

*RECORD OWNER AND  
LIEN CERTIFICATE*

Commonwealth Land Title Insurance Company

Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2005-014

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN

CERTIFICATE NO. 2005 - 014

\*\*\*\*\*

Subject to the encumbrance and claims as follows:

TAXES: Account No. 32-06A-11-18 and 32-06A-11-19

Lienable Water and Sewer Rents – None

Mechanics and Municipal Claims – None

Mortgages: 1) Henry D. Beehrman to Conseco Financial Consumer Discount Company

Dated March 14, 2002

Recorded in Columbia County Instr. # 200204144

Notice of sale sent by Certified Mail 7-15-05

**Remains a first lien**

2) Henry D. Beehrman to National City

Dated: 12-17-02

Recorded in Columbia County Instr. # 200300057

Subordinated to # 3

Served by Certified mail 7-15-05

3) Henry D. Beehrman to National City

Dated: March 24, 2003

Recorded in Columbia County Instr. # 200410130

National City Mortgage- vs. Henry D. Beehrman and Betty G. Burnett

Complaint in Mortgage Foreclosure filed on April 18, 2005 to #494-MF- 2005.

Defendant – deceased – Heir, Betty G. Burnett served by Clearfield Co. Sheriff on May 2, 2005

Judgment in Mortgage Foreclosure filed July 11, 2005

Writ of Execution # 86 –ED 2005 filed July 11, 2005

served by Clearfield County Sheriff on July 25, 2005

Bankruptcies: None of record in Columbia County

**Exceptions: 1) Claim made against Estate of Henry Beehrman by Citicorp Credit-**

**# 59 OC- 05 on April 4, 2005**

**(No notice of sale served on claimant)**

**2) SUBJECT TO RESTRICTIONS AS RECORDED IN CCRB 383, PG. 506**

**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 -014

Effective Date: October 12, 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: Henry D. Beehrman, deceased – devisee - Betty G. Burnett

Title to the said premises is vested in Henry D. Beehrman, deceased –  
devisee - Betty G. Burnett

# SHERIFF'S SALE COST SHEET

National City Mort. Co. vs. Henry Beehrman & Betty Burnett  
 NO. 86-05 ED NO. 494-05 JD DATE/TIME OF SALE 10-12-05 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>37.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>40.00</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>15.00</u>	
TOTAL *****		\$ <u>482.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>874.04</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1099.04</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>42.50</u>	
TOTAL *****		\$ <u>52.50</u>

## REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$	
SCHOOL DIST.	20	\$	<u>1064.98</u>
DELINQUENT	20	\$	<u>10.00</u>
TOTAL *****			\$ <u>1074.98</u>

## MUNICIPAL FEES DUE:

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

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

TOTAL COSTS (OPENING BID) \$ 2858.52

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

National City Mkt. Co. vs Henry Beehrman & Betty Burnett

NO. 86-05 ED NO. 494-05 JD

DATE/TIME OF SALE: 10-12-05 0900

BID PRICE (INCLUDES COST) \$ 59,000.00

POUNDAGE - 2% OF BID \$ 1180.00

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

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4288.52

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

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

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

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

Atty for Plaintiff

TOTAL DUE: \$ 4288.52

LESS DEPOSIT: \$ 1260.00

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

TOTAL DUE IN 8 DAYS \$ 3088.52

LOUIS P. VITTI & ASSOCIATES, P. C.  
ESCROW FUND 2  
916 - 5TH AVENUE 6TH FLOOR  
PITTSBURGH, PA 15219

26781

PAY  
TO THE  
ORDER OF

*Sherry of Columbia County*  
*Three Thousand Eighty Eight and 52/100*

DATE *10-12-2005*

8-12 368  
430

\$ *3888.52*

Asset  
Management  
Account

DOLLARS

**National City**

National City Bank of Pennsylvania  
Pittsburgh, Pennsylvania

FOR

*Mary Ann Quinlan*

⑈00026781⑈ ⑆043000122⑆ 54951732⑈

MP



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

# 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 LOUIS P. VITTI, ESQUIRE Telephone Number: Area Code 412, 281-1725  
Street Address 916 5TH AVENUE PEN City PA State PA Zip Code 15219

### B TRANSFER DATA

Grantor(s)/Lessor(s) SHERIFF OF COLUMBIA COUNTY Date of Acceptance of Document  
Grantee(s)/Lessee(s) SECRETARY OF VETERANS AFFAIRS  
Street Address COLUMBIA COUNTY COURTHOUSE Street Address 1840 EAST NINTH STREET  
City COLUMBIA State PA Zip Code 17215 City CLEVELAND State OHIO Zip Code 44119

### C PROPERTY LOCATION

Street Address 25 JAMISON CITY ROAD City, Township, Borough TOWNSHIP OF SUGARCREEK  
County COLUMBIA School District CLAYTON Tax Parcel Number 0138-06A-01-12  
0138-06A-01-19

### D VALUATION DATA

1. Actual Cash Consideration 1.00 2. Other Consideration + 0.00 3. Total Consideration = 1.00  
4. County Assessed Value 23,614.00 5. Common Level Ratio Factor x 3.26 6. Fair Market Value = 76,981.64

### E EXEMPTION DATA

1a. Amount of Exemption Claimed 100% 1b. Percentage of Interest Conveyed 100%

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

- ☐ Will or interstate 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.) INSTRUMENT # 20080444
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) THE GRANTEE IS RECEIVING THIS PROPERTY IN LIEU OF FORECLOSURE, IT IS EXEMPT FROM TRANSFER TAX.

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

Louis P. Vitti

Date

10-12-2005

*Louis P. Vitti and Associates, P.C.*

COUNSELLORS AT LAW  
916 FIFTH AVENUE  
PITTSBURGH, PENNSYLVANIA 15219

PHONE: (412) 281-1725

FAX: (412) 281-3810

LOUIS P. VITTI  
RODNEY PERMIGIANI  
BLAISE J. GUZEWICZ

Today is Wednesday  
Oct. 18, 2005

Sheriff of Columbia County  
Columbia County Courthouse  
Bloomsburg Pa. 17815

RE: Beckman  
2005 CV 494 MF

Ladies and Gentlemen:

Please name as grantee in the above captioned matter:

Secretary of Veterans Affairs

Very truly yours,

*Louis P. Vitti*

Louis P. Vitti

LPV/maq

CERTIFICATE OF RESIDENCE:

1840 East Ninth St.  
Cleveland Ohio 44199

RETURN RECORDED DEED TO:

LOUIS P. VITTI & ASSOCIATES, P.C.  
916 FIFTH AVENUE  
PITTSBURGH, PA 15219



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

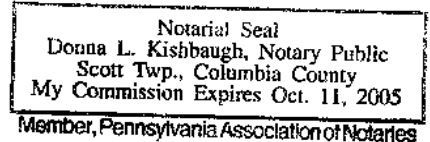
Paul R. Eyerly IV, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice September 21, 28; October 5, 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.

