

SHERIFF'S SALE COST SHEET

William D. Jones vs. Ronald Fritz
 NO. 39-07 ED NO. 90/90 JD DATE/TIME OF SALE 10/10/16 10:00

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</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>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>416.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1467.16</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1692.16</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>11.50</u>
TOTAL ***** \$ <u>21.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>43.15</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>550.16</u>
TOTAL ***** \$ <u>593.31</u>	

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

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. <u>Marine Co.</u>	\$ <u>27.00</u>
	\$
TOTAL ***** \$ <u>27.00</u>	

TOTAL COSTS (OPENING BID) \$ 5916.97

Leviathan vs David

DATE/TIME OF SALE: 11/07/2011 11:00 AM

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4610.57

PURCHASER(S): _____

ADDRESS: 4701 1/2 Ave. S.W. Coon Rapids, Minn.

NAMES(S) ON DEED: James M. Smith, Jr.

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE IN 8 DAYS \$ 41,960.57

SHERIFF'S SALE

Distribution Sheet

William Dittmar vs. Ronald B. Fritz, Jr.

NO. 964-2006 JD
 NO. 39-2007 ED

DATE OF SALE: May 23, 2007

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) May 23, 2007 and (time) 9:00 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 R. Jesse Fetterman for the price or sum of \$46,460.57 (Forty Six Thousand Four Hundred Sixty and 57/100) Dollars. R. Jesse Fetterman 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	\$	45,000.00	
Poundage		900.00	
Transfer Taxes		310.56	
Total Needed to Purchase	\$		46,460.57
Amount Paid Down			4,500.00
Balance Needed to Purchase			41,960.57

EXPENSES:

Columbia County Sheriff - Costs	\$	406.00	
Poundage		900.00	
Newspaper			1,306.00
Printing			1,467.16
Solicitor			-0-
Columbia County Prothonotary			75.00
Columbia County Recorder of Deeds -			10.00
Deed copy work			41.50
Realty transfer taxes			155.28
State stamps			155.28
Tax Collector ()			43.15
Columbia County Tax Assessment Office			550.16
State Treasurer			130.00
Other: <u>Web posting</u>			150.00
<u>Lien search certificate</u>			250.00
<u>Notary</u>			10.00
<u>Montour Co</u>			29.00
TOTAL EXPENSES:	\$		4,372.53

Total Needed to Purchase	\$	46,460.57
Less Expenses		4,372.53
Net to First Lien Holder		42,088.04
Plus Deposit		1,350.00
Total to First Lien Holder	\$	43,438.04

Sheriff's Office, Bloomsburg, Pa.

So answers

June 4, 2007

[Signature]

Sheriff

THIS DOCUMENT HAS AN ARCTICAL WATERMARK PRINTED ON THE BACK. THE FRONT OF THE DOCUMENT HAS A MICROPRINT SIGNATURE LINE. ABSENCE OF THESE FEATURES WILL INDICATE A COPY.

FNB Bank, National Association

CASHIER'S CHECK 4450160776

0313

DATE 05/22/2007

69-35
519

PAY

TO THE ORDER OF Sheriff Of Columbia County*****4,500.00 Dollars*****

NAME OF REMITTER

DRAWER: FNB BANK, NATIONAL ASSOCIATION

ADDRESS: PAYABLE THROUGH 6888 R Jesse Feltzman
OF MILES ST. WY

BY
AUTHORIZED SIGNATURE

Rm Carlson

⑆051900353⑆00445 01507765⑈

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

FNB Bank, National Association

CASHIER'S CHECK 4450153258

0913

DATE June 2, 2007

89-35
519

PAY

4450153258

TO THE ORDER OF Sheriff of Columbia County
Columbia County Courthouse
Main Street
Bloomersburg, Pa. 17815

*****\$41,960.57*****

NAME OF REMITTER

DRAWER: FNB BANK, NATIONAL ASSOCIATION

ADDRESS

PAYABLE THROUGH BB&T
CHARLESTON, WV

Fetterman, R. Jesse

BY
AUTHORIZED SIGNATURE

R. Jesse Fetterman

⑆051900353⑆00445 01532588⑆

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry, 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 May 2, 9, 16, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner 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 16th day of MAY, 2007.

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

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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

WILLIAM DITTMAR

VS.

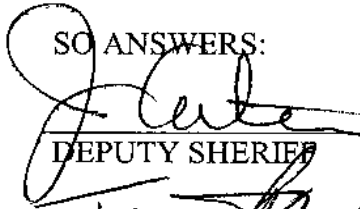
RONALD FRITZ

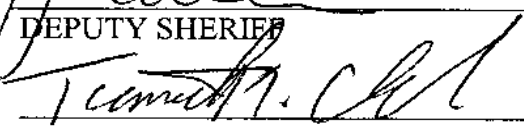
WRIT OF EXECUTION #39 OF 2007 ED

POSTING OF PROPERTY

April 18, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF RONALD FRITZ. AT 10 MT. ZION DRIVE CATAWISSA
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

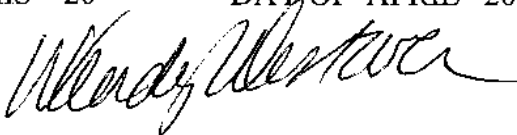
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20TH DAY OF APRIL 2007



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

MONTGOMERY COUNTY SHERIFF'S ACCOUNT

5370

RAY C. GERRINGER, SHERIFF
29 MILL STREET
DANVILLE, PA 17821

DATE 3/22/07 60-295-313

ORDER OF Montgomery Co. Sheriff's Office

\$ 21.00

Twenty one & 00/100



Member FDIC
Member FDIC

VOID AFTER 60 DAYS

DOLLARS



Security Features
Look for 318

James H. Mutt

FOR 904-06 Fruit Republic

⑈005370⑈ ⑈031302955⑈

27060169⑈

MP

ACCOUNT STATEMENT

Montour County Sheriff's Office

29 Mill Street

Danville, Pa. 17821

Telephone: (570) 271-3020

Fax: (570) 271-3037

To:

MICHAEL DENNEHY
12 WEST MARKET STREET
DANVILLE PA 17821

Date 16-Mar-07

Docket 964-06

County COLUMBIA

Type WRIT OF EXECUTION

Plaintiff(s): WILLIAM DITTMAR

Defendant(s): RONALD B. FRITZ, JR.

Date

Credits

Charge

Balance

Advance Check # 3295

\$50.00

03/16/07

Service on
RONALD B. FRITZ, JR.

\$29.00

\$21.00

REFUND

Check # 5370

SHERIFF'S OFFICE
MONTOUR COUNTY, COMMONWEALTH OF PENNA.
 29 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

HEATH Affidavit 2

SHERIFF'S SERVICE
PROCESS RECEIPT, AND AFFIDAVIT OF RETURN

1. Plaintiff(s) WILLIAM DITTMAR		2. Docket Number / County 964-06 COLUMBIA
2. Defendant(s) RONALD B. FRITZ, JR.		4. Type of Writ or Complaint WRIT OF EXECUTION
SERVE	5. Name RONALD B. FRITZ, JR.	
AT	6. Address 25 CAMEL TOWN HILL ROAD DANVILLE PA 17821	
7. Indicate unusual service: <input type="checkbox"/> Reg. Mail <input type="checkbox"/> Cert. Mail <input type="checkbox"/> Deputize <input type="checkbox"/> Other		
Now, 2007, I Sheriff of MONTOUR COUNTY, PENNSYLVANIA, do hereby deputize the Sheriff of _____ County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff.		

 Sheriff of Montour County

8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

9. Name and Address of Attorney/Originator MICHAEL DENNEHY 12 WEST MARKET STREET DANVILLE PA 17821	10. Telephone Number	11. Date
	12. Signature	

SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE

Serving Deputy: SHANE M. CRAIG	Date Filed	Expiration
--	------------	------------

On the **16th** day of **MARCH**, 2007, at **11:00** o'clock **A.M.**

Defendant not found because:

☐ Moved ☐ Unknown ☐ No answer ☐ Vacant
☒ Other:

Remarks: **ADDRESS GIVEN IS RONALD'S MOTHER'S ADDRESS AND HE DOES NOT LIVE AT THIS ADDRESS.**Attempts: **0**

Date:	0	0	0	0	0	0	0	0	0
Mileage:	0	0	0	0	0	0	0	0	0

Advance	Docket	Service	Mileage	Affidavit	Notary	Surchrg.	Misc.	Total	Refund
\$50.00	\$9.00	\$5.00	\$3.20	\$2.50	\$5.00	\$0.00	\$4.30	\$29.00	\$21.00

Sworn and Subscribed to before me this 16th
 Day of March, 2007.

