises is vested in
Rolland D. Nungesser and Joanne M. Nungesser

ALL THAT CERTAIN PIECE, PARCEL and lot of land situate in Beaver Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in line of lands of Clair Beagle, said point being north 15 degrees 34 minutes 43 seconds west 858.57' from a railroad spike in place in the center line of L.R. 19015 at the southeast corner of land now or formerly of Makara; THENCE along line of lands of Clair Beagle N. 15 degrees 34 minutes 43 seconds w. 602.5' to an iron pin; THENCE along other lands of Charles B. Pursel on the N. side of an abandoned railroad bed N. 89 degrees 36 minutes 08 seconds E. 914.43' to a railroad spike; THENCE along the center line of a private road the following courses and distances; S 5 degree 13 minutes 00 seconds E. 115.00' to a point; S 19 degrees 34 minutes 00 seconds E. 107.36' to a point S 49 degrees 19 minutes 00 seconds E. 135.51' to a point; S 31 degrees 41 minutes 30 seconds E. 53.07' to a railroad spike begin the northeast corner of Lot No. 2; THENCE along the northern line of Lot No. 2 and Lot No. 1 S. 75 degrees 40 minutes 00 seconds w. 959.51' to an iron pin, being the point and place of beginning.

CONTAINING 10.050 acres and being designated as Lot No. 3 on Plot of Three Lots prepared by Orangeville Surveying Consultants dated June 13, 1975.

Parcel No. 01-03-009-02

Property known as 705 C Scotch Valley Drive, Bloomsburg PA 17815


DB 272 - 317

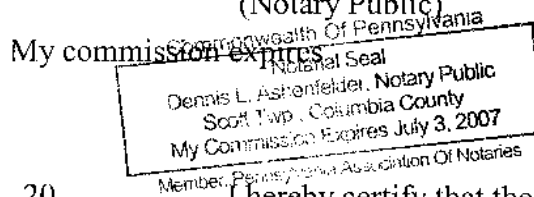
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly, 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 that day and on the attached notice October 19, 26, November 2, 2005, 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.



Sworn and subscribed to before me this 3rd day of November 2005


(Notary Public)



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.

SHERIFF'S SALE

WEDNESDAY NOVEMBER 9, 2005 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 116 OF 2005 ED AND CIVIL WRIT NO. 1292 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 Beaver Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in line of lands of Clair Beagle, said point being north 15 degrees 34 minutes 43 seconds west 858.57' from a railroad spike in place in the center line of L.R. 19015 at the southeast corner of land now or formerly of Makara; THENCE along line of lands of Clair Beagle N. 15 degrees 34 minutes 43 seconds w. 602.5' to an iron pin; THENCE along other lands of Charles B. Pursel on the N. side of an abandoned railroad bed N. 89 degrees 36 minutes 08 seconds E. 914.43' to a railroad spike; THENCE along the center line of a private road the following courses and distances; S 5 degrees 13 minutes 00 seconds E. 115.00' to a point; S 19 degrees 34 minutes 00 seconds E. 107.36' to a point S 49 degrees 19 minutes 00 seconds E. 135.51' to a point; S 31 degrees 41 minutes 30 seconds E. 53.07' to a railroad spike begin the northeast corner of Lot No. 2; THENCE along the northern line of Lot No. 2 and Lot No. 1 S. 75 degrees 40 minutes 00 seconds w. 959.51' to an iron pin, being the point and place of beginning.

CONTAINING 10.050 acres and being designated as Lot No. 3 on Plot of Three Lots prepared by Orangeville Surveying Consultants dated June 13, 1975.

Parcel No. 01-03-009-02

Property known as 705 C Scotch Valley Drive, Bloomsburg PA 17815

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
Richard M. Squire
115 West Avenue
Jenkintown, PA 19046

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

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW
Offices In Pennsylvania And New Jersey

Richard M. Squire*
Joseph Diorio

* Also Admitted In MD

Pamela S. Keys
Firm Administrator

One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel (215) 886-8790 Fax (215) 886-8791
Email: bcorkery@squirelaw.com

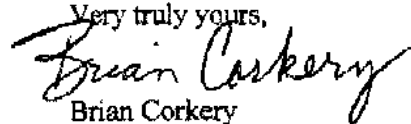
October 17, 2005

Sheriff of Columbia
Fax #: (570) 389-5625

Re: **The CIT Group/Consumer Finance, Inc.**
vs. Nungesser
Court No. 2004-CV-1292
Sale Date: November 9, 2005

Please **POSTPONE** the above referenced Sale from **NOVEMBER 9, 2005** to
DECEMBER 14, 2005 in order to effectuate service on all Lienholders in a timely manner.

Thank you for your assistance with this matter.

Very truly yours,

Brian Corkery
Foreclosure Department

cc:

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

116

Agent

B. Received by (Printed Name) SEP 09 2005

C. Date of Delivery

D. Is delivery address different from item 1? Yes ☒ No ☐E. Is delivery address different from item 1? Yes ☒ No ☐2. Article Number
(Transfer from service label)
PS Form 3811, February 2004

7004 2890 0001 4116 2453

Domestic Return Receipt

102595-02-M-154

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
Dept. 280946
Harrisburg, PA 17128

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name) SEP 09 2005

C. Date of Delivery

D. Is delivery address different from item 1? Yes ☐ No ☒

If YES, enter delivery address below:

3. Service Type

☒ Certified Mail ☐ Express Mail☐ Registered ☐ Return Receipt for Merchandise☐ Insured Mail ☐ C.O.D.4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No2. Article Number
(Transfer from service label)

7004 2890 0001 4116 2456

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154

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.

THE CIT GROUP/ COMSUMER FINANCE,
INC.

VS.

