

SHERIFF'S SALE COST SHEET

See S. Guadalupe Bank vs. W. J. C.
 NO. 58-001 ED NO. 219-007 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$195.00</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>\$9.00</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>\$6.50</u>
NOTARY	<u>\$10.00</u>
TOTAL ***** \$ <u>345.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	<u>\$1031.92</u>
SOLICITOR'S SERVICES	<u>\$75.00</u>
TOTAL ***** \$ <u>1181.92</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL ***** \$ <u>-0-</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	<u>\$5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. <u>bridge 2%</u>	<u>\$2573.11</u>
TOTAL ***** \$ <u>2713.11</u>	

TOTAL COSTS (OPENING BID) \$ 1672.42 = \$558.55
Deposit 1350.00
 Due \$ 322.42
 + prandise

LAW OFFICES

WIEST, MUOLO, NOON & SWINEHART

ROGER V. WIEST
ROBERT J. MUOLO
DAVID D. NOON
WILLIAM R. SWINEHART
ROGER V. WIEST, II

RICHARD J. SHOCH
JAMES C. BATHGATE
ASSOCIATES

P. O. BOX 791
240-246 MARKET STREET
SUNBURY, PENNSYLVANIA 17801
AREA CODE 570
286-7777
286-8075 FAX

ASHLAND OFFICE
875-3299

HERNDON OFFICE
758-5544

E-MAIL
attwiest@ptd.net

E-mail: attwrs@ptd.net

October 8, 2007

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

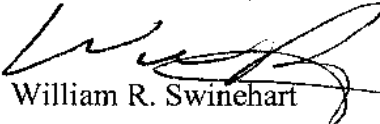
RE: Susquehanna Bank, PA, vs. Ronald Dietz

Dear Sheriff Chamberlain:

Attached hereto please find the check for the \$322.42 for the Costs and a check in the amount of \$3,878.14 for the poundage. The settlement amount was \$193,907.00.

Very truly yours,

WIEST, MUOLO, NOON & SWINEHART


William R. Swinehart

WRS/hjd

Cc: James Seltzer, Assistant Vice President

DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

HOLD DOCUMENT

THE LIGHT TO VIEW TRUE WATERMARK

Susquehanna

23-92
1020

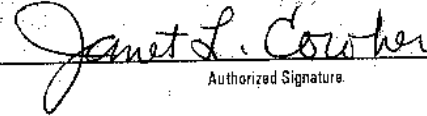
839798023

Date: 10/03/07

to the
order ofSHERIFF OF COLUMBIA COUNTY
EXACTLY **322 AND 42/100 DOLLARS

\$*****322.42

DRAWER: SUSQUEHANNA BANK PA


Authorized Signature

M O:

ETZ

Integrated Payment Systems Inc., Englewood, Colorado
se Bank, N.A., Denver, Colorado

⑈400632⑈ ⑆102000979⑆ 25008397980239⑈

Susquehanna

Official Check

839798023

MEMO: RON DIETZ

DATE: 10/03/07

BRANCH:	1087
ORIGINATOR:	JCOW101184
TIME:	12:05:57
CK AMT:	\$*****322.42
FEE AMT:	\$*****.00
TOTAL:	\$*****322.42

TO: SHERIFF OF COLUMBIA COUNTY

NON-NEGOTIABLE

Susquehanna

23-97
1020

839798022

Date: 10/03/07

Pay to the
order ofSHERIFF OF COLUMBIA COUNTY
EXACTLY **3,878 AND 14/100 DOLLARS

\$*****3,878.14

DRAWER: SUSQUEHANNA BANK PA

Authorized Signature



MEMO:

N DIETZ

nd by Integrated Payment Systems Inc., Englewood, Colorado
rgan Chase Bank, N.A., Denver, Colorado

⑈400632⑈ ⑆102000979⑆ 25008397980229⑈

Susquehanna



Official Check

839798022

MEMO: RON DIETZ

DATE: 10/03/07

BRANCH:	1087
ORIGINATOR:	JCOW101184
TIME:	12:05:30
CK AMT:	\$*****3,878.14
FEE AMT:	\$*****.00
TOTAL:	\$*****3,878.14

TO: SHERIFF OF COLUMBIA COUNTY

NON-NEGOTIABLE

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

FACSIMILE TRANSMITTAL SHEET

TO: *William Seimelhoff* FROM: *Tim Chamberlain*
COMPANY: DATE: *9-14-07*
FAX NUMBER: TOTAL NO. OF PAGES INCLUDING COVER: *2*
PHONE NUMBER: SENDER'S REFERENCE NUMBER:
RE: YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

\$ 322.42 + purchase is due.