PRE

Sworn and subscribed to before me this 7<sup>th</sup> day of October 2005.

Donna L. Kishbaugh  
(Notary Public)

My commission expires



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

.....

96

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

NATIONAL CITY MORTGAGE CO.,

CIVIL DIVISION

Plaintiff,

NO. 2005 CV 494 MF

vs.

HENRY D. BEEHRMAN and BETTY  
BURNETT,

**AFFIDAVIT OF SERVICE**

Defendants.

Filed on behalf of  
Plaintiff

Counsel of record for this  
party:

Louis P. Vitti, Esquire  
PA I.D. #3810  
Supreme Court #01072

Louis P. Vitti & Assoc., P.C.  
916 Fifth Avenue  
Pittsburgh, PA 15219

(412) 281-1725

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.

Article Addressed to:

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

Article Number  
(Transfer from service label)

7003

or on the front if space permits.

---

1. Article Addressed to:

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

---

2. Article Number 7003  
(Transfer from service label)

---

PS Form 3811, February 2004 Domestic Return

PAID RECEIVED 11.200

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

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

0500 0001 9056 0040

Return Receipt 102595-02-M-1!

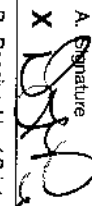
## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA  
PO Box 8016  
Harrisburg, PA 17105

## COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent ☒ Address

B. Received by (Printed Name) C. Date of Delivery

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

JUL 18 2005

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

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

2. Article Number

(Transfer from service label)

7003 0500 0001 9056 0057

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1E

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent ☒ Address

B. Received by (Printed Name) C. Date of Delivery

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

JUL 18 2005

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

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

2. Article Number

(Transfer from service label)

7003 0500 0001 9056 0019

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

NATIONAL CITY MORTGAGE CO.,	)	NO. 2005 CV 494 MF
Plaintiff,	)	
vs.	)	
HENRY D. BEEHRMAN and BETTY BURNETT,	)	
Defendants.	)	

**AFFIDAVIT OF SERVICE**

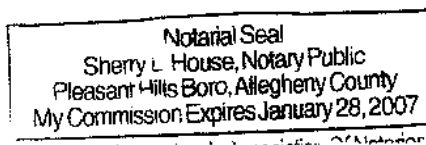
I, Helen Boyce, do hereby certify that a Notice of Sale has been served upon the Defendants by the Sheriff of Columbia and all lienholders by Certificate of Mailing, for service in the above-captioned case on July 25, 2005, advising them of the Sheriff's sale of the property at 25 Jamison City Road, Benton, PA 17814 on October 12, 2005

LOUIS P. VITTI & ASSOCIATES, P.C.

BY Helen Boyce  
Helen Boyce

SWORN to and subscribed  
before me this 19th day  
of September, 2005.

Sherry L. House  
Notary Public



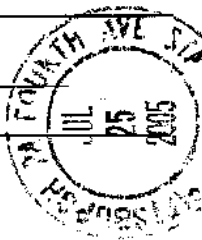
U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE-POSTMASTER

Received From:  
**Louis P. Vitti & Associates, P.C.**  
**916 Fifth Avenue, Pittsburgh, PA 15219**

One piece of ordinary mail addressed to:

Court of Common Pleas of  
Columbia County  
Domestic Relations Division  
P.O. Box 380  
Bloomsburg, PA 17815

PS Form 3817, January 2001



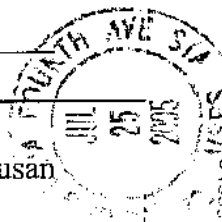
U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE-POSTMASTER

Received From:  
**Louis P. Vitti & Associates, P.C.**  
**916 Fifth Avenue, Pittsburgh, PA 15219**

One piece of ordinary mail addressed to:

Bureau of Compliance      Attn: Susan  
Blough  
Clearance Support Section  
Dept. #281230  
Harrisburg, PA 17128-1230

PS Form 3817, January 2001



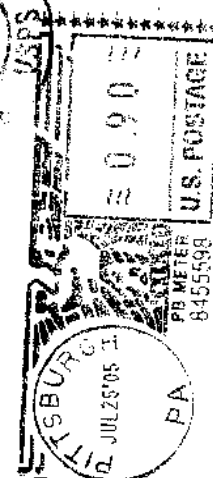
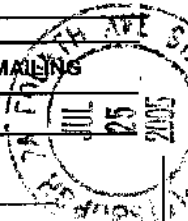
U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE-POSTMASTER

Received From:  
**Louis P. Vitti & Associates, P.C.**  
**916 Fifth Avenue, Pittsburgh, PA 15219**

One piece of ordinary mail addressed to:

Tenant/Occupant  
25 Jamison City Rd  
Benton, PA 17814

PS Form 3817, January 2001



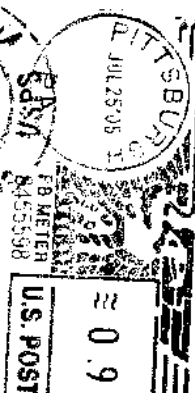
U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE-POSTMASTER

Received From:  
**Louis P. Vitti & Associates, P.C.**  
**916 Fifth Avenue, Pittsburgh, PA 15219**

One piece of ordinary mail addressed to:

Heirs known and unknown  
25 Jamison City Road  
Benton, PA 17814

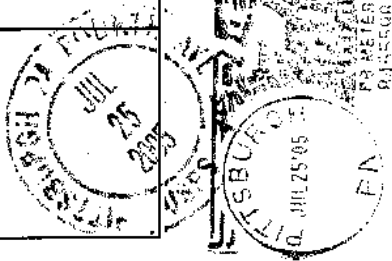
PS Form 3817, January 2001



hh/Aep hrman/10-12-05

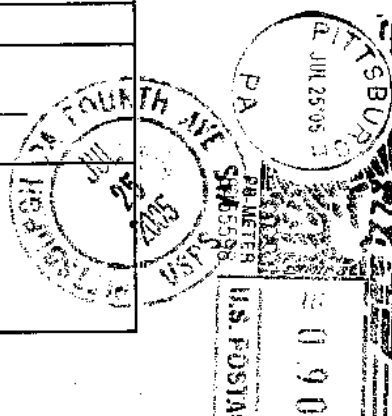
U.S. POSTAL SERVICE	<b>CERTIFICATE OF MAILING</b>
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti &amp; Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Tax Collector of Sugarloaf Twp c/o Shirley Lockard 541 Camp Lavigne Rd Benton, PA 17814	