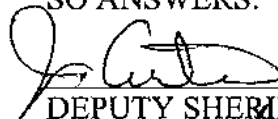
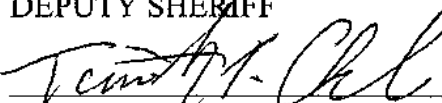
JOANNE & ROLLAND NUNGESSER

WRIT OF EXECUTION #116 OF 2005 ED

POSTING OF PROPERTY

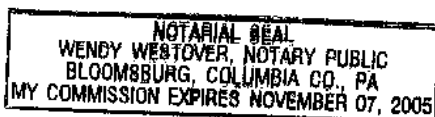
October 3, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JOANNE & ROLLAND NUNGESSER AT 705C SCOTCH VALLEY DR
BLOOMSBURG COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF
TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 3RD DAY OF OCTOBER 2005



MAKE CHECKS PAYABLE TO:
Elizabeth Chyko
456 Beaver Valley Road
Bloomsburg, PA 17815

HOURS Wed 6:30-8pm July & Aug
8/17& 8/31 10:00am-Noon
8/30 6:30-8pm,
PHONE 570-784-3982

FOR BLOOMSBURG SCHOOL DISTRICT			DATE 07/01/2005		BILL# 000704
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	17260	33.500	566.65	578.21	636.03
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.			PAY THIS AMOUNT	566.65	578.21
			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 NUNGESSER ROLLAND D & JOANNE
I 101 STATE STREET
L BOX 803
T MILLVILLE PA 17846
O

PROPERTY DESCRIPTION		ACCT.
PARCEL 01 03 00902000		25020
705C SCOTCH VALLEY DR	347.00	THIS TAX RETURNED TO COURT HOUSE JANUARY 1, 2006
0272-0317	16913.00	
10.05 ACRES		

Copy 1

AFTER 8/31 BY APPOINTMENT ONLY

These taxes are still outstanding
E Chyko
Beaver Twp
Tax Collector

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

THE CIT GROUP/ CONSUMER FINANCE,
INC.

Docket # 116ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

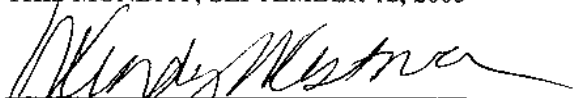
JOANNE M. NUNGESSER
ROLLAND D. NUNGESSER

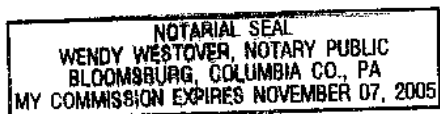
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, SEPTEMBER 09, 2005, AT 12:20 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON ROLLAND NUNGESSER AT 101
STATE ST. APT. A, MILLVILLE BY HANDING TO ROLLAND NUNGESSER, , A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

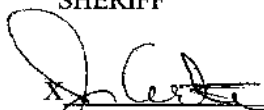
SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, SEPTEMBER 12, 2005


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. CARTER
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) 784-6398

THE CIT GROUP/ CONSUMER FINANCE,
INC.

Docket # 116ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

JOANNE M. NUNGESSER
ROLLAND D. NUNGESSER

AFFIDAVIT OF SERVICE


NOW, THIS FRIDAY, SEPTEMBER 09, 2005, AT 12:20 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON JOANNE NUNGESSER AT 101 STATE
ST. APT. A, MILLVILLE BY HANDING TO ROLLAND NUNGESSER, HUSBAND, A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.


SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, SEPTEMBER 12, 2005


NOTARY PUBLIC

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


X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. CARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/7/2005

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 116ED2005

PLAINTIFF THE CIT GROUP/ CONSUMER FINANCE, INC.

DEFENDANT JOANNE M. NUNGESSER
ROLLAND D. NUNGESSER

ATTORNEY FIRM RICHARD M. SQUIRE ESQ.

PERSON/CORP TO SERVED	PAPERS TO SERVED
JOANNE M. NUNGESSER	WRIT OF EXECUTION - MORTGAGE
101 STATE ST. APT. A	FORECLOSURE
MILLVILLE	

SERVED UPON Rolland

RELATIONSHIP Husband IDENTIFICATION _____

DATE 9-9-05 TIME 12:00 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
<u>9-8-05</u>	<u>1315</u>	<u>ARTER</u>	<u>Not</u>

DEPUTY J. Gula DATE 9-9-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/7/2005

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 116ED2005

PLAINTIFF THE CIT GROUP/ CONSUMER FINANCE, INC.

DEFENDANT JOANNE M. NUNGESSER
ROLLAND D. NUNGESSER

ATTORNEY FIRM RICHARD M. SQUIRE ESQ.

PERSON/CORP TO SERVED	PAPERS TO SERVED
ROLLAND NUNGESSER	WRIT OF EXECUTION - MORTGAGE
101 STATE ST. APT. A	FORECLOSURE
MILLVILLE	

SERVED UPON Rolland

RELATIONSHIP DR IDENTIFICATION _____

DATE 9-9-1 TIME 1200 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
<u>9-8-5</u>	<u>1315</u>	<u>ARTIR</u>	<u>CRS</u>

DEPUTY

[Signature]

DATE 9-9-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/7/2005

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 116ED2005

PLAINTIFF THE CIT GROUP/ CONSUMER FINANCE, INC.

DEFENDANT JOANNE M. NUNGESSER
ROLLAND D. NUNGESSER
ATTORNEY FIRM RICHARD M. SQUIRE ESQ.

PERSON/CORP TO SERVED
TENANT(S)
705C SCOTCH VALLEY DRIVE
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Empty House

RELATIONSHIP _____ IDENTIFICATION _____

DATE 9-9-5 TIME 1430 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. A. [Signature]

DATE 9-9-5

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

Wednesday, September 07, 2005

TENANT(S)
705C SCOTCH VALLEY DRIVE
BLOOMSBURG, PA 17815-

THE CIT GROUP/ CONSUMER FINANCE, INC.
VS
JOANNE M. NUNGESSER
ROLLAND D. NUNGESSER

DOCKET # 116ED2005

JD # 1292JD2004

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

Richard M. Squire, Esquire
I.D. No. 04267
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, Pa 19046
Telephone: 215-886-8790
Fax: 215-886-8791
Attorneys for Plaintiff

The CIT Group/Consumer Finance, Inc.
PLAINTIFF,

v.