LAW OFFICES

WIEST, MUOLO, NOON & SWINEHART

ROGER V. WIEST
ROBERT J. MUOLO
DAVID D. NOON
WILLIAM R. SWINEHART
ROGER V. WIEST, II

RICHARD J. SHOCH
JAMES C. BATHGATE
ASSOCIATES

P. O. BOX 791
240-246 MARKET STREET
SUNBURY, PENNSYLVANIA 17801
AREA CODE 570
286-7777
286-8075 FAX

ASHLAND OFFICE
875-3298

HERNDON OFFICE
758-5544

E-MAIL
attwiest@ptd.net

E-mail: attwrs@ptd.net

September 13, 2007

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

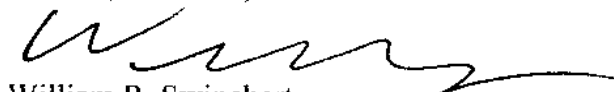
RE: Susquehanna Bank, PA, vs. Ronald Dietz

Dear Sheriff Chamberlain:

Please Stay the Writ in the above referenced matter and close the file and issue your bill in this matter.

Very truly yours,

WIEST, MUOLO, NOON & SWINEHART



William R. Swinehart

WRS/hjd

Cc: James Seltzer, Assistant Vice President

Settlement \$

*will send (cost)
522,427 + pch.*

LAW OFFICES

WIEST, MUOLO, NOON & SWINEHART

P. O. BOX 791

240-246 MARKET STREET

SUNBURY, PENNSYLVANIA 17801

AREA CODE 870

286-7777

286-8075 FAX

ASHLAND OFFICE

875-3289

HERNDON OFFICE

755-5544

E-MAIL

attwiest@ptd.net

ROGER V. WIEST
ROBERT J. MUOLO
DAVID D. NOON
WILLIAM R. SWINEHART
ROGER V. WIEST, II

RICHARD J. SHOCH
JAMES C. BATHGATE
ASSOCIATES

E-mail: attwrs@ptd.net

July 30, 2007

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

RE: Susquehanna Bank, PA, vs. Ronald Dietz

Dear Sheriff Chamberlain:

You have previously scheduled the Sheriff's Sale in this matter for Wednesday June 27, 2007 at 9:30 a.m., which was postponed to August 1, 2007 at 9:30 a.m. The Plaintiff respectfully requests, pursuant to Pa.R.C.P. 3129.3(b) that the Sheriff's Sale again be postponed for a period of thirty (30) days or until the next regular scheduled sale on September 19, 2007 at 9:30 a.m.

Thank you for your anticipated cooperation in this matter and please make the announcement of the postponement at the time of the previously scheduled sale.

Very truly yours,

WIEST, MUOLO, NOON & SWINEHART


William R. Swinehart

WRS/hjd

Cc: James Seltzer, Assistant Vice President

Sept 19 09:30

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

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
<i>Atty Seinehart</i>	<i>Sheriff Chamberlain</i>
COMPANY:	DATE:
	<i>7-30-07</i>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
	<i>2</i>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE:	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

SHERIFF'S SALE COST SHEET

Susquehanna vs. Ronald Dietz
 NO. 58-07 ED NO. 219-07 JD DATE/TIME OF SALE Aug 1 0730

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>145.00</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>9.00</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>6.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>430.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1051.92</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1256.92</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>43.50</u>
TOTAL ***** \$ <u>53.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>483.17</u>
SCHOOL DIST. 20	\$ <u>366.66</u>
DELINQUENT 20	\$ <u>377.94</u>
TOTAL ***** \$ <u>950.47</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>22.16</u>
WATER 20	\$ <u>22.16</u>
TOTAL ***** \$ <u>44.32</u>	

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>- 00</u>	

TOTAL COSTS (OPENING BID) \$ 1451.52

Tax Notice 2007 County & Municipality
TOWN OF BLOOMSBURG

FOR: COLUMBIA COUNTY

DATE
03/01/2007

BILL NO.
7516

MAKE CHECKS PAYABLE TO:

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

HOURS: THURSDAY AND FRIDAY: 9:00AM TO 4:30 PM
DURING DISCOUNT AND LAST TWO
WEEKS OF FACE

PHONE: 570-784-1581

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	30,067	6.146	181.09	184.79	203.27
SINKING		1.345	39.63	40.44	44.48
FIRE/LIBRARY		.596	17.56	17.92	19.71
STREET LIGHT		.882	25.99	26.52	29.17
DEBT SERVICE		.981	28.91	29.50	32.45
TOWN RE		4.659	137.28	140.08	154.09
The discount & penalty have been calculated for your convenience			430.46	439.25	483.17
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

DIETZ RONALD
1419 OLD BERWICK RD
BLOOMSBURG PA 17815

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 05E-05 -184-00,000
87 KNAPP AVE
.2204 Acres Land 5,760
Buildings 24,307
Total Assessment 30,067

This tax returned to
courthouse on:
January 1, 2008

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

Tax Notice 2007 County & Municipality
TOWN OF BLOOMSBURG

FOR: COLUMBIA COUNTY

DATE
03/01/2007

BILL NO.
7517

MAKE CHECKS PAYABLE TO:

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

HOURS: THURSDAY AND FRIDAY: 9:00AM TO 4:30 PM
DURING DISCOUNT AND LAST TWO
WEEKS OF FACE

PHONE: 570-784-1581

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	24,295	6.146	146.33	149.32	164.25
SINKING		1.345	32.03	32.68	35.95
FIRE/LIBRARY		.596	14.19	14.48	15.93
STREET LIGHT		.882	21.00	21.43	23.57
DEBT SERVICE		.981	23.35	23.83	26.21
TOWN RE		4.659	110.93	113.19	124.51
The discount & penalty have been calculated for your convenience			347.83	354.93	390.42
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

DIETZ RONALD
1419 OLD BERWICK RD
BLOOMSBURG PA 17815

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 05E-05 -185-00,000
50 PINE ST
.1874 Acres Land 4,899
Buildings 19,396
Total Assessment 24,295

This tax returned to
courthouse on:
January 1, 2008

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

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) 789-6300

Friday, April 13, 2007

**MARY WARD-TAX COLLECTOR
2ND STREET
BLOOMSBURG, PA 17815-**

**SUSQUEHANNA BANK, PA, SUCCESSOR BY MERGER TO FIRST
SUSQUEHANNA BANK TRUST, SUCCESSOR BY CONVERSION TO FIRST
NATIONAL TRUST BANK
VS
RONALD DIETZ**

DOCKET # 58ED2007

JD # 219JD2007

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

SUSQUEHANNA BANK, PA, successor : IN THE COURT OF COMMON PLEAS OF
by merger to FIRST SUSQUEHANNA : THE 26th JUDICIAL DISTRICT OF PA
BANK TRUST, successor by conversion : COLUMBIA COUNTY BRANCH
To FIRST NATIONAL TRUST BANK :
Plaintiff : NO. 2007-CV-219
vs. : *2007-ED-58*
RONALD DIETZ, :
Defendant :
: ACTION IN MORTGAGE FORECLOSURE

NOTICE OF SALE
SHERIFF'S SALE

By virtue of Writ of Execution issued out of the Court of Common Pleas of Columbia County, to the Sheriff directed, there will be exposed at public sale at the Sheriff's Office at 35 West Main Street, Bloomsburg, Columbia County, Pennsylvania, at 9:30 am, on June 27, 2007, the following property to wit: All that certain piece or parcel of property located in Town of Bloomsburg, Columbia County, Pennsylvania, municipally known as 50 Pine Street, 70 Pine Street, 87 Knapp Avenue, Bloomsburg, Pennsylvania being more particularly described in the Deed dated September 7, 2001, and recorded in the Office of the Recorder of Deeds in and for Columbia County to Instrument Number 200108951 and as is more particularly described in the attached description.

Seized taken in execution and to be sold as the property of Ronald Dietz, by Timothy T. Chamberlain, Sheriff.

NOTICE is hereby given that any claims to the above-described property shall be filed with the Sheriff before sale and all claims to the proceeds shall be filed before distribution. A schedule of distribution will be filed by the Sheriff on _____, which date is within thirty (30) days after sale of the real property. Distribution will be made in accordance with that schedule unless exceptions are filed hereto within ten (10) days after the filing of the schedule.