PS Form 3817, January 2001



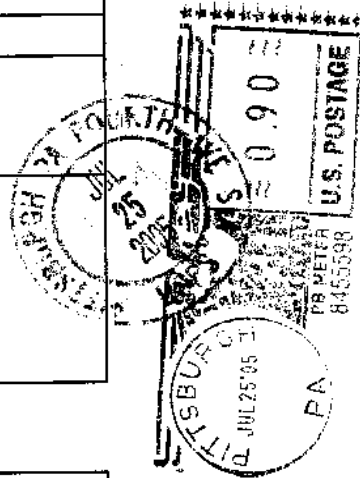
U.S. POSTAL SERVICE	<b>CERTIFICATE OF MAILING</b>
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti &amp; Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Commonwealth of PA -DPW P.O. Box 8016 Harrisburg, PA 17105	

PS Form 3817, January 2001



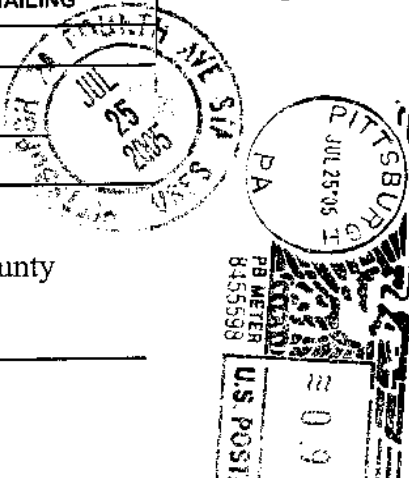
U.S. POSTAL SERVICE	<b>CERTIFICATE OF MAILING</b>
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti &amp; Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Clerk of Courts Criminal/Civil Division P.O. Box 380 Bloomsburg, PA 17815	

PS Form 3817, January 2001



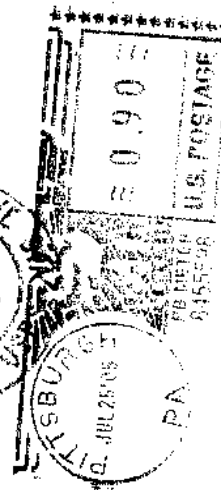
U.S. POSTAL SERVICE	<b>CERTIFICATE OF MAILING</b>
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti &amp; Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Tax Claim Bureau of Columbia County 35 West Main Street Bloomsburg, PA 17815	

PS Form 3817, January 2001



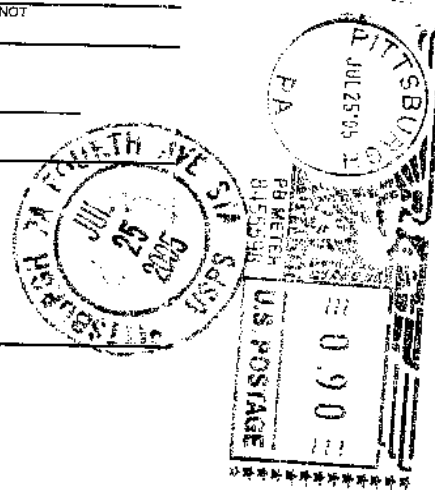
U.S. POSTAL SERVICE	<b>CERTIFICATE OF MAILING</b>
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti &amp; Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Conseco Finance Consumer Discount 331 Minnesota St Ste 610 St. Paul, MN 55101	

PS Form 3817, January 2001



U.S. POSTAL SERVICE	<b>CERTIFICATE OF MAILING</b>
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti &amp; Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
National City Bank 3232 Newmark Drive Miamisburg, OH 45342	

PS Form 3817, January 2001





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.

NATIONAL CITY MORTGAGE

VS.

BETTY BURNETT & HENRY BEEHRMAN

WRIT OF EXECUTION #86 OF 2005 ED

POSTING OF PROPERTY

September 8, 2005      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF BETTY BURNETT & HENRY BEEHRMAN AT 25 JAMISON CITY RD BENTON  
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 9<sup>TH</sup> DAY OF SEPTEMBER 2005

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

**In The Court of Common Pleas of Clearfield County, Pennsylvania**

Service # 1 of 2 Services

Sheriff Docket # **100642**

NATIONAL CITY MORTGAGE CO.

Case # 86ED2005

vs.

HENRY D. BEEHRMAN and BETTY BURNETT

**SHERIFF RETURNS**

NOW August 03, 2005 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN WRIT OF EXECUTION, NOTICE OF SHERIFF SALE "NOT FOUND" AS TO HENRY BEEHRMAN, DEFENDANT. DECEASED.

SERVED BY: /

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

DOCKET # 100642  
NO: 86ED2005  
SERVICE # 2 OF 2  
WRIT OF EXECUTION, NOTICE OF SHERIFF

SALE

PLAINTIFF: NATIONAL CITY MORTGAGE CO.

vs.

DEFENDANT: HENRY D. BEEHRMAN and BETTY BURNETT

**SHERIFF RETURN**

---

NOW, July 25, 2005 AT 1:07 PM SERVED THE WITHIN WRIT OF EXECUTION, NOTICE OF SHERIFF SALE ON BETTY BURNETT DEFENDANT AT 1133 MARTIN ST. EXT., CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO BETTY BURNETT, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SHERIFF SALE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: NEVLING / HUNTER

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 100642  
NO: 86ED2005  
SERVICES 2  
WRIT OF EXECUTION, NOTICE OF SHERIFF SALE

PLAINTIFF: NATIONAL CITY MORTGAGE CO.  
vs.  
DEFENDANT: HENRY D. BEEHRMAN and BETTY BURNETT

SHERIFF RETURN

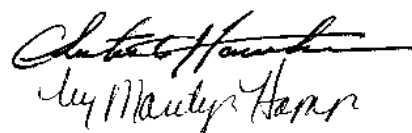
RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SHERIFF HAWKINS	VITTI	25836	25.37

Sworn to Before Me This

So Answers,

3<sup>rd</sup> Day of August 2005



WILLIAM A. SHAW  
Prothonotary  
My Commission Expires  
1st Monday in Jan. 2006  
Clearfield Co., Clearfield, PA

Chester A. Hawkins  
Sheriff

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)  
P.R.C.P. 3180 to 3183 and Rule 3257

National City Mortgage

vs

Betty Burnett + Henry  
Beehrman

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 494 Term 1905 E.D.

No. 2005-ED-86 Term 19\_\_\_\_ A.D.

No. \_\_\_\_\_ Term 19\_\_\_\_ J.D.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA

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

Pls see attached legal description

Amount Due

Interest from 7.6.05 - sale date

Total

\$ 86,361.03

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Plus costs

Fanni B. Kline EAB  
Prothonotary, Common Pleas Court of  
Columbia County, Penna.

as endorsed.