Joanne M Nungesser
Rolland D. Nungesser
101 State Street, Apt. A
Millville, PA 17846

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-1292

2005-ED-116
CIVIL ACTION

MORTGAGE FORECLOSURE

Date: September 1, 2005

To: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF' SALE
OF REAL PROPERTY

OWNER(S): Ronald D. Nungesser and Joanna M. Nungesser

PROPERTY: 705 C Scotch Valley Drive
Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff Sale, on November 9, 2005 at 11:am Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests. A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/7/2005

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 116ED2005

PLAINTIFF THE CIT GROUP/ CONSUMER FINANCE, INC.

DEFENDANT JOANNE M. NUNGESSER
ROLLAND D. NUNGESSER

ATTORNEY FIRM RICHARD M. SQUIRE ESQ.

PERSON/CORP TO SERVED	PAPERS TO SERVED
ELIZABETH CHYKO-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
456 BEAVER VALLEY RD	FORECLOSURE
BLOOMSBURG	

SERVED UPON POSTED Side Door

RELATIONSHIP _____ IDENTIFICATION _____

DATE 9-9-5 TIME 1405 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Auld

DATE 9-9-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/7/2005

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 116ED2005

PLAINTIFF THE CIT GROUP/ CONSUMER FINANCE, INC.

DEFENDANT JOANNE M. NUNGESSER
ROLLAND D. NUNGESSER

ATTORNEY FIRM RICHARD M. SQUIRE ESQ.

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

SERVED UPON Leslie ~~W~~ LUVAN

RELATIONSHIP Cust Service IDENTIFICATION _____

DATE 9-9-05 TIME 10:5 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Luv

DATE 9-9-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/7/2005

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 116ED2005

PLAINTIFF THE CIT GROUP/ CONSUMER FINANCE, INC.

DEFENDANT JOANNE M. NUNGESSER
ROLLAND D. NUNGESSER

ATTORNEY FIRM RICHARD M. SQUIRE ESQ.

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

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 9-9-5 TIME 0805 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY J. C. [Signature] DATE 9-9-5

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:09-SEP-05

FEE:\$5.00

CERT. NO:1218

NUNGESSER ROLLAND D & JOANNE
101 STATE STREET
BOX 803
MILLVILLE PA 17846

DISTRICT: BEAVER TWP
DEED 0272-0317
LOCATION: LOT 3
PARCEL: 01 -03 -009-02,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2003	PRIM	378.71	2.27	65.00	445.98
TOTAL DUE :					\$445.98

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: November ,2005

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2003

REQUESTED BY:

Timothy I. Chamberlain

dm.

REAL ESTATE OUTLINE

ED # 116-05

DATE RECEIVED 9-7-05
DOCKET AND INDEX 9-7-05
SET FILE FOLDER UP 9-7-05

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 1350

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

SALE DATE Nov, 9, 05 TIME 1100
POSTING DATE OCT, 5, 05
ADV. DATES FOR NEWSPAPER
1ST WEEK OCT, 19
2ND WEEK 26
3RD WEEK Nov, 2, 05

Richard M. Squire, Esquire
I.D. No. 04267
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, Pa 19046
Telephone: 215-886-8790
Fax: 215-886-8791
Attorneys for Plaintiff

The CIT Group/Consumer Finance, Inc.
PLAINTIFF,

v.

Joanne M Nungesser
Rolland D. Nungesser
101 State Street, Apt. A
Millville, PA 17846

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO2004-CV-1292

2005-ED-116
CIVIL ACTION

WRIT OF EXECUTION
(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically describe property below):

705 C Scotch Valley Drive, Bloomsburg, PA 17815
Parcel No. 01-03-009-02

(See attached legal description)

Amount Due \$151,936.98

Interest From 01/18/2005 to _____ \$ _____
@ \$29.61 per diem \$ _____
* plus fees and costs

Terri B. Kline
PROTHONOTARY

Seal of Court

BY:

Elizabeth A. Berman
Deputy Prothonotary

Date

9/7/05

Complaint \$90.50 pd
Judgment \$14.00 pd
Fees \$23.00 pd
Satisfy \$7.00

Term No. 2004-CV-1292

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

The CIT Group/Consumer Finance, Inc.
Plaintiff,

v.

Joanne M. Nungesser
Rolland D. Nungesser
101 State Street, Apt. A
Millville, PA 17846

Defendants.

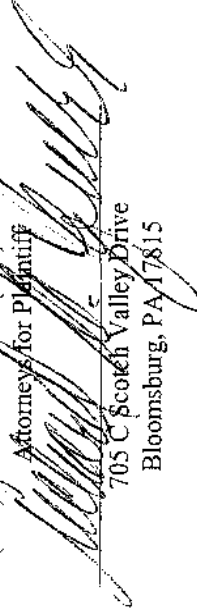
WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: _____

Richard M. Squire, Esquire
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104

115 West Avenue
Jenkintown, Pa 19046
(215) 886-8790 Fax (215) 886-8791

Attorneys for Plaintiff



705 C Scotch Valley Drive
Bloomsburg, PA 17815

Richard M. Squire, Esquire
I.D. No. 04267
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, Pa 19046
Telephone: 215-886-8790
Fax: 215-886-8791
Attorneys for Plaintiff

The CIT Group/Consumer Finance, Inc.
PLAINTIFF,

v.