PARCEL NO. 1: BEING KNOWN AS 50 PINE STREET

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

ON the North by lot of Guy Jacoby (deceased), on the East by Pine street, on the South by lot of J.H. Gensemer and Ira Gensemer and on the West by an alley (Knapp Avenue), CONTAINING fifty-one feet six inches, more or less, front on Pine Street, and one hundred and sixty feet, more or less, in depth to the above mentioned alley; being Lot No. 3 of Block No. 1, (forty feet front, more or less) plus eleven feet six inches (more or less) front and extending back that width more or less to Public Alley of Lot No. 2 of Block No. 1, of what is known as Michael Casey's Addition to the Town of Bloomsburg. On which is erected a two-story apartment house and garage.

PARCEL NO. 2:

ALL THOSE TWO (2) parcels of land located in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described more fully as follows, to wit:

TRACT NO. 1 BEING KNOWN AS 70 PINE STREET

BEGINNING at a point on the Westerly side of Pine Street, the corner of Lot No. 1 running thence North a distance of 45 feet along said Pine Street to a corner of lot of Theodore P. Smith; thence in a Westerly direction along the Southern line of said Smith lot a distance of eighty feet more or less to a point; thence in a Southerly directions along land of J. H. Gensemer and Ira Gensemer and lot of the estate of Mary E. Gensemer, deceased, 40 feet to a point in the Southern line of Lot No. 1, the Southeast corner of lot

of said Mary E. Gensemer Estate; and thence in an Easterly direction a distance of 80 feet more or less, to Pine Street, the place of beginning.

TRACT NO. 2: BEING KNOWN AS 87 KNAPP AVENUE

BEGINNING at an iron pin in the Easterly line of Knapp Avenue, in line of lot of Michael Casey; thence by the said Michael Casey lot, North 61 degrees and 15 minutes East, 77 feet, more or less, to an iron pin corner of land of Theodore Smith; thence by the same and lot of C.X. Robbins, South 24 degrees 15 minutes East, 78 feet and 6 inches to an iron pin in line of land of A. Elmer Angus; thence by the same, South 61 degrees and 15 minutes West, 77 feet, more or less, to an iron pin in the Easterly line of Knapp Avenue, aforesaid; thence by the same, North 24 degrees and 15 minutes West, 78 feet and 6 inches to an iron pin, the place of beginning. Whereon there is erected a two story frame building.

LAW OFFICES

WIEST, MUOLO, NOON & SWINEHART

ROGER V. WIEST
ROBERT J. MUOLO
DAVID D. NOON
WILLIAM R. SWINEHART
ROGER V. WIEST, II

RICHARD J. SHOCH
JAMES C. BATHGATE
ASSOCIATES

P. O. BOX 791
240-246 MARKET STREET
SUNBURY, PENNSYLVANIA 17801
AREA CODE 570
286-7777
286-8075 FAX

ASHLAND OFFICE
875-3299

HERNDON OFFICE
758-5544

E-MAIL
attwiest@ptd.net

E-mail: attwrs@ptd.net

June 12, 2007

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

RE: Susquehanna Bank, PA, vs. Ronald Dietz

Dear Sheriff Chamberlain:

You have previously scheduled the Sheriff's Sale in this matter for Wednesday June 27, 2007 at 9:30 a.m. The Plaintiff respectfully requests that the Sheriff's Sale be postponed for a period of thirty (30) days or until the next regular scheduled sale on August 1, 2007 at 9:30 am.

Thank you for your anticipated cooperation in this matter and please make the announcement of the postponement at the time of the previously scheduled sale.

Very truly yours,

WIEST, MUOLO, NOON & SWINEHART


William R. Swinehart

WRS/hjd

Cc: James Seltzer, Assistant Vice President

STATE OF

} 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

June 6, 13, 20, 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 21st day of June, 2007

My commission expires

Commonwealth Of Pennsylvania
(Notary Public)
Notarial Seal
Daniel L. Ashenfelter, 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.

Chairman
Thomas Evans
Vice Chairman
George Turner
Treasurer
Michael Upton
Secretary-Asst. Treasurer
Carol L. Mas
Solicitor
Gary E. Norton, Esq.

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

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

Board of Directors

Thomas Evans
Andrew D. Keister
Lawrence L. Mack
George Turner
Michael Upton

April 18, 2007

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

RE: Ronald Dietz
50 Pine Street
70 Pine Street
87 Knapp Avenue
Bloomsburg, Pa. 17815

DOCKET # 58ED2007

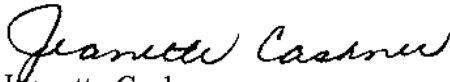
JD # 219JD2007

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$22.16.