Dated

7/11/05  
(SEAL)

By:

Deputy

No. 494 Term, 1905, E.D.

No. Term, 1905, A.D.

No. Term, 1905, J.D.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

National City Mortgage Co

Henry Beehrman <sup>vs</sup> Betty Burnett

---

WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

Harold J. Uth.  
Attorney for Plaintiff

Address: PO Box 812, Clearfield, PA 16830

Where papers may be served.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

NATIONAL CITY MORTGAGE CO.,  
Plaintiff,

vs.

HENRY D. BEEHRMAN and BETTY BURNETT,  
Defendants.

) NO. 2005 CV 494 MF  
)  
) *2005-ED-86*  
)  
)  
)

LEGAL DESCRIPTION

All those two certain pieces, parcels or lots of land situate in the Township of Sugarloaf, Columbia County Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: Beginning at a corner on the North side of the State Highway leading from Central to Jamison City at a point 640 feet east from the center line of the road between Central and Elk Grove in line of land of James Forbes (Lot NO. 5); thence by the same, North 23 degrees West, 160 feet to a corner in other land now or formerly of Edith Jones, widow; thence by the same, North 71 degrees 04 minutes East 100 feet to a corner in line of Lot No. 7; thence by the same, South 23 degrees East, 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; thence by the same, South 71 degrees 04 minutes West, 100 feet to a corner in line of lot of James Forbes ( Lot No. 5), the place of beginning. Being Lot No. 6 in plot of Lots prepared by J. Peter McHenry, R.S. dated June 20, 1969.

TRACT NO. 2: Beginning at a corner on the North side of the State Highway leading from Central to Jamison City at a point 540 feet East from the centerline of the road between Central and Elk Grove in line of Lot No. 04; thence by the same, North 23 degrees West 160 feet to a corner in other lands now or formerly of Howard D. Puterbaugh and Clara M. Puterbaugh; thence by the same, North 71 degrees 04 minutes East 100 feet to a corner in line of Lot No. 6: thence South 23 degrees East, 160 feet to a corner on the Northern side of State Highway leading from Central to Jamison City; thence by the same, South 71 degrees 4 minutes West 100 feet to a corner in line of Lot No. 4, the place of beginning. Being Lot No. 5 in plot of lots prepared by J. Peter McHenry R.S. dated June 20, 1969.

Under and subject to building restrictions as recorded in Columbia County Record Book 382, page 503

Together with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof, and all the estates, right, title interest, property claim and demand whatsoever of it, the said Louis Saenz and Madeline I. Saenz, husband and wife, either in law or equity, of, in and to the same.

Having erected thereon a dwelling known 25 Jamison City Rd, Benton, PA 17814

Tract 1# 32-06A-011-18.000

Tract 2# 32-06A-011-19.000

Being the same premises which Louis and Madeleine I. Saenz by their deed dated 8/15/97 and recorded on 8/18/97 in the Recorder of Deeds Office on Columbia County, Pennsylvania in Deed Book Volume 663 page 752 granted and conveyed unto Henry Beehrman.

Complaint \$90.00 pd  
Judgment \$14.00 pd  
Cost \$23.00 pd  
Satisfy \$7.00



**NOTICE OF SHERIFF'S SALE OF  
REAL ESTATE PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL  
PROCEDURE 3129.1**

TO: Betty Burnett  
Henry D. Beehrman  
PO Box 812  
Clearfield, PA 16830

AND: ALL LIEN HOLDERS

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in Columbia County Courthouse on October 12, 2005 at 9:00 A.M., the following described real estate, of which Henry Beehrman and Betty Burnett are owners or reputed owners:

Twp of Sugarloaf, Columbia Cty, Cmwltth of PA. HET a dwg k/a 25 Jamison City Rd, Benton, PA 17814. Tract 1 # 32-06A-011-18, Tract 2# 32-06A-011-19.

The said Writ of Execution has issued on a judgment in the mortgage foreclosure action of National City Mortgage Company vs. Henry D. Beehrman and Betty Burnett at No. 2005 CV 494 MF in the amount of \$86,361.03.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before the sale date.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

The Writ of Execution has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights you must act promptly.

**YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.**

**SUSQUEHANNA LEGAL SERVICES  
36 WEST MAIN STREET  
BLOOMSBURG, PA 17815  
(717) 784-8760**

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

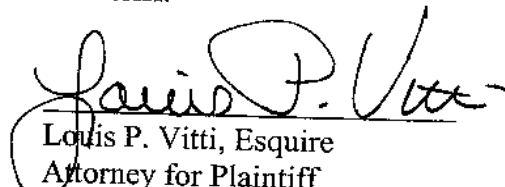
You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened in you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the Plaintiff has a valid claim to foreclose the Mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right, you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

You may also have the right to have the Sheriff's Sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's Sale. To exercise this right, you should file a petition with the Court after the sale and before the Sheriff has delivered his Deed to the property. The Sheriff will deliver the Deed if no petition to set aside the sale is filed within ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.

  
Louis P. Vitti, Esquire  
Attorney for Plaintiff  
916 Fifth Avenue  
Pittsburgh, PA 15219  
(412) 281-1725

**\*\* THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

# SHERIFF'S SALE

WEDNESDAY OCTOBER 12, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 86 OF 2005 ED AND CIVIL WRIT NO. 494 OF 2005 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 those two certain pieces, parcels or lots of land situate in the Township of Sugarloaf, Columbia County Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: Beginning at a corner on the North side of the State Highway leading from Central to Jamison City at a point 640 feet east from the center line of the road between Central and Elk Grove in line of land of James Forbes (Lot NO. 5); thence by the same, North 23 degrees West, 160 feet to a corner in other land now or formerly of Edith Jones, widow; thence by the same, North 71 degrees 04 minutes East 100 feet to a corner in line of Lot No. 7; thence by the same, South 23 degrees East, 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; thence by the same, South 71 degrees 04 minutes West, 100 feet to a corner in line of lot of James Forbes (Lot No. 5), the place of beginning. Being Lot No. 6 in plot of Lots prepared by J. Peter McHenry, RS. dated June 20, 1969.

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Under and subject to building restrictions as recorded in Columbia County Record Book 382, page 503

Together with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof, and all the estates, right, title interest, property claim and demand whatsoever of it, the said Louis Saenz and Madeline I. Saenz, husband and wife, either in law or equity, of, in and to the same.

Having erected thereon a dwelling known 25 Jamison City Rd, Benton, PA 17814

Tract 1# 32-06A-011-18,000 Tract 2# 32-06A-011-19,000

Being the same premises which Louis and Madeleine I. Saenz by their deed dated 8/15/97 and recorded on 8/18/97 in the Recorder of Deeds Office on Columbia County, Pennsylvania in Deed Book Volume 663 page 752 granted and conveyed unto Henry Beehrman.