Joanne M Nungesser
Rolland D. Nungesser
101 State Street, Apt. A
Millville, PA 17846

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-1292

2005-ED-116
CIVIL ACTION

MORTGAGE FORECLOSURE

Date: September 1, 2005

To: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF' SALE
OF REAL PROPERTY

OWNER(S): Ronald D. Nungesser and Joanna M. Nungesser

PROPERTY: 705 C Scotch Valley Drive
Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff Sale, on November 9, 2005 at 11:am Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests. A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Richard M. Squire, Esquire
I.D. No. 04267
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, Pa 19046
Telephone: 215-886-8790
Fax: 215-886-8791
Attorneys for Plaintiff

The CIT Group/Consumer Finance, Inc.
PLAINTIFF,

v.

Joanne M Nungesser
Rolland D. Nungesser
101 State Street, Apt. A
Millville, PA 17846

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-1292

2005-ED-116
CIVIL ACTION

MORTGAGE FORECLOSURE

Date: September 1, 2005

To: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF' SALE
OF REAL PROPERTY

OWNER(S): Ronald D. Nungesser and Joanna M. Nungesser

PROPERTY: 705 C Scotch Valley Drive
Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff Sale, on November 9, 2005 at 11:am Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests. A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Richard M. Squire, Esquire
I.D. No. 04267
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, Pa 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

The CIT Group/Consumer Finance, Inc.
PLAINTIFF,

v.

Joanne M Nungesser
Rolland D. Nungesser
101 State Street, Apt. A
Millville, PA 17846

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-1292

2005-ED-116
CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

The CIT Group/Consumer Finance, Inc., Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at

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

Joanne M Nungesser 101 State Street, Apt. A
Millville, PA 17846

Rolland D. Nungesser 101 State Street Apt. A
Millville, PA 17846

2. Name and last known address of Defendant(s) in the judgment:

Joanne M Nungesser 101 State Street, Apt. A
Millville, PA 17846

Rolland D. Nungesser 101 State Street Apt. A
Millville, PA 17846

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

NONE OTHER

4. Name and address of last recorded holder of every mortgage of record:
NONE OTHER
5. Name and address of every other person who has any record lien on the property:
NONE OTHER
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:
- | | |
|---|--|
| Commonwealth of PA
Department of Revenue
Bureau of Compliance
Dept. 280946 | Harrisburg, PA 17128-0946 |
| Department of Public Welfare
Attn : Legal Department | Health & Welfare Building
P. O. Box 2675
Harrisburg, PA 17105-2675 |
| Domestic Relations Section | P.O. Box 380
Bloomsburg, PA 17815 |
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
- | | |
|-----------------|--|
| Tenant/Occupant | 705C Scotch Valley Drive
Bloomsburg, PA 17815 |
|-----------------|--|

Richard M. Squire, Esquire
I.D. No. 04267
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, Pa 19046
Telephone: 215-886-8790
Fax: 215-886-8791
Attorneys for Plaintiff

The CIT Group/Consumer Finance, Inc.
PLAINTIFF,

v.

Joanne M Nungesser
Rolland D. Nungesser
101 State Street, Apt. A
Millville, PA 17846

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-1292

2005-ED-116
CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Joanne M Nungesser
101 State Street, Apt. A
Millville, PA 17846

Your house (real estate) at 705 C Scotch Valley Drive, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on _____ at _____ Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815 to enforce the court judgment of \$151,936.98 plus interest to the sale date obtained by The CIT Group/Consumer Finance, Inc. against you.

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

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay back to The CIT Group/Consumer Finance, Inc., the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire at (215) 886-8790.
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 be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff's Office 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 go through 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 Courthouse at (570)389-5618.
4. If the amount due from the buyer is not paid to the Sheriff, you will, remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the 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 date of filing of said schedule.
7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**Lawyer Reference Service
Susquehanna Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(570)784-8760**

Richard M. Squire & Associates, LL
By: Richard M. Squire, Esquire
ID No. 04267
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, Pa 19046
Telephone: 215-886-8790
Fax: 215-886-8791

The CIT Group/Consumer Finance, Inc.
PLAINTIFF,

v.

Joanne M Nungesser
Rolland D. Nungesser
101 State Street, Apt. A
Millville, PA 17846

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO2004-CV-1292

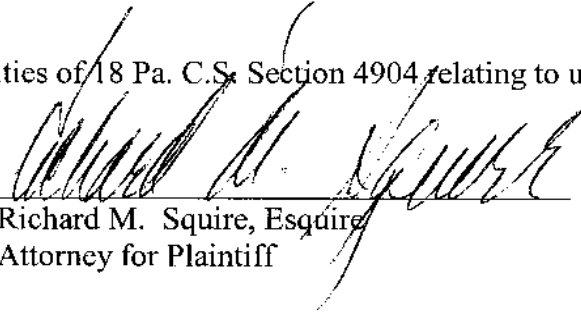
2005-ED-116
CIVIL ACTION

CERTIFICATION

Richard M. Squire, Esquire, hereby verifies that he is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA Mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 Procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.


Richard M. Squire, Esquire
Attorney for Plaintiff

Richard M. Squire, Esquire
I.D. No. 04267
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, Pa 19046
Telephone: 215-886-8790
Fax: 215-886-8791
Attorneys for Plaintiff

The CIT Group/Consumer Finance, Inc.
PLAINTIFF,

v.

Joanne M Nungesser
Rolland D. Nungesser
705 C Scotch Valley Drive
Bloomsburg, PA 17815

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CY-1292

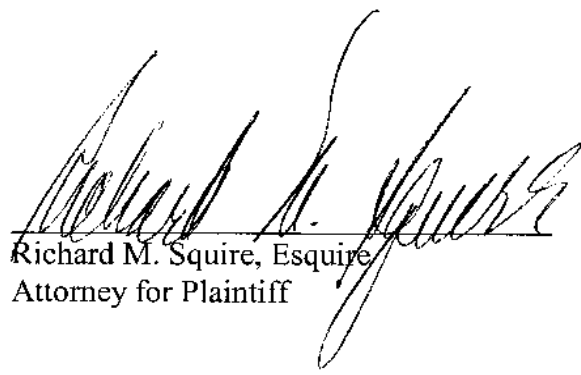
2005 ED 116
CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESSES

I, Richard M. Squire, being duly sworn according to law, hereby depose and say that I am counsel for plaintiff in the above matter and that the last known addresses for the parties herein are as follows:

Defendants: 101 State Street, Apt. A
Millville, PA 17846


Richard M. Squire, Esquire
Attorney for Plaintiff

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, Pa 19046
Telephone: 215-886-8790
Fax: 215-886-8791
Attorneys for Plaintiff

The CIT Group/Consumer Finance, Inc.