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

Sincerely,


Jeanette Cashner
Office Manager

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:16-APR-07

FEE:\$5.00

CERT. NO:3290

DIETZ RONALD
1419 OLD BERWICK RD
BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG
DEED 20010-8951
LOCATION: 50 PINE ST
PARCEL: 05E-05 -185-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2005	PRIM	1,460.43	28.63		115.00	1,604.06
2006	PRIM	1,389.70	29.60		0.00	1,419.30
TOTAL DUE :						\$3,023.36

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July ,2007

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2006

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
cm.

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:16-APR-07

FEE:\$5.00

CERT. NO:3291

DIETZ RONALD
1419 OLD BERWICK RD
BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG
DEED 20010-8951
LOCATION: 87 KNAPP AVE & 70 PINE STREET
PARCEL: 05E-05 -184-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2005	PRIM	1,796.74	35.43		115.00	1,947.17
2006	PRIM	1,709.15	36.62		0.00	1,745.77
TOTAL DUE :						\$3,692.94

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July ,2007

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2006

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

REAL ESTATE OUTLINE

ED # 56-07

DATE RECEIVED 4-12-07
DOCKET AND INDEX 4-15-07

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>87778654</u>

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

SALE DATE	<u>June 27, 07</u>	TIME <u>0930</u>
POSTING DATE	<u>July 27, 07</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>June 6</u>	
	2 ND WEEK <u>5</u>	
	3 RD WEEK <u>28, 07</u>	

SHERIFF'S SALE

WEDNESDAY JUNE 27, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 58 OF 2007 ED AND CIVIL WRIT NO. 219 OF 2007 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:

PARCEL NO. 1: BEING KNOWN AS 50 PINE STREET

ALL THAT CERTAIN piece or parcel of land lying and being situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
ON the North by lot of Guy Jacoby (deceased), on the East by Pine street, on the South by lot of J.H. Gensemer and Ira Gensemer and on the West by an alley (Knapp Avenue), CONTAINING fifty-one feet six inches, more or less, front on Pine Street, and one hundred and sixty feet, more or less, in depth to the above mentioned alley; being Lot No. 3 of Block No. 1, (forty feet front, more or less) plus eleven feet six inches (more or less) front and extending back that width more or less to Public Alley of Lot No. 2 of Block No. 1, of what is known as Michael Casey's Addition to the Town of Bloomsburg. On which is erected a two-story apartment house and garage.

PARCEL NO. 2:

ALL THOSE TWO (2) parcels of land located in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described more fully as follows, to wit:

TRACT NO. 1

BEING KNOWN AS 70 PINE STREET

BEGINNING at a point on the Westerly side of Pine Street, the corner of Lot No. 1 running thence North a distance of 45 feet along said Pine Street to a corner of lot of Theodore P. Smith; thence in a Westerly direction along the Southern line of said Smith lot a distance of eighty feet more or less to a point; thence in a Southerly directions along land of J.H. Gensemer and Ira Gensemer and lot of the estate of Mary E. Gensemer, deceased, 40 feet to a point in the Southern line of Lot No. 1, the Southeast corner of lot of said Mary E. Gensemer Estate; and thence in an Easterly direction a distance of 80 feet more or less, to Pine Street, the place of beginning.

TRACT NO. 2: BEING KNOWN AS 87 KNAPP AVENUE

BEGINNING at an iron pin in the Easterly line of Knapp Avenue, in line of lot of Michael Casey; thence by the said Michael Casey lot, North 61 degrees and 15 minutes East, 77 feet, more or less, to an iron pin corner of land of Theodore Smith; thence by the same and lot of C.X. Robbins, South 24 degrees 15 minutes East, 78 feet and 6 inches to an iron pin in line of land of A. Elmer Angus; thence by the same, South 61 degrees and 15 minutes West, 77 feet, more or less, to an iron pin in the Easterly line of Knapp Avenue, aforesaid; thence by the same, North 24 degrees and 15 minutes West, 78 feet and 6 inches to an iron pin, the place of beginning. Whereon there is erected a two story frame building.