Bonnie G. Shutt
 COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
 Bonnie G. Shutt, Notary Public
 Mahoning Twp., Montour County
 My Commission Expires Aug. 24, 2008

So Answer.

Signature of Deputy Sheriff

Sheriff

Shane M. Craig
Roy C. Linger
SHERIFF OF MONTOUR COUNTY

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
(370) 784-6360

WILLIAM DITTMAR

39ED2007

VS

MORTGAGE FORECLOSURE

RONALD B. FRITZ, JR.

NOW, WEDNESDAY, MARCH 14, 2007, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF MONTGOMERY COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, RONALD FRITZ, AT 25 CAMEL TOWN HILL ROAD DANVILLE

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

MARKS, McLAUGHLIN & DENNEHY

12 WEST MARKET STREET

P. O. BOX 179

DANVILLE, PENNSYLVANIA 17821

WILLIAM DITTMAR,

Plaintiff

Vs.

RONALD B. FRITZ, JR.,

Defendant

: IN THE COURT OF COMMON PLEAS
 : of the 26th Judicial District
 : Columbia County Branch
 : Civil Action - Law
 : *2006-964*
 : No.: 2006-CV-964
 : Civil Action - Mortgage Foreclosure

PRAECIPE FOR WRIT OF EXECUTION**(Mortgage Foreclosure)****TO: TAMI KLINE, PROTHONOTARY**

Kindly issue writ of execution in the above matter:

Amount Due	\$ 41,751.91 (per judgment)
Interest to date	\$ 1,610.33
Costs	\$ <u>704.82</u> (plus additional costs incurred after this date)
Total =	\$ 44,067.06

Michael Dennehy
 Michael Dennehy, Esquire
 Attorney for William Dittmar, Plaintiff

F 15 MAR 07 D
13:00 SMC

WILLIAM DITTMAR,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	of the 26 th Judicial District
	:	Columbia County Branch
Vs.	:	Civil Action - Law
	:	
RONALD B. FRITZ, JR.,	:	No.: 2006-CV-964
Defendant	:	Civil Action - Mortgage Foreclosure

WRIT OF EXECUTION**NOTICE**

This paper is a Writ of Execution. It 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.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300.00. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly:

- (1) Fill out the attached claim form and demand for a prompt hearing.
- (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

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

North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
Telephone: (570) 784-8760

WAIVER OF WATCHMAN

TO: COLUMBIA COUNTY SHERIFF

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

WILLIAM DITTMAR,

Plaintiff

Vs.

RONALD B. FRITZ, JR.,

Defendant

: IN THE COURT OF COMMON PLEAS

: of the 26th Judicial District

: Columbia County Branch

: Civil Action - Law

:

: No.: 2006-CV-964

: Civil Action - Mortgage Foreclosure

:

: Writ Number: _____

INSTRUCTIONS

Please state what shall be seized and levied upon and give full information as to parties to be served with addresses, etc.:

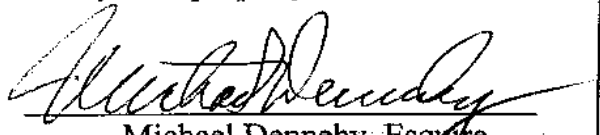
**10 Mt. Zion Drive, Catawissa, Columbia County, Pennsylvania. Recorded
in Columbia County Instrument Number 2004-09116.**

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

28 FEB 2007

Date:


Michael Dennehy, Esquire
Attorney for Plaintiff

WILLIAM DITTMAR,
Plaintiff

Vs.

RONALD B. FRITZ, JR.,
Defendant

: IN THE COURT OF COMMON PLEAS
: of the 26th Judicial District
: Columbia County Branch
: Civil Action - Law
:
: No.: 2006-CV-964
: Civil Action - Mortgage Foreclosure

CLAIM FOR EXEMPTION OF RONALD B. FRITZ, JR.

TO THE SHERIFF:

I, the above-named Defendant, claim exemption of property from levy or attachment:

(1) From my personal property in my possession which has been levied upon:

(a) I desire that my \$_____ statutory
exemption be:

_____(i) set aside in kind (specify property to be set aside in kind):

_____(ii) paid in cash following the sale of the property levied upon or,

(b) I claim the following exemption (specify property and basis of
exemption):

(2) From my property which is in the possession of a third party, I claim the
following exemptions:

(a) My statutory exemption: in cash; in kind (specify property);

(b) Social Security benefits on deposit in the amount of \$_____.

(c) Other (specify amount and basis of exemption):

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at:

(address):

Telephone number:

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

Date:

Defendant

**THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF OF
COLUMBIA COUNTY:**

Columbia County Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815
Telephone: (570) 389-5624

MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

1. \$300.00 statutory exemption.
2. Bibles, school books, sewing machines, uniforms and equipment.
3. Most wages and unemployment compensation.
4. Social Security benefits.
5. Certain retirement funds and accounts.
6. Certain veteran and armed forces benefits.
7. Certain insurance proceeds.
8. Such other exemptions as may be provided by law.

WILLIAM DITTMAR,
Plaintiff

Vs.

RONALD B. FRITZ, JR.,
Defendant

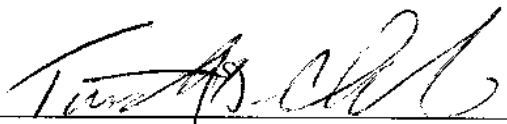
: IN THE COURT OF COMMON PLEAS
: of the 26th Judicial District
: Columbia County Branch
: Civil Action - Law
:
: No.: 2006-CV-964
: Civil Action - Mortgage Foreclosure

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

By virtue of a writ of execution issuing out of the Court of Common Pleas of Columbia County, Number 2006-CV-964, Execution Number 2007 -ED- 39, to me directed, there will be exposed to public sale on May 23, 2007, at 9:00 O'clock A M., at the Sheriff's Office of the Columbia County Courthouse, Bloomsburg, Pennsylvania, the premises located at 10 Mt. Zion Drive, Catawissa, Columbia County, Pennsylvania, seized and taken in execution as the property of Ronald B. Fritz, Jr.

All parties in interest and claimants will take notice that a schedule of distribution will be filed on _____, and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

May 14, 2007
Date:


Sheriff

WILLIAM DITTMAR,
Plaintiff

Vs.

RONALD B. FRITZ, JR.,
Defendant

: IN THE COURT OF COMMON PLEAS
: of the 26th Judicial District
: Columbia County Branch
: Civil Action - Law
: 20072039
: No.: 2006-CV-964
: Civil Action - Mortgage Foreclosure

WRIT OF EXECUTION

Commonwealth of Pennsylvania
County of Columbia

To the Sheriff of Columbia County:

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

(See attached Deed to property recorded at
Columbia County Instrument Number 2004-09116.)

Amount Due	\$ 41,751.91 (per judgment)
Interest to date	\$ 1,610.33
Costs	\$ <u>704.82</u> (plus additional costs incurred after this date)
Total =	\$ 44,067.06

02-28-07

Date:

Tami B. Kline / EAB
Tami Kline, Prothonotary

Costs:

Growth \$ 90.50
Judg 14.00
Writ of Ex 23.00
Sat 7.00

COUNTY OF COLUMBIA
RECORDER OF DEEDS
Beverly J. Michael, Recorder
35 West Main Street
Bloomsburg, PA 17815

Instrument Number - 200409116
Recorded On 8/9/2004 At 11:51:26 AM
* Instrument Type - DEED
Invoice Number - 69060
* Grantor - JURGILL, JASON J
* Grantee - FRITZ, RONALD B -JR
User - BSL

* Total Pages - 5

* FEES

STATE TRANSFER TAX	\$450.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
AFFORDABLE HOUSING	\$11.48
AFFORDABLE HOUSING - 10%	\$1.35
AFFORDABLE HOUSING - 5%	\$0.67
RECORDING FEES -	\$13.50
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
SOUTHERN COLUMBIA AREA	\$225.00
SCHOOL DISTRICT	
CATAWISSA TOWNSHIP	\$225.00
TOTAL	\$942.50

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
MAIL TIMOTHY BOWERS, ESQUIRE

I hereby CERTIFY that this document is
recorded in the Recorder's Office of
Columbia County, Pennsylvania.