PLAINTIFF,

v.

Joanne M Nungesser
Rolland D. Nungesser
705 C Scotch Valley Drive
Bloomsburg, PA 17815

DEFENDANTS.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-1292

2005-ED-116
CIVIL ACTION

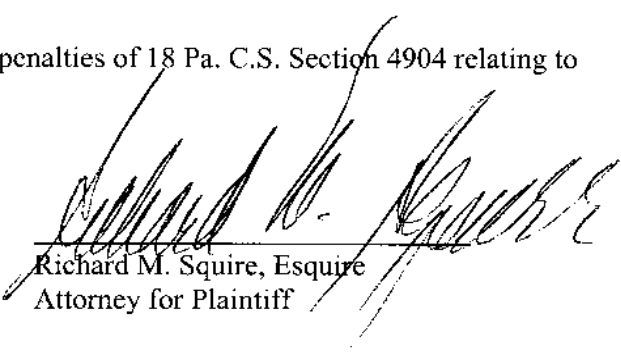
VERIFICATION OF NON-MILITARY SERVICE

Richard M. Squire, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that Defendants Rolland D. Nungesser and Joanne M. Nungesser are over 18 years of age and reside at 101 State Street, Apt. A, Millville, PA 17846.

This statement is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.


Richard M. Squire, Esquire
Attorney for Plaintiff

Richard M. Squire, Esquire
I.D. No. 04267
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, Pa 19046
Telephone: 215-886-8790
Fax: 215-886-8791
Attorneys for Plaintiff

The CIT Group/Consumer Finance, Inc.
PLAINTIFF,

v.

Joanne M Nungesser
Rolland D. Nungesser
101 State Street, Apt. A
Millville, PA 17846

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CY-1292

2005-ED-116
CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Rolland Nungesser
101 State Street Apt. A
Millville, PA 17846

Your house (real estate) at 705 C Scotch Valley Drive, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on _____ at _____ Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815 to enforce the court judgment of \$151,936.98 plus interest to the sale date obtained by The CIT Group/Consumer Finance, Inc. against you.

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

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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 below on how to obtain an attorney.)

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1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff's Office 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 go through 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 Courthouse at (570)389-5618.
4. If the amount due from the buyer is not paid to the Sheriff, you will, remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the 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 date of filing of said schedule.
7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**Lawyer Reference Service
Susquehanna Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(570)784-8760**

VERIFICATION

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.

Richard M. Squire & Associates, LLC

By: 

Richard M. Squire, Esquire
115 West Avenue, Suite 104
Jenkintown, PA 19046
Attorneys for Plaintiff

Date: September 1, 2005

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL and lot of land situate in Beaver Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in line of lands of Clair Beagle, said point being north 15 degrees 34 minutes 43 seconds west 858.57' from a railroad spike in place in the center line of L.R. 19015 at the southeast corner of land now or formerly of Makara;

THENCE along line of lands of Clair Beagle N. 15 degrees 34 minutes 43 seconds W. 602.5' to an iron pin;

THENCE along other lands of Charles B. Pursel on the N. side of an abandoned railroad bed N. 89 degrees 36 minutes 08 seconds E. 914.43' to a railroad spike;

THENCE along the center line of a private road the following courses and distances;

S 5 degrees 13 minutes 00 seconds E. 115.00' to a point;

S 19 degrees 34 minutes 00 seconds E. 107.36' to a point

S 49 degrees 19 minutes 00 seconds E. 135.51' to a point;

S 31 degrees 41 minutes 30 seconds E. 53.07' to a railroad spike begin the northeast corner of Lot No. 2;

THENCE along the northern line of Lot No. 2 and Lot No. 1 S. 75 degrees 40 minutes 00 seconds W. 959.51' to an iron pin, being the point and place of beginning.

CONTAINING 10.050 acres and being designated as Lot No. 3 on Plot of Three Lots prepared by Orangeville Surveying Consultants dated June 13, 1975.

Parcel No. 01-03-009-02

Property known as 705 C Scotch Valley Drive, Bloomsburg PA 17815

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL and lot of land situate in Beaver Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

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Parcel No. 01-03-009-02

Property known as 705 C Scotch Valley Drive, Bloomsburg PA 17815

Richard M. Squire, Esquire
Richard M. Squire & Associates, LLC
I.D. No. 04267
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, Pa 19046
(215) 886-8790
Fax: (215) 886-8791
Attorneys for Plaintiff

The CIT Group/Consumer Finance, Inc.

PLAINTIFF,

v.