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
William R. Swinehart
PO Box 791
Sunbury, PA 17801

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

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PO Box 791
Sunbury, PA 17801

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Timothy T. Chamberlain
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Plaintiff's Attorney
William R. Swinchart
PO Box 791
Sunbury, PA 17801

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

SENDER: COMPLETE THIS SECTION

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)

7006 0100 0003 5231 4147

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature
Samuel J. Ventresca

B. Received by (Printed Name)

C. Date of Delivery
APR 24 2004

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

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)

7006 0100 0003 5231 4154

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature
Robert N. Nix

B. Received by (Printed Name)

C. Date of Delivery
4/18/07

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

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)

7006 0100 0003 5231 4161

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature
Robert A. Collier

B. Received by (Printed Name)
ROBERTA COLLIER

C. Date of Delivery
4/18

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7006 0100 0003 5231 4147

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature
Samuel J. Ventresca

B. Received by (Printed Name)

C. Date of Delivery
APR 24 2004

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

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:

CACV of Colorado c/o James Warmbrodt, Esq.
436 Seventh Ave
Pittsburgh, PA 15219

COMPLETE THIS SECTION ON DELIVERY

A. Signature


☒ Agent
☐ Address

B. Received by (Printed Name)



 C. Date of Delivery
 4-18

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

3. Service Type
- ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7006 0100 0003 5231 4116

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:

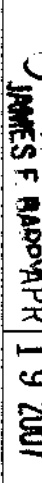
PASCDU
PO Box 69110
Harrisburg, PA 17106

COMPLETE THIS SECTION ON DELIVERY

A. Signature


☒ Agent
☐ Address

B. Received by (Printed Name)



 C. Date of Delivery
 19 APR 19 2007

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

3. Service Type
- ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7006 0100 0003 5231 4123

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SUSQUEHANNA BANK, PA, successor
by merger to FIRST SUSQUEHANNA
BANK TRUST, successor by conversion
To FIRST NATIONAL TRUST BANK

Plaintiff

vs.

RONALD DIETZ,

Defendant

: IN THE COURT OF COMMON PLEAS OF
: THE 26th JUDICIAL DISTRICT OF PA
: COLUMBIA COUNTY BRANCH

: NO. 2007-CV-219

: *2007-22-38*

: ACTION IN MORTGAGE FORECLOSURE

WAIVER OF WATCHMEN

Deputy Sheriff levying upon or attaching any property under the Writ of Execution issued herein may leave the same without a watchmen in custody of whomever is found in possession, after notifying the person of the levy or attachment without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

Respectfully submitted,

WIEST, MUOLO, NOON & SWINEHART

BY: 

William R. Swinehart, Esquire
240-246 Market Street, P.O. Box 791
Sunbury, PA 17801
(570) 286-7777
Attorney for Plaintiff

SUSQUEHANNA BANK, PA, successor
by merger to FIRST SUSQUEHANNA
BANK TRUST, successor by conversion
To FIRST NATIONAL TRUST BANK

Plaintiff

vs.

ROANLD DIETZ,

Defendant

: IN THE COURT OF COMMON PLEAS OF
: THE 26th JUDICIAL DISTRICT OF PA
: COLUMBIA COUNTY BRANCH

: NO. 2007-CV-219

: *2007-ED-56*

: ACTION IN MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

:

SS.

COUNTY OF NORTHUMBERLAND

:

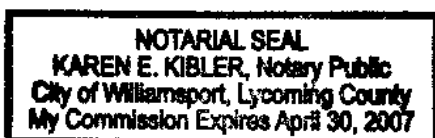
James R. Seltzer, being duly sworn according to law, deposes and says that he is the Assistant Vice President of First Susquehanna Bank & Trust, successor by conversion to First National Bank, Plaintiff, in the above-captioned matter; and that, as such, is authorized to make this Affidavit on its behalf; and, that to the best of his knowledge, information and belief, the Defendant above-named is not in the military or naval service of the United States of America or any State or Territory thereof; and that the last known address of the Defendant, Ronald Dietz, is 1419 Old Berwick Road, Bloomsburg, PA 178150-3027.

James R. Seltzer
James R. Seltzer, Asst. VP

Susquehanna Bank, PA successor by merger to
First Susquehanna Bank & Trust, successor
by conversion to First National Trust Bank

Sworn to and subscribed
before me this 30th
day of March, 2007.

Karen E. Kibler
Notary Public



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.

SUSQUEHANNA BANK

VS.

RONALD DIETZ

WRIT OF EXECUTION #58 OF 2007 ED

POSTING OF PROPERTY

May 24, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF RONALD DIETZ AT 50, 70 PINE AVE. & 87 KNAPP AVE. BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY JAMES ARTER .