## 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  
Louis P. Vitti  
916 Fifth Ave.  
Pittsburgh, PA 15219

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

**Clearfield County  
Office of the Sheriff**

1 North Second Street, Suite 116 Clearfield, PA 16830

**Chester A. Hawkins**  
Sheriff

Fax

**REFUND STATEMENT**

COLUMBIA COUNTY SHERIFF  
35 W. MAIN ST.  
BLOOMSBURG, PA. 17815

August 03, 2005

Sheriff # 100642

Docket # 86ED2005

Plaintiff  
NATIONAL CITY MORTGAGE CO.

Defendant  
HENRY D. BEEHRMAN and BETTY BURNETT

Docket & Return	9.00
Service Fees	9.00
Mileage	2.00
Add'l Defendant	
State Fee	
Mailing/Misc.	0.37
Deputation	
NF/NS	5.00
<b>Total Fees</b>	<b>\$25.37</b>
Total Deposit on Case	100.00

<b>Refund on Case Costs</b>	<b>74.63</b>
-----------------------------	--------------

ATTACHED CHECK REPRESENTS THE ABOVE REFUND AMOUNT.

100642

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) 784-6300

NATIONAL CITY MORTGAGE CO.

86ED2005

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

HENRY D. BEEHRMAN  
BETTY BURNETT

NOW, MONDAY, JULY 11, 2005, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF CLEARFIELD COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, BETTY BURNETT, AT PO BOX 812, CLEARFIELD, PA

*Timothy T. Chamberlain*

---

TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

TIMOTHY T. CHAMBERLAIN



PHONE  
(570) 389-5622

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

24 HOUR PHONE  
(570) 784-6300

NATIONAL CITY MORTGAGE CO.

86ED2005

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

HENRY D. BEEHRMAN  
BETTY BURNETT

NOW, MONDAY, JULY 11, 2005, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF CLEARFIELD COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, HENRY BEEHRMAN, AT PO BOX 812, CLEARFIELD, PA

*Timothy T. Chamberlain*

---

TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

Jim,

Copies of these bills were sent to Bickman's  
Mortgage Co which is Land America. Bill was  
sent July 8<sup>th</sup>. They usually pay promptly,  
so I will let you know if I receive it.

Shirley E

TAX NOTICE 2005 SCHOOL REAL ESTATE  
SUGARLOAF TWP

MAKE CHECKS PAYABLE TO:

Shirley E. Lockard  
541 Camp Lavigne Road  
Benton, PA 17814 9324

HOURS Wednesday 9am to 12 noon  
Last Wed of Month 12 - 6pm  
  
PHONE 570-925-6817

FOR BENTON AREA SCHOOL DIST

DATE 07/01/2005

BILL# 000049

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	1040	41.000	41.79	42.64	46.90
		<b>PAY THIS AMOUNT</b>	41.79 AUG 31 IF PAID ON OR BEFORE	42.64 OCT 31 IF PAID ON OR BEFORE	46.90 OCT 31 IF PAID AFTER

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.

SCHOOL PENALTY AT 10%

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BEEHRMAN HENRY D  
25 JAMISON CITY ROAD  
BENTON PA 17814

PROPERTY DESCRIPTION		ACCT.
PARCEL 32 06A01119000		17275
Land	1040.00	THIS TAX RETURNED TO COURT HOUSE: JANUARY 1, 2006
0663-0752		
0.37 ACRES		

Original

TAX NOTICE 2005 SCHOOL REAL ESTATE  
SUGARLOAF TWP

MAKE CHECKS PAYABLE TO:

Shirley E. Lockard  
541 Camp Lavigne Road  
Benton, PA 17814 9324

HOURS Wednesday 9am to 12 noon  
Last Wed of Month 12 - 6pm  
  
PHONE 570-925-6817

FOR BENTON AREA SCHOOL DIST

DATE 07/01/2005

BILL# 000048

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	22574	41.000	907.02	925.53	1018.08
		<b>PAY THIS AMOUNT</b>	907.02 AUG 31 IF PAID ON OR BEFORE	925.53 OCT 31 IF PAID ON OR BEFORE	1018.08 OCT 31 IF PAID AFTER

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.

SCHOOL PENALTY AT 10%

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BEEHRMAN HENRY D  
25 JAMISON CITY ROAD  
BENTON PA 17814

PROPERTY DESCRIPTION		ACCT.
PARCEL 32 06A01118000		17274
25 JAMISON CITY RD	2000.00	THIS TAX RETURNED TO COURT HOUSE: JANUARY 1, 2006
0663-0752	20574.00	
0.37 ACRES		

Original

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

Monday, July 11, 2005

**SHIRLEY LOCKARD-TAX COLLECTOR  
541 CAMP LAVIGNE RD  
BENTON, PA 17814-**

**NATIONAL CITY MORTGAGE CO.  
VS  
HENRY D. BEEHRMAN  
BETTY BURNETT**

**DOCKET # 86ED2005**

**JD # 494JD2005**

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



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/11/2005

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 86ED2005

PLAINTIFF NATIONAL CITY MORTGAGE CO.

DEFENDANT HENRY D. BEEHRMAN

BETTY BURNETT

ATTORNEY FIRM LOUIS P. VITTI

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

SERVED UPON Leslie LEVAN

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

DATE 7-15-5 TIME 6:30 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. Cohen DATE 7-15-5

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/11/2005

SERVICE# 7 - OF - 15 SERVICES  
DOCKET # 86ED2005

PLAINTIFF NATIONAL CITY MORTGAGE CO.

DEFENDANT HENRY D. BEEHRMAN

BETTY BURNETT

ATTORNEY FIRM LOUIS P. VITTI

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
25 JAMISON CITY ROAD	FORECLOSURE
BENTON	

SERVED UPON House Empty

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

DATE 7-14-05 TIME 1045 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. Carter

DATE 7-14-05

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

Monday, July 11, 2005

TENANT(S)  
25 JAMISON CITY ROAD  
BENTON, PA 17814-

NATIONAL CITY MORTGAGE CO.  
VS  
HENRY D. BEEHRMAN  
BETTY BURNETT

DOCKET # 86ED2005

JD # 494JD2005

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

**NOTICE OF SHERIFF'S SALE OF  
REAL ESTATE PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL  
PROCEDURE 3129.1**

TO: Betty Burnett  
Henry D. Beehrman  
PO Box 812  
Clearfield, PA 16830

AND: ALL LIEN HOLDERS

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in Columbia County Courthouse on October 12, 2005 at 9:00 A.M., the following described real estate, of which Henry Beehrman and Betty Burnett are owners or reputed owners:

Twop of Sugarloaf, Columbia Cty, Cmwltth of PA. HET a dwg k/a 25 Jamison City Rd, Benton, PA 17814. Tract 1 # 32-06A-011-18, Tract 2# 32-06A-011-19.