Joanne M. Nungesser
Rolland D. Nungesser
705 C Scotch Valley Road
Bloomsburg, PA 17815

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 1292-CV-2004

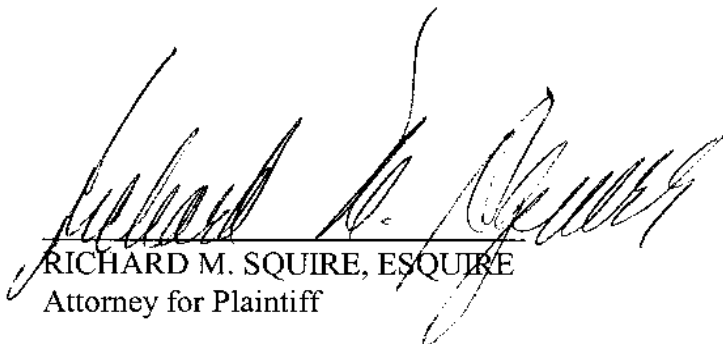
2005-ED-116
CIVIL ACTION

MORTGAGE FORECLOSURE

SERVICE REQUEST

Please attempt service on Defendants, Joanne M. Nungesser and Rolland D. Nungesser,
at the following address:

101 State Street, Apt. A
Millville, PA 17846


RICHARD M. SQUIRE, ESQUIRE
Attorney for Plaintiff

Dated: September 1, 2005

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL and lot of land situate in Beaver Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

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Parcel No. 01-03-009-02

Property known as 705 C Scotch Valley Drive, Bloomsburg PA 17815

COPY

Richard M. Squire, Esquire
I.D. No. 04267
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, Pa 19046
Telephone: 215-886-8790
Fax: 215-886-8791
Attorneys for Plaintiff

The CIT Group/Consumer Finance, Inc.
PLAINTIFF,

v.

Joanne M Nungesser
Rolland D. Nungesser
101 State Street, Apt. A
Millville, PA 17846

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-1292

2005-ED-116
CIVIL ACTION

MORTGAGE FORECLOSURE

PRAECIPE FOR WRIT OF EXECUTION

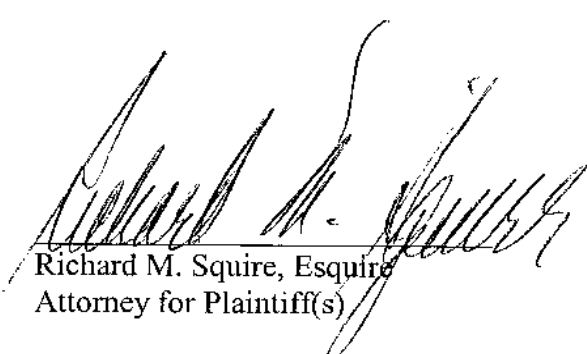
(Mortgage Foreclosure)

To the Prothonotary:

Issue Writ of Execution in the above matter.

Amount Due	\$151,936.98
Interest From 01/18/2005 to _____	\$ _____
@ \$29.61 per diem	\$ _____
* plus fees and costs	

Dated: September 1, 2005


Richard M. Squire, Esquire
Attorney for Plaintiff(s)

No.2004-CV-1292

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
The CIT Group/Consumer Finance, Inc.
Plaintiff,

v.

Joanne M. Nungesser
Rolland D. Nungesser
101 State Street Apt. A
Millville, PA 17846

Defendants.

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: _____

Richard M. Squire, Esquire
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue

Jenkintown, Pa 19046
(215) 886-8790 Fax (215) 886-8791

Attorneys for Plaintiff


Attorney for Plaintiff(s)

Richard M. Squire, Esquire
I.D. No. 04267
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, Pa 19046
Telephone: 215-886-8790
Fax: 215-886-8791
Attorneys for Plaintiff

The CIT Group/Consumer Finance, Inc.
PLAINTIFF,

v.

Joanne M Nungesser
Rolland D. Nungesser
101 State Street, Apt. A
Millville, PA 17846

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO2004-CV-1292

2004-ED-116
CIVIL ACTION

WRIT OF EXECUTION
(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically describe property below):

705 C Scotch Valley Drive, Bloomsburg, PA 17815
Parcel No. 01-03-009-02

(See attached legal description)

Amount Due

\$151,936.98

Interest From 01/18/2005 to _____

\$

@ \$29.61 per diem

\$

* plus fees and costs

Fanni B. Kline

PROTHONOTARY

Seal of Court

BY:

Elizabeth A. Gannon
Deputy Prothonotary

Date

9/17/05

Complaint \$90.50 pd
Judgment \$14.00 pd
Fees \$23.00 pd
Satisfy \$ 7.00

Term No. 2004-CV-1292

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

The CIT Group/Consumer Finance, Inc.
Plaintiff,

v.

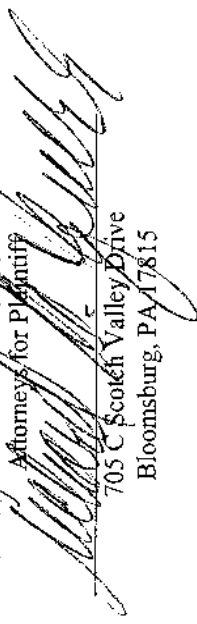
Joanne M. Nungesser
Rolland D. Nungesser
101 State Street, Apt. A
Millville, PA 17846

Defendants.

WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: _____

Richard M. Squire, Esquire
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
715 West Avenue
Jenkintown, Pa 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff


705 C Scotch Valley Drive
Bloomsburg, PA 17815

Richard M. Squire, Esquire
I.D. No. 04267
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, Pa 19046
Telephone: 215-886-8790
Fax: 215-886-8791
Attorneys for Plaintiff

The CIT Group/Consumer Finance, Inc.
PLAINTIFF,

v.

Joanne M Nungesser
Rolland D. Nungesser
101 State Street, Apt. A
Millville, PA 17846

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-1292

2005-ED-116
CIVIL ACTION

MORTGAGE FORECLOSURE

Date: September 1, 2005

To: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF' SALE
OF REAL PROPERTY

OWNER(S): Ronald D. Nungesser and Joanna M. Nungesser

PROPERTY: 705 C Scotch Valley Drive
Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff Sale, on
at Columbia County Courthouse, P.O. Box 380, Bloomsburg,
PA 17815. Our records indicate that you may hold a mortgage or judgment on the property which will
be extinguished by the sale. You may wish to attend the sale to protect your interests.
A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30
days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed
thereto within 10 days after the filing of the schedule.