Beverly J. Michael

Beverly J. Michael
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

THIS INDENTURE,

MADE THE 5th day of August in the year of our Lord two thousand four (2004).

BETWEEN JASON J. JURGILL and **JENNIFER R. JURGILL**, his wife, both of 224 Mackeyville Road, Mackeyville, Pennsylvania and **WILLIAM DITTMAR** and **SHARON K. DITTMAR**, his wife, both of 45 Dustin Hill, West Milton, Pennsylvania, hereinafter called parties of the first part

- A N D -

RONALD B. FRITZ, JR., single, of 242 Valley View Lake, Millville, Pennsylvania, hereinafter called party of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of Forty-five Thousand (\$45,000.00) Dollars, lawful money of the United States of America unto them well and truly paid by the said party of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, his heirs, and assigns,

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND situate partly in Catawissa Township and partly in Franklin Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the center line of Legislative Route 19013, said point also being the southwest corner of other land now or formerly of Roy G. Kreisher; THENCE through the center line of Legislative Route 19013 the following courses and distances: South seventy-eight (78) degrees forty-seven (47) minutes West Forty-nine and seven tenths (49.7) feet to a point; South seventy-two (72) degrees twenty-seven (27) minutes West One hundred (100.00) feet to a point; South seventy-three (73) degrees nine (09) minutes West One hundred thirty-five and eight tenths (135.8) feet to a point; South eighty-five (85) degrees twenty-one (21) minutes West One hundred eleven and three tenths (111.3) feet to a point; North eighty-three (83) degrees eighteen (18) minutes West One hundred twenty and one tenth (120.1) feet to a point; North eighty-one (81) degrees forty-three (43) minutes West Seventy-three and two tenths (73.2) feet to a point; North fifty-eight (58) degrees twenty-four (24) minutes West Eighteen and one tenth (18.1) feet to a point; North seventy-eight (78) degrees sixteen (16) minutes West Thirty-eight (38.0) feet to a point; North eighty-three (83) degrees forty (40) minutes West Forty-nine and two tenths (49.2) feet to a point; South eighty-six (86) degrees forty-five (45) minutes West One hundred thirty-four and eight tenths (134.8) feet to a point; THENCE along line of land now

or formerly of Thomas Stansfield the following courses and distances: North seven (7) degrees nineteen (19) minutes East Two hundred twenty-four and one tenth (224.1) feet to an iron pipe; South eighty-three (83) degrees forty-eight (48) minutes East Three hundred forty-nine and six tenths (349.6) feet to an iron pipe; North seventy-two (72) degrees six (06) minutes East Two hundred forty-two and five tenths (242.5) feet to an iron pipe; North forty-five (45) degrees forty-two (42) minutes East One hundred twenty-seven (127.0) feet to an iron pipe; North thirty-nine (39) degrees eight (08) minutes West Two hundred twenty-seven and seven tenths (227.7) feet to an iron rod; THENCE along line of land now or formerly of Thomas J. Ford the following courses and distances: North sixty-four (64) degrees eighteen (18) minutes East Two hundred forty (240.00) feet to an iron rod; North fifty (50) degrees fifty-four (54) minutes East One hundred ninety-three (193.0) feet to an eighteen (18) inch dead rock oak corner; North eighty-nine (89) degrees eighteen (18) minutes East Two hundred seventy-seven (277.0) feet to an iron rod; THENCE along line of land now or formerly of Maxi Manufacturing Company South thirteen (13) degrees eighteen (18) minutes West One hundred fifteen and seven tenths (115.7) feet to an iron rod; THENCE along line of land now or formerly of Roy G. Kreisher South thirty-one (31) degrees seven (07) minutes West Six hundred ninety-one and eight tenths (691.8) feet to a point in the center line of Legislative Route 19013, being the point and place of BEGINNING. CONTAINING 8.95 acres and being designated as Tract No. 4 in draft of four (4) tracts surveyed by Main View Services and dated May 23, 1975.

UNDER AND SUBJECT to covenants, easements and restrictions as may run with the chain of title.

BEING THE SAME PREMISES which Joseph F. Kutza and Margaret E. Kutza, his wife, by their Deed dated September 11, 2002 and recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, as Instrument Number 200214949, granted and conveyed unto Jason J. Jurgill and William Dittmar, two (2) of the Grantors herein.

THIS PROPERTY IS FULLY ASSESSED IN CATAWISSA TOWNSHIP. *JS*

TOGETHER with all and singular, the said property, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions, and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever, of the said parties of the first part, in law, equity or otherwise howsoever, of, in and to the same and every part thereof,

TO HAVE AND TO HOLD the said

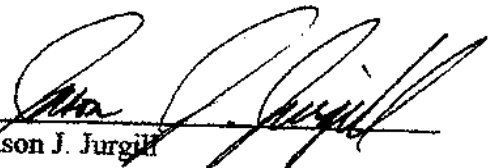
hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, his heirs and assigns, to and for the only proper use and behoof of the said party of the second part, his heirs and assigns forever,

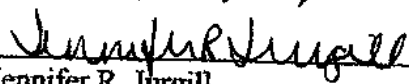
AND the said parties of the first part, for themselves, their heirs, executors and administrators, do by these presents covenant, grant and agree to and with the said party of the second part, his heirs and assigns that they the said parties of the first part, and their heirs, all and singular


the hereditaments and premises herein above described and the same, and intended
so to be, with the appurtenances, unto the said party of the second part, his heirs and assigns
against them the said parties of the first part and their heirs, and against all and every other
person or persons whomsoever lawfully claiming, or to claim the same or any part thereof by
from or under them or any of them shall and will specially warrant and forever defend.

IN WITNESS WHEREOF, the said parties of the first part have to these presents set
their hands and seals. Dated the day and year first above written.

Signed, Sealed and
Delivered in the
Presence of


Jason J. Jurgill

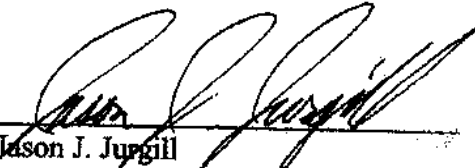

Jennifer R. Jurgill

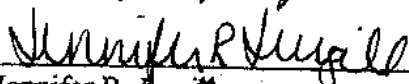

William Dittmar



Sharon K. Dittmar

Received the day of the date of the above Indenture of the above named Grantee the sum
of Forty-five Thousand (\$45,000.00) Dollars, lawful money of the United States, being the
consideration money above mentioned in full.

Witnesses--


Jason J. Jurgill


Jennifer R. Jurgill


William Dittmar

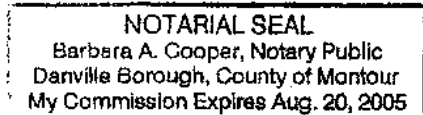

Sharon K. Dittmar

County of MONTOUR)

: ss.

On this, the 5th day of August, 2004, before me, the undersigned officer, personally appeared Jason J. Jurgill and Jennifer R. Jurgill, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



Barbara A. Cooper (SEAL)
Notary Public
Title of Officer

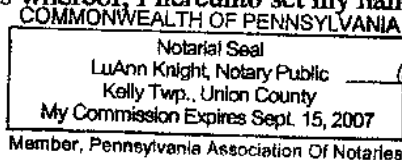
State of PENNSYLVANIA)

County of Union)

: ss.

On this, the 5th day of August, 2004, before me, the undersigned officer, personally appeared William Dittmar and Sharon K. Dittmar, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



LuAnn Knight (SEAL)
Notary Public
Title of Officer

I do hereby certify that the precise residence and complete post office address of the within named grantee is:

242 Valley View Drive
Millville, PA 17846
August 5, 2004

[Signature]
Attorney for Grantee

COMMONWEALTH OF PENNSYLVANIA)

County of _____)

: ss.