The said Writ of Execution has issued on a judgment in the mortgage foreclosure action of National City Mortgage Company vs. Henry D. Beehrman and Betty Burnett at No. 2005 CV 494 MF in the amount of \$86,361.03.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before the sale date.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

The Writ of Execution has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights you must act promptly.

**YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.**

**SUSQUEHANNA LEGAL SERVICES  
36 WEST MAIN STREET  
BLOOMSBURG, PA 17815  
(717) 784-8760**

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

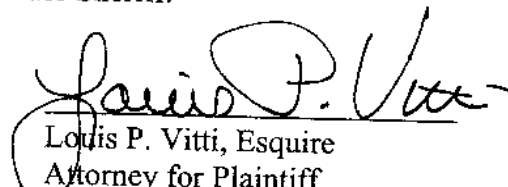
You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened in you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the Plaintiff has a valid claim to foreclose the Mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right, you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

You may also have the right to have the Sheriff's Sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's Sale. To exercise this right, you should file a petition with the Court after the sale and before the Sheriff has delivered his Deed to the property. The Sheriff will deliver the Deed if no petition to set aside the sale is filed within ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.

  
Louis P. Vitti, Esquire  
Attorney for Plaintiff  
916 Fifth Avenue  
Pittsburgh, PA 15219  
(412) 281-1725

**\*\* THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/11/2005

SERVICE# 8 - OF - 15 SERVICES  
DOCKET # 86ED2005

PLAINTIFF NATIONAL CITY MORTGAGE CO.

DEFENDANT HENRY D. BEEHRMAN

BETTY BURNETT

ATTORNEY FIRM LOUIS P. VITTI

PERSON/CORP TO SERVED
SHIRLEY LOCKARD-TAX COLLECTOR
541 CAMP LAVIGNE RD
BENTON

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Shirley

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

DATE 7-14-05 TIME 1115 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. Carl DATE 7-14-05

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 07/13/2005

Fee: \$5.00

Cert. NO: 993

BEEHRMAN HENRY D  
25 JAMISON CITY ROAD  
BENTON PA 17814

District: SUGARLOAF TWP  
Deed: 0382 -0506  
Location: LOT#5  
Parcel Id:32 -06A-011-19,000

Assessment: 1,040  
Balances as of 07/13/2005

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Timothy T. Chamberlain, Per: dm.  
Sheriff

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 07/13/2005

Fee: \$5.00

Cert. NO: 992

BEEHRMAN HENRY D  
25 JAMISON CITY ROAD  
BENTON PA 17814

District: SUGARLOAF TWP  
Deed: 0382 -0503  
Location: LOT #6  
Parcel Id:32 -06A-011-18,000

Assessment: 22,574  
Balances as of 07/13/2005

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Timothy T. Chamberlain, Per: dm.  
Sheriff



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/11/2005

SERVICE# 6 - OF - 15 SERVICES  
DOCKET # 86ED2005

PLAINTIFF NATIONAL CITY MORTGAGE CO.

DEFENDANT HENRY D. BEEHRMAN  
BETTY BURNETT

ATTORNEY FIRM LOUIS P. VITTI

PERSON/CORP TO SERVED	PAPERS TO SERVED
CLERK OF COURTS	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON TAM

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

DATE 7-13-05 TIME 12:20 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

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

DEPUTY

DATE 7-13-05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/11/2005

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 86ED2005

PLAINTIFF NATIONAL CITY MORTGAGE CO.

DEFENDANT HENRY D. BEEHRMAN

BETTY BURNETT

ATTORNEY FIRM LOUIS P. VITTI

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Det Miller

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

DATE 7-13-5 TIME 12 25 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. C. [Signature] DATE 7-13-5

# REAL ESTATE OUTLINE

ED # 86-05

DATE RECEIVED 7-11-05  
DOCKET AND INDEX 7-11-05  
SET FILE FOLDER UP 7-11-05

## 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 1200 ✓ CK# 25829

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

SALE DATE Oct. 12, 05 TIME 0900  
POSTING DATE Sept. 8  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Sept. 21  
2<sup>ND</sup> WEEK 28  
3<sup>RD</sup> WEEK Oct 5, 05

# SHERIFF'S SALE

WEDNESDAY OCTOBER 12, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 86 OF 2005 ED AND CIVIL WRIT NO. 494 OF 2005 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 those two certain pieces, parcels or lots of land situate in the Township of Sugarloaf, Columbia County Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: Beginning at a corner on the North side of the State Highway leading from Central to Jamison City at a point 640 feet east from the center line of the road between Central and Elk Grove in line of land of James Forbes (Lot NO. 5); thence by the same, North 23 degrees West, 160 feet to a corner in other land now or formerly of Edith Jones, widow; thence by the same, North 71 degrees 04 minutes East 100 feet to a corner in line of Lot No. 7; thence by the same, South 23 degrees East, 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; thence by the same, South 71 degrees 04 minutes West, 100 feet to a corner in line of lot of James Forbes (Lot No. 5), the place of beginning. Being Lot No. 6 in plot of Lots prepared by J. Peter McHenry, RS. dated June 20, 1969.

TRACT NO. 2: Beginning at a corner on the North side of the State Highway leading from Central to Jamison City at a point 540 feet East from the centerline of the road between Central and Elk Grove in line of Lot No. 04; thence by the same, North 23 degrees West 160 feet to a corner in other lands now or formerly of Howard D. Puterbaugh and Clara M. Puterbaugh; thence by the same, North 71 degrees 04 minutes East 100 feet to a corner in line of Lot No. 6; thence South 23 degrees East, 160 feet to a corner on the Northern side of State Highway leading from Central to Jamison City; thence by the same, South 71 degrees 4 minutes West 100 feet to a corner in line of Lot No. 4, the place of beginning. Being Lot No. 5 in plot of lots prepared by J. Peter McHenry R.S. dated June 20, 1969.

Under and subject to building restrictions as recorded in Columbia County Record Book 382, page 503

Together with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof, and all the estates, right, title interest, property claim and demand whatsoever of it, the said Louis Saenz and Madeline I. Saenz, husband and wife, either in law or equity, of, in and to the same.

Having erected thereon a dwelling known 25 Jamison City Rd, Benton, PA 17814

Tract 1# 32-06A-011-18,000 Tract 2# 32-06A-011-19,000

Being the same premises which Louis and Madeleine I. Saenz by their deed dated 8/15/97 and recorded on 8/18/97 in the Recorder of Deeds Office on Columbia County, Pennsylvania in Deed Book Volume 663 page 752 granted and conveyed unto Henry Beehrman.