Richard M. Squire, Esquire
I.D. No. 04267
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, Pa 19046
Telephone: 215-886-8790
Fax: 215-886-8791
Attorneys for Plaintiff

The CIT Group/Consumer Finance, Inc.
PLAINTIFF,

v.

Joanne M Nungesser
Rolland D. Nungesser
101 State Street, Apt. A
Millville, PA 17846

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-1292

2005-ED-116
CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Joanne M Nungesser
101 State Street, Apt. A
Millville, PA 17846

Your house (real estate) at 705 C Scotch Valley Drive, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on _____ at _____ Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815 to enforce the court judgment of \$151,936.98 plus interest to the sale date obtained by The CIT Group/Consumer Finance, Inc. against you.

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

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay back to The CIT Group/Consumer Finance, Inc., the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire at (215) 886-8790.
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 be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff's Office at (570)389-5624.
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**Lawyer Reference Service
Susquehanna Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(570)784-8760**

Richard M. Squire, Esquire
I.D. No. 04267
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, Pa 19046
Telephone: 215-886-8790
Fax: 215-886-8791
Attorneys for Plaintiff

The CIT Group/Consumer Finance, Inc.
PLAINTIFF,

v.

Joanne M Nungesser
Rolland D. Nungesser
101 State Street, Apt. A
Millville, PA 17846

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-1292

2005-ED-116
CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Rolland Nungesser
101 State Street Apt. A
Millville, PA 17846

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Susquehanna Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(570)784-8760**

Richard M. Squire & Associates, L.
By: Richard M. Squire, Esquire
ID No. 04267
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, Pa 19046
Telephone: 215-886-8790
Fax: 215-886-8791

The CIT Group/Consumer Finance, Inc.
PLAINTIFF,

v.

Joanne M Nungesser
Rolland D. Nungesser
101 State Street, Apt. A
Millville, PA 17846

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO2004-CV-1292

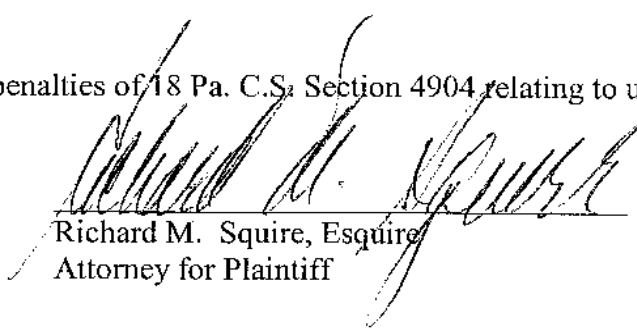
2005 ED-116
CIVIL ACTION

CERTIFICATION

Richard M. Squire, Esquire, hereby verifies that he is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.


Richard M. Squire, Esquire
Attorney for Plaintiff

Richard M. Squire, Esquire
I.D. No. 04267
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, Pa 19046
Telephone: 215-886-8790
Fax: 215-886-8791
Attorneys for Plaintiff

The CIT Group/Consumer Finance, Inc.
PLAINTIFF,

v.

Joanne M Nungesser
Rolland D. Nungesser
705 C Scotch Valley Drive
Bloomsburg, PA 17815

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-1292

2005-ED-116

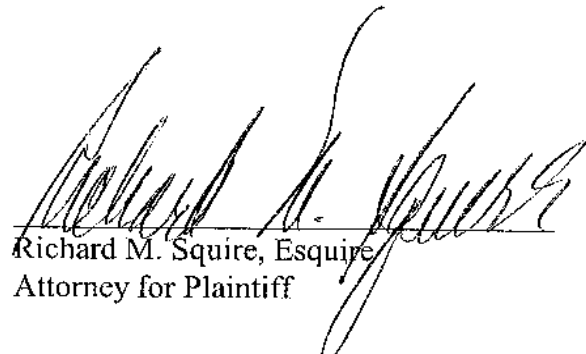
CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESSES

I, Richard M. Squire, being duly sworn according to law, hereby depose and say that I am counsel for plaintiff in the above matter and that the last known addresses for the parties herein are as follows:

Defendants: 101 State Street, Apt. A
Millville, PA 17846


Richard M. Squire, Esquire
Attorney for Plaintiff

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, Pa 19046
Telephone: 215-886-8790
Fax: 215-886-8791
Attorneys for Plaintiff

The CIT Group/Consumer Finance, Inc.

PLAINTIFF,

v.

Joanne M Nungesser
Rolland D. Nungesser
705 C Scotch Valley Drive
Bloomsburg, PA 17815

DEFENDANTS.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-1292

CIVIL ACTION

2005-ED-116

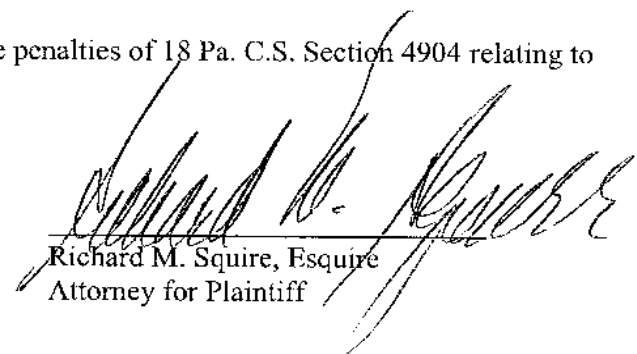
VERIFICATION OF NON-MILITARY SERVICE

Richard M. Squire, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that Defendants Rolland D. Nungesser and Joanne M. Nungesser are over 18 years of age and reside at 101 State Street, Apt. A, Millville, PA 17846.

This statement is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.


Richard M. Squire, Esquire
Attorney for Plaintiff

Richard M. Squire, Esquire
I.D. No. 04267
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, Pa 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

The CIT Group/Consumer Finance, Inc.
PLAINTIFF,

v.