RECORDED on this _____ day of _____
A. D. 20____, in the Recorder's Office of said County, in Record Book
Vol. _____, Page _____. Given under my hand and the seal
of the said office, the date above written.

Recorder

SHERIFF'S SALE

WEDNESDAY MAY 23, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 39 OF 2007 ED AND CIVIL WRIT NO. 964 OF 2006 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 partly in Catawissa Township and partly in Franklin Township. Columbia County. Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the center line of Legislative Route 19013, said point also being the southwest corner of other land now or formerly of Roy G. Kreisher; THENCE through the center line of Legislative Route 19013 the following courses and distances: South seventy-eight (78) degrees forty-seven (47) minutes West Forty-nine and seven tenths (49.7) feet to a point; South seventy-two (72) degrees twenty-seven (27) minutes West One hundred (100.00) feet to a point; South seventy-three (73) degrees nine (09) minutes West One hundred thirty-five and eight tenths (135.8) feet to a point; South eighty-five (85) degrees twenty-one (21) minutes West One hundred eleven and three tenths (111.3) feet to a point; North eighty-three (83) degrees eighteen (18) minutes West One hundred twenty and one tenth (120.1) feet to a point; North eighty-one (81) degrees forty-three (43) minutes West Seventy-three and two tenths (73.2) feet to a point; North fifty-eight (58) degrees twenty-four (24) minutes West Eighteen and one tenth (18.1) feet to a point; North seventy-eight (78) degrees sixteen (16) minutes West Thirty-eight (38.0) feet to a point; North eighty-three (83) degrees forty (40) minutes West Forty-nine and two tenths (49.2) feet to a point; South eighty-six (86) degrees forty-five (45) minutes West One hundred thirty-four and eight tenths (134.8) feet to a point; THENCE along line of land now or formerly of Thomas Stansfield the following courses and distances: North seven (7) degrees nineteen (19) minutes East Two hundred twenty-four and one tenth (224.1) feet to an iron pipe; South eighty-three (83) degrees forty-eight (48) minutes East Three hundred forty-nine and six tenths (349.6) feet to an iron pipe; North seventy-two (72) degrees six (06) minutes East Two hundred forty-two and five tenths (242.5) feet to an iron pipe; North forty-five (45) degrees forty-two (42) minutes East One hundred twenty-seven (127.0) feet to an iron pipe; North thirty-nine (39) degrees eight (08) minutes West Two hundred twenty-seven and seven tenths (227.7) feet to an iron rod; THENCE along line of land now or formerly of Thomas J. Ford the following courses and distances: North sixty-four (64) degrees eighteen (18) minutes East Two hundred forty (240.00) feet to an iron rod; North fifty (50) degrees fifty-four (54) minutes East One hundred ninety-three (193.0) feet to an eighteen (18) inch dead rock oak corner; North eighty-nine (89) degrees eighteen (18) minutes East Two hundred seventy-seven (277.0) feet to an iron rod; THENCE along line of land now or formerly of Maxi Manufacturing Company South thirteen (13) degrees eighteen (18) minutes West One hundred fifteen and seven tenths (115.7) feet to an iron rod; THENCE along line of land now or formerly of Roy G. Kreisher South thirty-one (31) degrees seven (07) minutes West Six hundred ninety-one and eight tenths (691.8) feet to a point in the center line of Legislative Route 19013, being the point and place of BEGINNING. CONTAINING 8.95 acres and being designated as Tract No. 4 in draft of four (4) tracts surveyed by Main View Services and dated May 23, 1975.

UNDER AND SUBJECT to covenants, easements and restrictions as may run with the chain of title.

BEING THE SAME PREMISES which Joseph F. Kutza and Margaret E. Kutza, his wife, by their Deed dated September 11, 2002 and recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, as Instrument Number 200214949, granted and conveyed unto Jason J. Jurgill and William Dittmar, two (2) of the Grantors herein.

THIS PROPERTY IS FULLY ASSESSED IN CATAWISSA TOWNSHIP.

TOGETHER with all and singular, the said property, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions, and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever, of the said parties of the first part, in law, equity or otherwise howsoever, of, in and to the same and every part thereof,

TO HAVE AND TO HOLD the said hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, his heirs and assigns, to and for the only proper use and behoof of the said party of the second part, his heirs and assigns forever, AND the said parties of the first part, for themselves, their heirs, executors and administrators, do by these presents covenant, grant and agree to and with the said party of the second part, his heirs and assigns that they the said parties of the first part, and their heirs, all and singular the hereditaments and premises herein above described and granted or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, his heirs and assigns against them the said parties of the first part and their heirs, and against all and every other person or persons whomsoever lawfully claiming, or to claim the same or any part thereof by, from or under them or any of them shall and will specially warrant and forever defend.

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
Michael Dennehy
PO Box 179
Danville, PA 17821

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

- 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:

Clipper Magazine
 3708 Hempland Road
 Mountville, PA 17554

X ☒ Agent
 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:

POB 610

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7005 0390 0001 2235 9189

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

7005 0390 0001 2235 9226

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

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:

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

7005 0390 0001 2235 9196

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

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:

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

U.S. SMALL BUSINESS ADMINISTRATION
 PHILADELPHIA DISTRICT OFFICE
 ROBERT N.C. NIX FEDERAL BUILDING
 900 MARKET STREET-5TH FLOOR
 PHILADELPHIA, PA 19107

2. Article Number

(Transfer from service label)

7005 0390 0001 2235 9219

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

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:

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

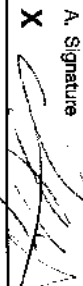
SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  ☐ Agent ☒ Addressee
- B. Received by (Printed Name) William L. Dittmar ☒ Addressee
- C. Date of Delivery 3/08/07
- 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

2. Article Number
(Transfer from service label)

7005 0390 0001 2235 9202

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:

William Dittmar
57 Reitz Road, Ste. 100
Lewisburg, PA 17837

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  ☐ Agent ☒ Addressee
- B. Received by (Printed Name) William L. Dittmar ☒ Addressee
- C. Date of Delivery 3/08/07
- 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

2. Article Number
(Transfer from service label)

7005 0390 0001 2235 9172

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1E

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

Tuesday, March 06, 2007

**LUANN SHARROW-TAX COLLECTOR
RIVERHILL DRIVE
CATAWISSA, PA 17820-**

**WILLIAM DITTMAR
VS
RONALD B. FRITZ, JR.**

DOCKET # 39ED2007

JD # 964JD2006

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

WILLIAM DITTMAR,
Plaintiff

Vs.

RONALD B. FRITZ, JR.,
Defendant

: IN THE COURT OF COMMON PLEAS
: of the 26th Judicial District
: Columbia County Branch
: Civil Action - Law
:
: No.: 2006-CV-964
: Civil Action - Mortgage Foreclosure

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

By virtue of a writ of execution issuing out of the Court of Common Pleas of Columbia County, Number 2006-CV-964, Execution Number 39 -ED-2007, to me directed, there will be exposed to public sale on May 23, 2007, at 9 O'clock A M., at the Sheriff's Office of the Columbia County Courthouse, Bloomsburg, Pennsylvania, the premises located at 10 Mt. Zion Drive, Catawissa, Columbia County, Pennsylvania, seized and taken in execution as the property of Ronald B. Fritz, Jr.