## 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  
Louis P. Vitti  
916 Fifth Ave.  
Pittsburgh, PA 15219

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

# SHERIFF'S SALE

WEDNESDAY OCTOBER 12, 2005 AT 9:00 AM

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Under and subject to building restrictions as recorded in Columbia County Record Book 382, page 503

Together with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever therunto belonging or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof, and all the estates, right, title interest, property claim and demand whatsoever of it, the said Louis Saenz and Madeline I. Saenz, husband and wife, either in law or equity, of, in and to the same.

Having erected thereon a dwelling known 25 Jamison City Rd, Benton, PA 17814

Tract 1# 32-06A-011-18,000 Tract 2# 32-06A-011-19,000

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Plaintiffs Attorney  
Louis P. Vitti  
916 Fifth Ave.  
Pittsburgh, PA 15219

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

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)  
P.R.C.P. 3180 to 3183 and Rule 3257

National City Mortgage

vs

Betty Burnett + Henry

Beehrman

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 494 Term 05 E.D.

No. 2005-ED-86 Term 19 A.D.

No. Term 19 J.D.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA

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

Pls see attached legal description

Amount Due

\$ 86,361.03

Interest from 76 05 - sale date

\$

Total

\$

Plus costs

as endorsed.

Fanni B. Kline EAB  
Prothonotary, Common Pleas Court of  
Columbia County, Penna.

Dated 7/11/05  
(SEAL)

By:

Deputy

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

NATIONAL CITY MORTGAGE CO.,	)	NO. 2005 CV 494 MF
Plaintiff,	)	<i>2005-ED-86</i>
vs.	)	
HENRY D. BEEHRMAN and BETTY BURNETT,	)	
Defendants.	)	

LEGAL DESCRIPTION

All those two certain pieces, parcels or lots of land situate in the Township of Sugarloaf, Columbia County Pennsylvania, bounded and described as follows, to wit:

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Under and subject to building restrictions as recorded in Columbia County Record Book 382, page 503

Together with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof, and all the estates, right, title interest, property claim and demand whatsoever of it, the said Louis Saenz and Madeline I. Saenz, husband and wife, either in law or equity, of, in and to the same.

Having erected thereon a dwelling known 25 Jamison City Rd, Benton, PA 17814

Tract 1# 32-06A-011-18.000

Tract 2# 32-06A-011-19.000

Being the same premises which Louis and Madeleine I. Saenz by their deed dated 8/15/97 and recorded on 8/18/97 in the Recorder of Deeds Office on Columbia County, Pennsylvania in Deed Book Volume 663 page 752 granted and conveyed unto Henry Beehrman.

**NOTICE OF SHERIFF'S SALE OF  
REAL ESTATE PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL  
PROCEDURE 3129.1**

TO: Betty Burnett  
Henry D. Beehrman  
PO Box 812  
Clearfield, PA 16830

AND: ALL LIEN HOLDERS

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in Columbia County Courthouse on **, 2005 at 9:00 A.M.**, the following described real estate, of which Henry Beehrman and Betty Burnett are owners or reputed owners:

Twp of Sugarloaf, Columbia Cty, Cmwltth of PA. HET a dwg k/a 25 Jamison City Rd, Benton, PA 17814. Tract 1 # 32-06A-011-18, Tract 2# 32-06A-011-19.

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Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before the sale date.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

The Writ of Execution has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights you must act promptly.



**YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.**

**SUSQUEHANNA LEGAL SERVICES  
36 WEST MAIN STREET  
BLOOMSBURG, PA 17815  
(717) 784-8760**

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

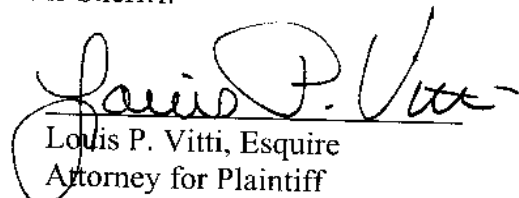
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Louis P. Vitti, Esquire  
Attorney for Plaintiff  
916 Fifth Avenue  
Pittsburgh, PA 15219  
(412) 281-1725

**\*\* THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

NATIONAL CITY MORTGAGE CO.,  
Plaintiff,

vs.

HENRY D. BEEHRMAN and BETTY BURNETT,  
Defendants.

) NO. 2005 CV 494 MF  
)  
) *2005-ED-86*  
)  
)  
)

**AFFIDAVIT**

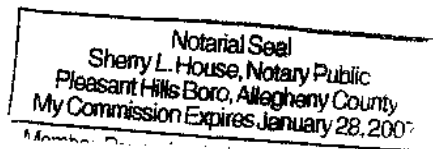
I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute. That the Defendants' last known address is P.O. Box 812, Clearfield, PA 16830.

*Louis P. Vitti*  
\_\_\_\_\_  
Louis P. Vitti, Esquire

SWORN TO and subscribed

before me this 5th day of

July, 2005.



*Sherry House*  
\_\_\_\_\_  
Notary Public

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
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NO. 2005 CV 494 MF

*2005-ED-86*

LEGAL DESCRIPTION

All those two certain pieces, parcels or lots of land situate in the Township of Sugarloaf, Columbia County Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: Beginning at a corner on the North side of the State Highway leading from Central to Jamison City at a point 640 feet east from the center line of the road between Central and Elk Grove in line of land of James Forbes (Lot NO. 5); thence by the same, North 23 degrees West, 160 feet to a corner in other land now or formerly of Edith Jones, widow; thence by the same, North 71 degrees 04 minutes East 100 feet to a corner in line of Lot No. 7; thence by the same, South 23 degrees East, 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; thence by the same, South 71 degrees 04 minutes West, 100 feet to a corner in line of lot of James Forbes ( Lot No. 5), the place of beginning. Being Lot No. 6 in plot of Lots prepared by J. Peter McHenry, R.S. dated June 20, 1969.

TRACT NO. 2: Beginning at a corner on the North side of the State Highway leading from Central to Jamison City at a point 540 feet East from the centerline of the road between Central and Elk Grove in line of Lot No. 04; thence by the same, North 23 degrees West 160 feet to a corner in other lands now or formerly of Howard D. Puterbaugh and Clara M. Puterbaugh; thence by the same, North 71 degrees 04 minutes East 100 feet to a corner in line of Lot No. 6; thence South 23 degrees East, 160 feet to a corner on the Northern side of State Highway leading from Central to Jamison City; thence by the same, South 71 degrees 4 minutes West 100 feet to a corner in line of Lot No. 4, the place of beginning. Being Lot No. 5 in plot of lots prepared by J. Peter McHenry R.S. dated June 20, 1969.