Joanne M Nungesser
Rolland D. Nungesser
101 State Street, Apt. A
Millville, PA 17846

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-1292

2005-ED-116
CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

The CIT Group/Consumer Finance, Inc., Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at

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

Joanne M Nungesser 101 State Street, Apt. A
Millville, PA 17846

Rolland D. Nungesser 101 State Street Apt. A
Millville, PA 17846

2. Name and last known address of Defendant(s) in the judgment:

Joanne M Nungesser 101 State Street, Apt. A
Millville, PA 17846

Rolland D. Nungesser 101 State Street Apt. A
Millville, PA 17846

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

NONE OTHER

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

NONE OTHER

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

NONE OTHER

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

Commonwealth of PA
Department of Revenue
Bureau of Compliance
Dept. 280946

Harrisburg, PA 17128-0946

Department of Public Welfare
Attn : Legal Department

Health & Welfare Building
P. O. Box 2675
Harrisburg, PA 17105-2675

Domestic Relations Section

P.O. Box 380
Bloomsburg, PA 17815

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

Tenant/Occupant

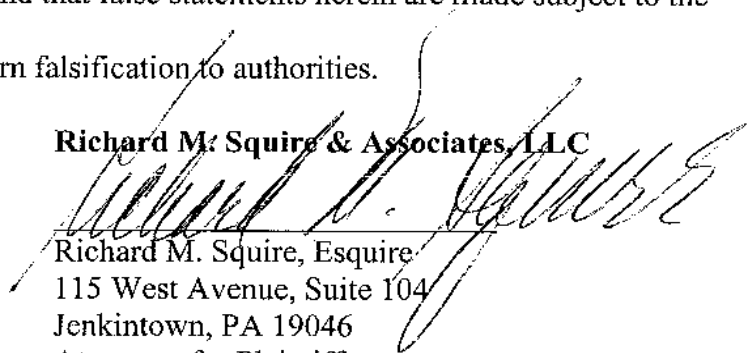
705C Scotch Valley Drive
Bloomsburg, PA 17815

VERIFICATION

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.

Richard M. Squire & Associates, LLC

By:


Richard M. Squire, Esquire
115 West Avenue, Suite 104
Jenkintown, PA 19046
Attorneys for Plaintiff

Date: September 1, 2005

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL and lot of land situate in Beaver Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in line of lands of Clair Beagle, said point being north 15 degrees 34 minutes 43 seconds west 858.57' from a railroad spike in place in the center line of L.R. 19015 at the southeast corner of land now or formerly of Makara;

THENCE along line of lands of Clair Beagle N. 15 degrees 34 minutes 43 seconds W. 602.5' to an iron pin;

THENCE along other lands of Charles B. Pursel on the N. side of an abandoned railroad bed N. 89 degrees 36 minutes 08 seconds E. 914.43' to a railroad spike;

THENCE along the center line of a private road the following courses and distances;

S 5 degrees 13 minutes 00 seconds E. 115.00' to a point;

S 19 degrees 34 minutes 00 seconds E. 107.36' to a point

S 49 degrees 19 minutes 00 seconds E. 135.51' to a point;

S 31 degrees 41 minutes 30 seconds E. 53.07' to a railroad spike begin the northeast corner of Lot No. 2;

THENCE along the northern line of Lot No. 2 and Lot No. 1 S. 75 degrees 40 minutes 00 seconds W. 959.51' to an iron pin, being the point and place of beginning.

CONTAINING 10.050 acres and being designated as Lot No. 3 on Plot of Three Lots prepared by Orangeville Surveying Consultants dated June 13, 1975.

Parcel No. 01-03-009-02

Property known as 705 C Scotch Valley Drive, Bloomsburg PA 17815

Richard M. Squire, Esquire
Richard M. Squire & Associates, LLC
I.D. No. 04267
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, Pa 19046
(215) 886-8790
Fax: (215) 886-8791
Attorneys for Plaintiff

The CIT Group/Consumer Finance, Inc.

PLAINTIFF,

v.

Joanne M. Nungesser
Rolland D. Nungesser
705 C Scotch Valley Road
Bloomsburg, PA 17815

DEFENDANTS.

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COLUMBIA COUNTY, PENNSYLVANIA

NO. 1292-CV-2004

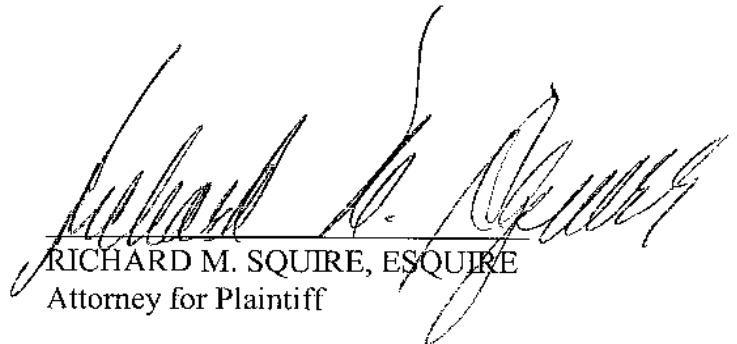
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SERVICE REQUEST

Please attempt service on Defendants, Joanne M. Nungesser and Rolland D. Nungesser,
at the following address:

101 State Street, Apt. A
Millville, PA 17846


RICHARD M. SQUIRE, ESQUIRE
Attorney for Plaintiff

Dated: September 1, 2005

RICHARD M. SQUIRE & ASSOCIATES, LLC
OPERATING ACCOUNT

ONE JENKINTOWN STATION SUITE 104
115 WEST AVENUE
JENKINTOWN, PA 19046

ABINGTON BANK
JENKINTOWN, PA 19046

1350

1350

800-7156/2315

****One Thousand Three hundred Fifty dollars and Zero cents****

PAY
TO THE
ORDER
OF

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

For FMC-188/Nungesser/Sheriff sale deposit

DATE

09/01/2005

AMOUNT

\$1,350.00

⑈001350⑈ ⑆231971568⑆ 0292010568⑈05