All parties in interest and claimants will take notice that a schedule of distribution will be filed on _____, and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Date:

Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/1/2007

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 39ED2007

PLAINTIFF WILLIAM DITTMAR

DEFENDANT RONALD B. FRITZ, JR.
ATTORNEY FIRM MARKS, MCLAUGHLIN & DENNEHY

PERSON/CORP TO SERVED	PAPERS TO SERVED
DEBORAH NEVIUS	MORTGAGE FORECLOSURE
153 OLD READING ROAD	
CATAWISSA	

SERVED UPON Placed on Door of Twp Office

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-12-7 TIME 1145 MILEAGE _____ OTHER _____

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

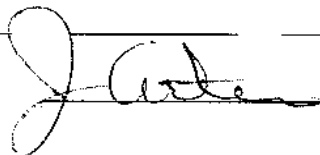
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB ☒ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

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

DEPUTY



DATE 3-12-7

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 07-MAR-07

FEE: \$5.00

CERT. NO: 3144

FRITZ RONALD B JR
PO BOX 72
DANVILLE PA 17821

DISTRICT: CATAWISSA TWP
DEED: 20040-9116
LOCATION: NUMIDIA ROAD
PARCEL: 09 -04 -033-02,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2005	PRIM	231.35	3.80	55.00	290.15
2006	PRIM	221.10	3.91	30.00	255.01
TOTAL DUE :					\$545.16

TAX CLAIM TOTAL AMOUNT DUE DURING THE

THIS IS TO CERTIFY THAT, ACCORDING TO
DECEMBER 31, 2006

REQUESTED BY: Timothy T. Chamk

Ron FITZ

mail

207-249-8052

Revised mail

[Redacted] 10/20/07

*Ext 062 and mail
Herkbeck Co. 07/13/07*

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/1/2007

SERVICE# 3 - OF - 13 SERVICES
DOCKET # 39ED2007

PLAINTIFF WILLIAM DITTMAR

DEFENDANT RONALD B. FRITZ, JR.
ATTORNEY FIRM MARKS, MCLAUGHLIN & DENNEHY

PERSON/CORP TO SERVED
JAMES DRUM
360 MAIN STREET
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON FlORANCE WOODARD

RELATIONSHIP GIRLFRIEND IDENTIFICATION _____

DATE 3-2-7 TIME 1120 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 3-7-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/1/2007

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 39ED2007

PLAINTIFF WILLIAM DITTMAR

DEFENDANT RONALD B. FRITZ, JR.
ATTORNEY FIRM MARKS, MCLAUGHLIN & DENNEHY

PERSON/CORP TO SERVED

LUANN SHARROW-TAX COLLECTOR

RIVERHILL DRIVE

CATAWISSA

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Posted BACK Door

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-7-7 TIME 1435 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. G. G. G. DATE 3-7-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/1/2007

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 39ED2007

PLAINTIFF WILLIAM DITTMAR

DEFENDANT RONALD B. FRITZ, JR.
ATTORNEY FIRM MARKS, MCLAUGHLIN & DENNEHY

PERSON/CORP TO SERVED
CATAWISSA WATER
SCHOOLHOUSE ROAD
CATAWISSA

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Alice Snyder

RELATIONSHIP Sect IDENTIFICATION _____

DATE 3-7-7 TIME 1050 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. Cullen

DATE 3-7-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/1/2007

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 39ED2007

PLAINTIFF WILLIAM DITTMAR

DEFENDANT RONALD B. FRITZ, JR.
ATTORNEY FIRM MARKS, MCCLAUGHLIN & DENNEHY

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON ES/IZ LEWIS

RELATIONSHIP CUSTOMER IDENTIFICATION _____

DATE 3-6-7 TIME 1500 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. Cook
DATE 3-6-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/1/2007

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 39ED2007

PLAINTIFF WILLIAM DITTMAR

DEFENDANT RONALD B. FRITZ, JR.
ATTORNEY FIRM MARKS, MCLAUGHLIN & DENNEHY

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 3-6-7 TIME 1425 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. G. [Signature] DATE 3-6-7

REAL ESTATE OUTLINE

ED # 39-67

DATE RECEIVED 3-1-07
DOCKET AND INDEX 3-5-07

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>2057</u>

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

SALE DATE	<u>April 23 07</u>	TIME <u>5:00</u>
POSTING DATE	<u>April 19</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>19 2</u>	
	2 ND WEEK <u>26</u>	
	3 RD WEEK <u>3 10</u>	

3-5 (copy for range of state
(Army))

SHERIFF'S SALE

WEDNESDAY MAY 23, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 39 OF 2007 ED AND CIVIL WRIT NO. 964 OF 2006 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 partly in Catawissa Township and partly in Franklin Township. Columbia County. Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the center line of Legislative Route 19013, said point also being the southwest corner of other land now or formerly of Roy G. Kreisher; THENCE through the center line of Legislative Route 19013 the following courses and distances: South seventy-eight (78) degrees forty-seven (47) minutes West Forty-nine and seven tenths (49.7) feet to a point; South seventy-two (72) degrees twenty-seven (27) minutes West One hundred (100.00) feet to a point; South seventy-three (73) degrees nine (09) minutes West One hundred thirty-five and eight tenths (135.8) feet to a point; South eighty-five (85) degrees twenty-one (21) minutes West One hundred eleven and three tenths (111.3) feet to a point; North eighty-three (83) degrees eighteen (18) minutes West One hundred twenty and one tenth (120.1) feet to a point; North eighty-one (81) degrees forty-three (43) minutes West Seventy-three and two tenths (73.2) feet to a point; North fifty-eight (58) degrees twenty-four (24) minutes West Eighteen and one tenth (18.1) feet to a point; North seventy-eight (78) degrees sixteen (16) minutes West Thirty-eight (38.0) feet to a point; North eighty-three (83) degrees forty (40) minutes West Forty-nine and two tenths (49.2) feet to a point; South eighty-six (86) degrees forty-five (45) minutes West One hundred thirty-four and eight tenths (134.8) feet to a point; THENCE along line of land now or formerly of Thomas Stansfield the following courses and distances: North seven (7) degrees nineteen (19) minutes East Two hundred twenty-four and one tenth (224.1) feet to an iron pipe; South eighty-three (83) degrees forty-eight (48) minutes East Three hundred forty-nine and six tenths (349.6) feet to an iron pipe; North seventy-two (72) degrees six (06) minutes East Two hundred forty-two and five tenths (242.5) feet to an iron pipe; North forty-five (45) degrees forty-two (42) minutes East One hundred twenty-seven (127.0) feet to an iron pipe; North thirty-nine (39) degrees eight (08) minutes West Two hundred twenty-seven and seven tenths (227.7) feet to an iron rod; THENCE along line of land now or formerly of Thomas J. Ford the following courses and distances: North sixty-four (64) degrees eighteen (18) minutes East Two hundred forty (240.00) feet to an iron rod; North fifty (50) degrees fifty-four (54) minutes East One hundred ninety-three (193.0) feet to an eighteen (18) inch dead rock oak corner; North eighty-nine (89) degrees eighteen (18) minutes East Two hundred seventy-seven (277.0) feet to an iron rod; THENCE along line of land now or formerly of Maxi Manufacturing Company South thirteen (13) degrees eighteen (18) minutes West One hundred fifteen and seven tenths (115.7) feet to an iron rod; THENCE along line of land now or formerly of Roy G. Kreisher South thirty-one (31) degrees seven (07) minutes West Six hundred ninety-one and eight tenths (691.8) feet to a point in the center line of Legislative Route 19013, being the point and place of BEGINNING. CONTAINING 8.95 acres and being designated as Tract No. 4 in draft of four (4) tracts surveyed by Main View Services and dated May 23, 1975.

UNDER AND SUBJECT to covenants, easements and restrictions as may run with the chain of title.

BEING THE SAME PREMISES which Joseph F. Kutza and Margaret E. Kutza, his wife, by their Deed dated September 11, 2002 and recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, as Instrument Number 200214949, granted and conveyed unto Jason J. Jurgill and William Dittmar, two (2) of the Grantors herein.

THIS PROPERTY IS FULLY ASSESSED IN CATAWISSA TOWNSHIP.

TOGETHER with all and singular, the said property, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions, and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever, of the said parties of the first part, in law, equity or otherwise howsoever, of, in and to the same and every part thereof,

TO HAVE AND TO HOLD the said hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, his heirs and assigns, to and for the only proper use and behoof of the said party of the second part, his heirs and assigns forever, AND the said parties of the first part, for themselves, their heirs, executors and administrators, do by these presents covenant, grant and agree to and with the said party of the second part, his heirs and assigns that they the said parties of the first part, and their heirs, all and singular the hereditaments and premises herein above described and granted or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, his heirs and assigns against them the said parties of the first part and their heirs, and against all and every other person or persons whomsoever lawfully claiming, or to claim the same or any part thereof by, from or under them or any of them shall and will specially warrant and forever defend.