Under and subject to building restrictions as recorded in Columbia County Record Book 382, page 503

Together with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof, and all the estates, right, title interest, property claim and demand whatsoever of it, the said Louis Saenz and Madeline I. Saenz, husband and wife, either in law or equity, of, in and to the same.

Having erected thereon a dwelling known 25 Jamison City Rd, Benton, PA 17814

Tract 1# 32-06A-011-18.000

Tract 2# 32-06A-011-19.000

Being the same premises which Louis and Madeleine I. Saenz by their deed dated 8/15/97 and recorded on 8/18/97 in the Recorder of Deeds Office on Columbia County, Pennsylvania in Deed Book Volume 663 page 752 granted and conveyed unto Henry Beehrman.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
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NATIONAL CITY MORTGAGE CO.,  
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**AFFIDAVIT**

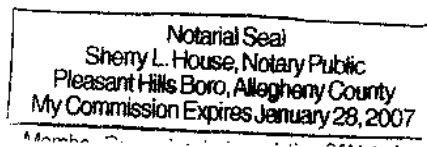
I, Louis P. Vitti, hereby certify that as representative of National City Mortgage Co am familiar with the above-captioned case and various servicing activities related thereto and that the provisions of the laws of the Commonwealth of Pennsylvania and specifically, Act 91 of 1983, have been complied with in the above-captioned case.

*Louis P. Vitti*  
Louis P. Vitti, Esquire  
Attorney for Plaintiff

SWORN to and subscribed

before me this 5th day

of July, 2005.



*Sherry House*  
Notary Public

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

NATIONAL CITY MORTGAGE CO.,  
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vs.

HENRY D. BEEHRMAN and BETTY BURNETT,  
Defendants.

) NO. 2005 CV 494 MF  
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*2005-ED-86*

**AFFIDAVIT PURSUANT TO RULE 3129.1**

National City Mortgage Co., , Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 25 Jamison City Road, Benton, PA 17814.

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

Name:

Address (Please indicate if this  
cannot be reasonably ascertained)

Betty Burnett  
Henry Beehrman

PO Box 812  
Clearfield, PA 16830

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

Name:

Address (Please indicate if this  
cannot be reasonably ascertained)

Same as No. 1 above.

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

Name:

Address (Please indicate if this  
cannot be reasonably ascertained)

None

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

Name

Address (Please indicate if this  
cannot be reasonably ascertained)

Conseco Finance Consumer Discount

331 Minnesota St  
Ste 610  
St. Paul, MN 55101

National City Bank

3232 Newmark Drive  
Miamisburg, OH 45342

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
None	

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
Heirs known and unknown	25 Jamison City Road Benton, PA 17814

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:

Name	Address (Please indicate if this cannot be reasonably ascertained)
Tax Collector of Sugarloaf Twp	c/o Shirley Lockard 541 Camp Lavigne Rd Benton, PA 17814
Commonwealth of PA -DPW	P.O. Box 8016 Harrisburg, PA 17105
Clerk of Courts Criminal/Civil Division	P.O. Box 380 Bloomsburg, PA 17815
Tax Claim Bureau of Columbia County	35 West Main Street Bloomsburg, PA 17815
Court of Common Pleas of Columbia County Domestic Relations Division	P.O. Box 380 Bloomsburg, PA 17815
Bureau of Compliance Attn: Susan Blough	Clearance Support Section Dept. #281230 Harrisburg, PA 17128-1230



Tenant/Occupant

25 Jamison City Rd  
Benton, PA 17814

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. Section 4904 relating to unsworn falsification to authorities.

July 5, 2005

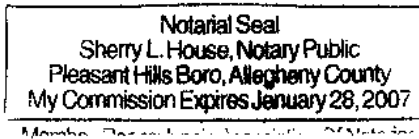
Date

Louis P. Vitti  
Louis P. Vitti, Esquire  
Attorney for Plaintiff

SWORN TO and subscribed

before me this 5th day

of July, 2005.



Sherry House  
Notary Public

**SHERIFF'S DIRECTIONS**

**Docketed in Colombia County**

NO: 2005 cv 494 MF

TO: SHERIFF OF COLUMBIA COUNTY

RE: National City Mortgage Co Vs. ~~Donna Robinson~~, et al

Betty Burnett

**INSTRUCTIONS:**

PLEASE SERVE THE DEFENDANT OR ADULT MEMBER IN CHARGE AT THE ADDRESS  
BELOW:

Betty Burnett

**Po Box 812  
Clearfield, PA 16830**

ATTORNEY: Louis P. Vitti, Esquire  
916 Fifth Avenue  
Pittsburgh, Pa 15219  
(412) 281-1725

Date: 7/5/05

---

REPORT OF DEPUTY SHERIFF:

SERVICE UPON: \_\_\_\_\_

DATE OF SERVICE: \_\_\_\_\_

PLACE SERVED: \_\_\_\_\_

\*\*\*\*\*

SERVICE NOT MADE DUE TO: \_\_\_\_\_

ATTEMPTS MADE: \_\_\_\_\_

DATE OF REPORT: \_\_\_\_\_

BY: \_\_\_\_\_

Deputy Sheriff

**SHERIFF'S DIRECTIONS**

TO: SHERIFF OF COLUMBIA COUNTY:

RE: National City Mortgage Co vs. Henry Beehrman, et al

NO: 2005 CV 494 MF

KINDLY: PLEASE Post the Handbill at the address listed below:

**25 Jamison City Rd  
Benton, PA 17814**

ATTORNEY: Louis P. Vitti, Esquire  
916 Fifth Avenue  
Pittsburgh, PA 15219  
(412) 281-1725

DATE: 7/5/05

---

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SERVICE UPON: \_\_\_\_\_  
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PLACE SERVED: \_\_\_\_\_

\*\*\*\*\*

SERVICE NOT MADE DUE TO: \_\_\_\_\_

ATTEMPTS MADE: \_\_\_\_\_  
DATE OF REPORT: \_\_\_\_\_

BY: \_\_\_\_\_  
Deputy Sheriff

LOUIS P. VITTI & ASSOCIATES, P. C.

25829

ESCROW FUND 2

916 - 5TH AVENUE 6TH FLOOR  
PITTSBURGH, PA 15219

DATE 7-6-05  $\frac{8-12}{430}$  389

PAY  
TO THE  
ORDER OF

Columbia Sheriff

one thousand two hundred

00

\$1200.00

DOLLARS

MP

National City

National City Bank of Pennsylvania  
Pittsburgh, Pennsylvania

Asset  
Management  
Account

FOR

⑈00025829⑈ ⑈043000122⑈ 549517322⑈