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
Michael Dennehy
PO Box 179
Danville, PA 17821

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

Tim Chamberlain

From: David Swift [david@susque.org]
Sent: Thursday, March 01, 2007 2:20 PM
To: tchamber@columbiapa.org
Cc: Dittmar Forestry
Subject: check and question

Dear Sheriff Chamberlain,

I am emailing on behalf of William Dittmar concerning the Ronald Fritz, Jr. property near Danville, PA. Our office sent the attorney a check which they told us had to go thru' their office prior to getting to you. It was made out to Columbia County Sheriff and mailed February 13, 2007. Did you receive it yet? It has not cleared the bank according to our records.

Also, when the Fritz property is headed to public sale, is there any way your office could advise us of that date/time? We do not have access to the Danville or Bloomsburg local newspapers and are worried that we may miss the sale.

We would appreciate any help you can provide. If you have any questions or if we can be of any other help, please do not hesitate to call the office at 570-523-6324 or my phone, 570-412-2489. Thanks in advance for your help.

Sincerely,
David Swift
Project Mgr.
--

Tim Chamberlain

From: David Swift [david@susque.org]
Sent: Thursday, March 01, 2007 2:25 PM
To: tchamber@columbiapa.org
Cc: Dittmar Forestry
Subject: regarding Ronald Fritz, Jr. recent email

Mr. Chamberlain -

I realized that I did not give you the check number from us; it is #2057 and was probably a Dittmar Forestry check.

Again, if we can be of any other help, please call us at 523-6324.

Thanks,

David Swift

--

FOR SECURITY PURPOSES THE FACE OF THIS DOCUMENT CONTAINS A TWO-TONED COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

2057

DITTMAR FORESTRY, INC.

PHONE 570-523-6324
57 REITZ BLVD. SUITE 100
LEWISBURG, PA 17837

CITIZENS & NORTHERN BANK
90-92 MAIN STREET, PO BOX 58
WELLSBORO, PA 16901
60-830313

2/13/2007

PAY TO THE
ORDER OF

Columbia County Sheriff

\$ 1,350.00

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

DOLLARS

Columbia County Sheriff

C/O Marks, McLaughlin & Dennehy

12 West Market Street

PO Box 179

Danville, PA 17821-0179

Sheriff Sale on Ronald Fritz, Jr.

MEMO

William L. Dittmar
WILLIAM L. DITTMAR
AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑈002057⑈ ⑈031308302⑈ 85348540⑈

WILLIAM DITTMAR,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	of the 26 th Judicial District
	:	Columbia County Branch
Vs.	:	Civil Action - Law
	:	
RONALD B. FRITZ, JR.,	:	No.: 2006-CV-964
Defendant	:	Civil Action - Mortgage Foreclosure

WRIT OF EXECUTION

NOTICE

This paper is a Writ of Execution. It 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.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300.00. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly:

- (1) Fill out the attached claim form and demand for a prompt hearing.
- (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

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

North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
Telephone: (570) 784-8760

WAIVER OF WATCHMAN

TO: COLUMBIA COUNTY SHERIFF

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

WILLIAM DITTMAR,

Plaintiff

Vs.

RONALD B. FRITZ, JR.,

Defendant

: IN THE COURT OF COMMON PLEAS

: of the 26th Judicial District

: Columbia County Branch

: Civil Action - Law

: No.: 2006-CV-964

: Civil Action - Mortgage Foreclosure

: Writ Number: _____

INSTRUCTIONS

Please state what shall be seized and levied upon and give full information as to parties to be served with addresses, etc.:

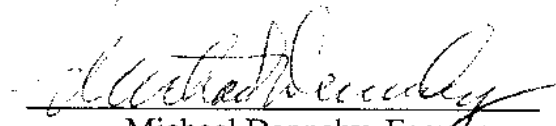
**10 Mt. Zion Drive, Catawissa, Columbia County, Pennsylvania. Recorded
in Columbia County Instrument Number 2004-09116.**

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Date:

28 FEB 2007


Michael Dennehy, Esquire
Attorney for Plaintiff

WILLIAM DITTMAR,
Plaintiff

Vs.

RONALD B. FRITZ, JR.,
Defendant

: IN THE COURT OF COMMON PLEAS
: of the 26th Judicial District
: Columbia County Branch
: Civil Action - Law
:
: No.: 2006-CV-964
: Civil Action - Mortgage Foreclosure

CLAIM FOR EXEMPTION OF RONALD B. FRITZ, JR.

TO THE SHERIFF:

I, the above-named Defendant, claim exemption of property from levy or attachment:

(1) From my personal property in my possession which has been levied upon:

(a) I desire that my \$_____ statutory
exemption be:

_____(i) set aside in kind (specify property to be set aside in kind):

_____(ii) paid in cash following the sale of the property levied upon or,

(b) I claim the following exemption (specify property and basis of
exemption):

(2) From my property which is in the possession of a third party, I claim the
following exemptions:

(a) My statutory exemption: in cash; in kind (specify property);

(b) Social Security benefits on deposit in the amount of \$_____.

(c) Other (specify amount and basis of exemption):

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at:

(address):

Telephone number:

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

Date:

Defendant

**THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF OF
COLUMBIA COUNTY:**

Columbia County Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815
Telephone: (570) 389-5624

MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

1. \$300.00 statutory exemption.
2. Bibles, school books, sewing machines, uniforms and equipment.
3. Most wages and unemployment compensation.
4. Social Security benefits.
5. Certain retirement funds and accounts.
6. Certain veteran and armed forces benefits.
7. Certain insurance proceeds.
8. Such other exemptions as may be provided by law.

WILLIAM DITTMAR,
Plaintiff

Vs.

RONALD B. FRITZ, JR.,
Defendant

: IN THE COURT OF COMMON PLEAS
: of the 26th Judicial District
: Columbia County Branch
: Civil Action - Law
: **2007ES39**
: No.: 2006-CV-964
: Civil Action - Mortgage Foreclosure

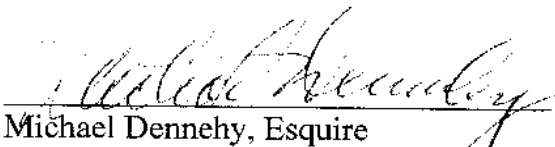
PRAECIPE FOR WRIT OF EXECUTION

(Mortgage Foreclosure)

TO: TAMI KLINE, PROTHONOTARY

Kindly issue writ of execution in the above matter:

Amount Due	\$ 41,751.91 (per judgment)
Interest to date	\$ 1,610.33
Costs	\$ <u>704.82</u> (plus additional costs incurred after this date)
Total =	\$ 44,067.06


Michael Dennehy, Esquire
Attorney for William Dittmar, Plaintiff

WILLIAM DITTMAR,
Plaintiff

Vs.

RONALD B. FRITZ, JR.,
Defendant

: IN THE COURT OF COMMON PLEAS
: of the 26th Judicial District
: Columbia County Branch
: Civil Action - Law
:
: No.: 2006-CV-964
: Civil Action - Mortgage Foreclosure

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

By virtue of a writ of execution issuing out of the Court of Common Pleas of Columbia County, Number 2006-CV-964, Execution Number _____-ED-_____, to me directed, there will be exposed to public sale on _____, at _____ O'clock ____ M., at the Sheriff's Office of the Columbia County Courthouse, Bloomsburg, Pennsylvania, the premises located at 10 Mt. Zion Drive, Catawissa, Columbia County, Pennsylvania, seized and taken in execution as the property of Ronald B. Fritz, Jr.

All parties in interest and claimants will take notice that a schedule of distribution will be filed on _____, and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Date:

Sheriff

WILLIAM DITTMAR,
Plaintiff

Vs.

RONALD B. FRITZ, JR.,
Defendant

: IN THE COURT OF COMMON PLEAS
: of the 26th Judicial District
: Columbia County Branch
: Civil Action - Law
: 20072039
: No.: 2006-CV-964
: Civil Action - Mortgage Foreclosure

WRIT OF EXECUTION

Commonwealth of Pennsylvania
County of Columbia

To the Sheriff of Columbia County:

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

(See attached Deed to property recorded at
Columbia County Instrument Number 2004-09116.)

Amount Due	\$ 41,751.91 (per judgment)
Interest to date	\$ 1,610.33
Costs	\$ <u>704.82</u> (plus additional costs incurred after this date)
Total =	\$ 44,067.06

02-28-07

Date:

Tami B. Kline / EAB
Tami Kline, Prothonotary

Costs:

Growth \$ 90.50
Judge 14.00
Wait of Ex 23.00
Sat. 7.00

COUNTY OF COLUMBIA
RECORDER OF DEEDS
Beverly J. Michael, Recorder
35 West Main Street
Bloomsburg, PA 17815

Instrument Number - 200409116
Recorded On 8/9/2004 At 11:51:26 AM

* Total Pages - 5

* Instrument Type - DEED

Invoice Number - 69060

* Grantor - JURGILL, JASON J

* Grantee - FRITZ, RONALD B -JR

User - BSL

* FEES

STATE TRANSFER TAX	\$450.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
AFFORDABLE HOUSING	\$11.48
AFFORDABLE HOUSING - 10%	\$1.35
AFFORDABLE HOUSING - 5%	\$0.67
RECORDING FEES -	\$13.50
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
SOUTHERN COLUMBIA AREA	\$225.00
SCHOOL DISTRICT	
CATAWISSA TOWNSHIP	\$225.00
TOTAL	\$942.50

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
MAIL TIMOTHY BOWERS, ESQUIRE

I hereby CERTIFY that this document is
recorded in the Recorder's Office of
Columbia County, Pennsylvania.



Beverly J. Michael

Beverly J. Michael
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

THIS INDENTURE,

MADE THE 5th day of August in the year of our Lord two thousand four (2004).

BETWEEN JASON J. JURGILL and JENNIFER R. JURGILL, his wife, both of 224 Mackeyville Road, Mackeyville, Pennsylvania and WILLIAM DITTMAR and SHARON K. DITTMAR, his wife, both of 45 Dustin Hill, West Milton, Pennsylvania, hereinafter called parties of the first part

- A N D -

RONALD B. FRITZ, JR., single, of 242 Valley View Lake, Millville, Pennsylvania, hereinafter called party of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of Forty-five Thousand (\$45,000.00) Dollars, lawful money of the United States of America unto them well and truly paid by the said party of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, his heirs, and assigns,

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND situate partly in Catawissa Township and partly in Franklin Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the center line of Legislative Route 19013, said point also being the southwest corner of other land now or formerly of Roy G. Kreisher; THENCE through the center line of Legislative Route 19013 the following courses and distances: South seventy-eight (78) degrees forty-seven (47) minutes West Forty-nine and seven tenths (49.7) feet to a point; South seventy-two (72) degrees twenty-seven (27) minutes West One hundred (100.00) feet to a point; South seventy-three (73) degrees nine (09) minutes West One hundred thirty-five and eight tenths (135.8) feet to a point; South eighty-five (85) degrees twenty-one (21) minutes West One hundred eleven and three tenths (111.3) feet to a point; North eighty-three (83) degrees eighteen (18) minutes West One hundred twenty and one tenth (120.1) feet to a point; North eighty-one (81) degrees forty-three (43) minutes West Seventy-three and two tenths (73.2) feet to a point; North fifty-eight (58) degrees twenty-four (24) minutes West Eighteen and one tenth (18.1) feet to a point; North seventy-eight (78) degrees sixteen (16) minutes West Thirty-eight (38.0) feet to a point; North eighty-three (83) degrees forty (40) minutes West Forty-nine and two tenths (49.2) feet to a point; South eighty-six (86) degrees forty-five (45) minutes West One hundred thirty-four and eight tenths (134.8) feet to a point; THENCE along line of land now

or formerly of Thomas Stansfield the following courses and distances: North seven (7) degrees nineteen (19) minutes East Two hundred twenty-four and one tenth (224.1) feet to an iron pipe; South eighty-three (83) degrees forty-eight (48) minutes East Three hundred forty-nine and six tenths (349.6) feet to an iron pipe; North seventy-two (72) degrees six (06) minutes East Two hundred forty-two and five tenths (242.5) feet to an iron pipe; North forty-five (45) degrees forty-two (42) minutes East One hundred twenty-seven (127.0) feet to an iron pipe; North thirty-nine (39) degrees eight (08) minutes West Two hundred twenty-seven and seven tenths (227.7) feet to an iron rod; THENCE along line of land now or formerly of Thomas J. Ford the following courses and distances: North sixty-four (64) degrees eighteen (18) minutes East Two hundred forty (240.00) feet to an iron rod; North fifty (50) degrees fifty-four (54) minutes East One hundred ninety-three (193.0) feet to an eighteen (18) inch dead rock oak corner; North eighty-nine (89) degrees eighteen (18) minutes East Two hundred seventy-seven (277.0) feet to an iron rod; THENCE along line of land now or formerly of Maxi Manufacturing Company South thirteen (13) degrees eighteen (18) minutes West One hundred fifteen and seven tenths (115.7) feet to an iron rod; THENCE along line of land now or formerly of Roy G. Kreisher South thirty-one (31) degrees seven (07) minutes West Six hundred ninety-one and eight tenths (691.8) feet to a point in the center line of Legislative Route 19013, being the point and place of BEGINNING. CONTAINING 8.95 acres and being designated as Tract No. 4 in draft of four (4) tracts surveyed by Main View Services and dated May 23, 1975.

UNDER AND SUBJECT to covenants, easements and restrictions as may run with the chain of title.

BEING THE SAME PREMISES which Joseph F. Kutza and Margaret E. Kutza, his wife, by their Deed dated September 11, 2002 and recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, as Instrument Number 200214949, granted and conveyed unto Jason J. Jurgill and William Dittmar, two (2) of the Grantors herein.

THIS PROPERTY IS FULLY ASSESSED IN CATAWISSA TOWNSHIP. *By*

TOGETHER with all and singular, the said property, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions, and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever, of the said parties of the first part, in law, equity or otherwise howsoever, of, in and to the same and every part thereof,

TO HAVE AND TO HOLD the said

hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, his heirs and assigns, to and for the only proper use and behoof of the said party of the second part, his heirs and assigns forever,

AND the said parties of the first part, for themselves, their heirs, executors and administrators, do by these presents covenant, grant and agree to and with the said party of the second part, his heirs and assigns that they the said parties of the first part, and their heirs, all and singular

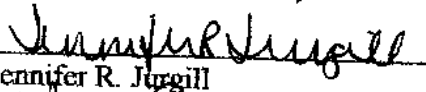
the hereditaments and premises herein above described and granted or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, his heirs and assigns against them the said parties of the first part and their heirs, and against all and every other person or persons whomsoever lawfully claiming, or to claim the same or any part thereof by, from or under them or any of them shall and will specially warrant and forever defend.

IN WITNESS WHEREOF, the said parties of the first part have to these presents set their hands and seals. Dated the day and year first above written.

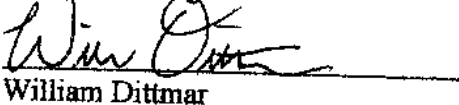
Signed, Sealed and
Delivered in the
Presence of



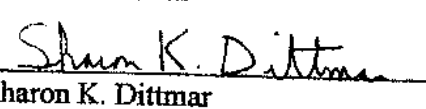
Jason J. Jurgill



Jennifer R. Jurgill



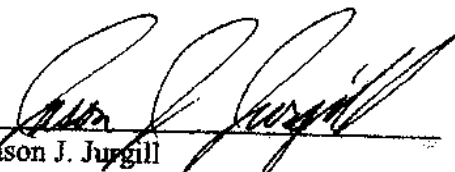
William Dittmar



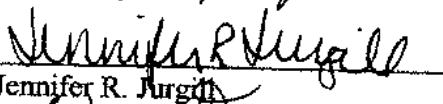
Sharon K. Dittmar

Received the day of the date of the above Indenture of the above named Grantee the sum of Forty-five Thousand (\$45,000.00) Dollars, lawful money of the United States, being the consideration money above mentioned in full.

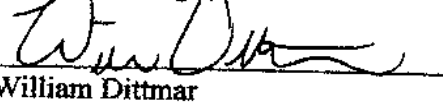
Witnesses--



Jason J. Jurgill



Jennifer R. Jurgill



William Dittmar

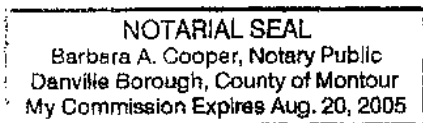


Sharon K. Dittmar

State of PENNSYLVANIA)
 : SS.
County of MONTOUR)

On this, the 5th day of August, 2004, before me, the undersigned officer, personally appeared Jason J. Jurgill and Jennifer R. Jurgill, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

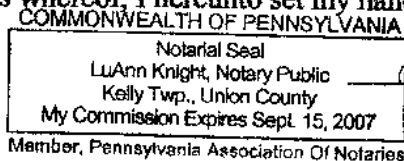


Barbara A. Cooper (SEAL)
Notary Public
Title of Officer

State of PENNSYLVANIA)
 : SS.
County of ~~MONTOUR~~)

On this, the 5th day of August, 2004, before me, the undersigned officer, personally appeared William Dittmar and Sharon K. Dittmar, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



LuAnn Knight (SEAL)
Notary Public
Title of Officer

I do hereby certify that the precise residence and complete post office address of the within named grantee is:

242 Valley View Lake
Millville, PA 17846
August 5, 2004

[Signature]
Attorney for Grantee

COMMONWEALTH OF PENNSYLVANIA)
 : SS.
County of _____)

RECORDED on this _____ day of _____
A. D. 20____, in the Recorder's Office of said County, in Record Book
Vol. _____, Page _____ Given under my hand and the seal
of the said office, the date above written.

_____, Recorder.

WILLIAM DITTMAR,
Plaintiff

Vs.

RONALD B. FRITZ, JR.,
Defendant

: IN THE COURT OF COMMON PLEAS
: of the 26th Judicial District
: Columbia County Branch
: Civil Action - Law
: *207 E.S. 39*
: No.: 2006-CV-964
: Civil Action - Mortgage Foreclosure

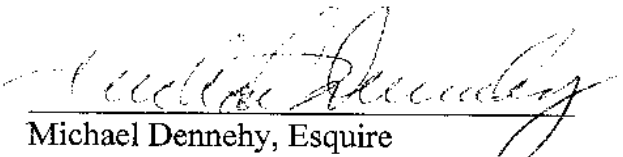
PRAECIPE FOR WRIT OF EXECUTION

(Mortgage Foreclosure)

TO: TAMI KLINE, PROTHONOTARY

Kindly issue writ of execution in the above matter:

Amount Due	\$ 41,751.91 (per judgment)
Interest to date	\$ 1,610.33
Costs	\$ <u>704.82</u> (plus additional costs incurred after this date)
Total =	\$ 44,067.06


Michael Dennehy, Esquire
Attorney for William Dittmar, Plaintiff

WILLIAM DITTMAR,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	of the 26 th Judicial District
	:	Columbia County Branch
Vs.	:	Civil Action - Law
	:	
RONALD B. FRITZ, JR.,	:	No.: 2006-CV-964
Defendant	:	Civil Action - Mortgage Foreclosure

AFFIDAVIT PURSUANT TO RULE 3129.1

William Dittmar, 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 10 Mt. Zion Drive, Catawissa, Pennsylvania 17820.

(See attached Deed to above-referenced property
recorded at Columbia County Instrument Number 2004-09116)

1. Name and address of owner(s) or reputed owner(s):

Ronald B. Fritz, Jr.
62 Seawall Road
Southwest Harbor, ME 04679

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

Ronald B. Fritz, Jr.
62 Seawall Road
Southwest Harbor, ME 04679

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

(a) William Dittmar
57 Reitz Road, Suite 100
Lewisburg, PA 17837

(b) James J. Drum
360 Main Street
Catawissa, PA 17820

(c) Clipper Magazine
3708 Hempland Road
Mountville, PA 17554

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

William Dittmar
57 Reitz Road, Suite 100
Lewisburg, PA 17837

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

Columbia County Tax Claim Bureau
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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:

None

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:

None

William Dittmar
By Michael Dennehy
William Dittmar, Plaintiff
by Michael Dennehy, Esquire

WILLIAM DITTMAR,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	of the 26 th Judicial District
	:	Columbia County Branch
Vs.	:	Civil Action - Law
	:	
RONALD B. FRITZ, JR.,	:	No.: 2006-CV-964
Defendant	:	Civil Action - Mortgage Foreclosure

AFFIDAVIT PURSUANT TO RULE 3129.1

William Dittmar, 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 10 Mt. Zion Drive, Catawissa, Pennsylvania 17820.

(See attached Deed to above-referenced property
recorded at Columbia County Instrument Number 2004-09116)

1. Name and address of owner(s) or reputed owner(s):

Ronald B. Fritz, Jr.
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Southwest Harbor, ME 04679
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3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
 - (a) William Dittmar
57 Reitz Road, Suite 100
Lewisburg, PA 17837
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Catawissa, PA 17820

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William Dittmar
57 Reitz Road, Suite 100
Lewisburg, PA 17837

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

Columbia County Tax Claim Bureau
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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:

None

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:

None

William Dittmar
By: Michael Dennehy

William Dittmar, Plaintiff
by Michael Dennehy, Esquire

WILLIAM DITTMAR,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	of the 26 th Judicial District
	:	Columbia County Branch
Vs.	:	Civil Action - Law
	:	
RONALD B. FRITZ, JR.,	:	No.: 2006-CV-964
Defendant	:	Civil Action - Mortgage Foreclosure

WRIT OF EXECUTION

NOTICE

This paper is a Writ of Execution. It 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.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300.00. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly:

- (1) Fill out the attached claim form and demand for a prompt hearing.
- (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

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

North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
Telephone: (570) 784-8760

WAIVER OF WATCHMAN

TO: COLUMBIA COUNTY SHERIFF

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

WILLIAM DITTMAR,

Plaintiff

Vs.

RONALD B. FRITZ, JR.,

Defendant

: IN THE COURT OF COMMON PLEAS

: of the 26th Judicial District

: Columbia County Branch

: Civil Action - Law

:

: No.: 2006-CV-964

: Civil Action - Mortgage Foreclosure

:

: Writ Number: _____

INSTRUCTIONS

Please state what shall be seized and levied upon and give full information as to parties to be served with addresses, etc.:

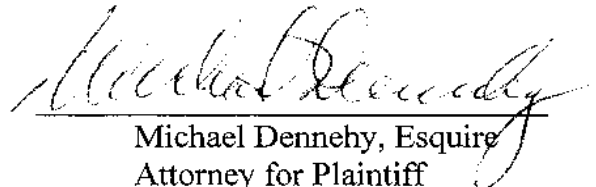
**10 Mt. Zion Drive, Catawissa, Columbia County, Pennsylvania. Recorded
in Columbia County Instrument Number 2004-09116.**

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

28 FEB 2007

Date:


Michael Dennehy, Esquire
Attorney for Plaintiff

WILLIAM DITTMAR,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	of the 26 th Judicial District
	:	Columbia County Branch
Vs.	:	Civil Action - Law
	:	
RONALD B. FRITZ, JR.,	:	No.: 2006-CV-964
Defendant	:	Civil Action - Mortgage Foreclosure

CLAIM FOR EXEMPTION OF RONALD B. FRITZ, JR.

TO THE SHERIFF:

I, the above-named Defendant, claim exemption of property from levy or attachment:

(1) From my personal property in my possession which has been levied upon:

(a) I desire that my \$_____ statutory exemption be:

_____(i) set aside in kind (specify property to be set aside in kind):

_____(ii) paid in cash following the sale of the property levied upon or,

(b) I claim the following exemption (specify property and basis of exemption):

(2) From my property which is in the possession of a third party, I claim the following exemptions:

(a) My statutory exemption: in cash; in kind (specify property);

(b) Social Security benefits on deposit in the amount of \$_____.

(c) Other (specify amount and basis of exemption):

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at:

(address):

Telephone number:

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

Date:

Defendant

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF OF COLUMBIA COUNTY:

Columbia County Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815
Telephone: (570) 389-5624

MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

1. \$300.00 statutory exemption.
2. Bibles, school books, sewing machines, uniforms and equipment.
3. Most wages and unemployment compensation.
4. Social Security benefits.
5. Certain retirement funds and accounts.
6. Certain veteran and armed forces benefits.
7. Certain insurance proceeds.
8. Such other exemptions as may be provided by law.