SO ANSWERS.

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 29TH DAY OF MAY 2007

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

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) 784-6308

SUSQUEHANNA BANK, PA, SUCCESSOR BY MERGER TO FIRST SUSQUEHANNA BANK TRUST, SUCCESSOR BY CONVERSION TO FIRST NATIONAL TRUST BANK
VS
Docket # 58ED2007
MORTGAGE FORECLOSURE

RONALD DIETZ

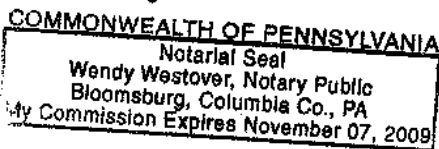
AFFIDAVIT OF SERVICE

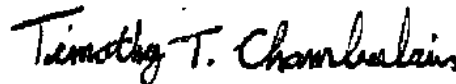
NOW, THIS MONDAY, APRIL 16, 2007, AT 1:35 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON RONALD DIETZ AT 1419 OLD BERWICK ROAD, BLOOMSBURG BY HANDING TO SUSAN PIETRO, GIRLFRIEND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, APRIL 16, 2007


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
F. MANNING
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/12/2007

SERVICE# 4 - OF - 14 SERVICES
DOCKET # 58ED2007

PLAINTIFF

SUSQUEHANNA BANK, PA, SUCCESSOR BY MERGER TO
FIRST SUSQUEHANNA BANK TRUST, SUCCESSOR BY
CONVERSION TO FIRST NATIONAL TRUST BANK

DEFENDANT

RONALD DIETZ

ATTORNEY FIRM

WIEST, SAYLOR, MUOLO, NOON & SWINEHART

PERSON/CORP TO SERVED	
SUNSET HOLDING CORPORATION	
PO BOX 333	143 1/2 N 4th
BLOOMSBURG	

PAPERS TO SERVED

MORTGAGE FORECLOSURE

7/11 - 1840

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ 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
<i>4-12-07</i>	<i>1030</i>	<i>12 1/2</i>	<i>cd</i>
<i>4-25-07</i>	<i>0950</i>	<i>2</i>	<i>closed cd</i>
_____	_____	_____	_____

DEPUTY _____ DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/12/2007

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 58ED2007

PLAINTIFF

SUSQUEHANNA BANK, PA, SUCCESSOR BY MERGER TO
FIRST SUSQUEHANNA BANK TRUST, SUCCESSOR BY
CONVERSION TO FIRST NATIONAL TRUST BANK

DEFENDANT
ATTORNEY FIRM

RONALD DIETZ
WIEST, SAYLOR, MUOLO, NOON & SWINEHART

PERSON/CORP TO SERVED
RONALD DIETZ
1419 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SUSAN 317-4767

SERVED UPON SUSAN DIETZ

RELATIONSHIP GIRL FRIEND IDENTIFICATION _____

DATE 4/16/07 TIME 1335 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

4-16-07 1300 ARSLER CA

DEPUTY

PM-J DATE 4/16/07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/12/2007

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 58ED2007

PLAINTIFF

SUSQUEHANNA BANK, PA, SUCCESSOR BY MERGER TO
FIRST SUSQUEHANNA BANK TRUST, SUCCESSOR BY
CONVERSION TO FIRST NATIONAL TRUST BANK

DEFENDANT
ATTORNEY FIRM

RONALD DIETZ
WIEST, SAYLOR, MUOLO, NOON & SWINEHART

PERSON/CORP TO SERVED
MARY WARD-TAX COLLECTOR
2ND STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Dropped in mail slot

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-16-07 TIME 1320 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 4-16-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/12/2007

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 58ED2007

PLAINTIFF

SUSQUEHANNA BANK, PA, SUCCESSOR BY MERGER TO
FIRST SUSQUEHANNA BANK TRUST, SUCCESSOR BY
CONVERSION TO FIRST NATIONAL TRUST BANK

DEFENDANT
ATTORNEY FIRM

RONALD DIETZ
WIEST, SAYLOR, MUOLO, NOON & SWINEHART

PERSON/CORP TO SERVED
BLOOMSBURG SEWER
2ND STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON JANET CASHNER

RELATIONSHIP OFFICE MANAGER IDENTIFICATION _____

DATE 4-16-7 TIME 13 25 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. A. [Signature]

DATE 4-16-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/12/2007

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 58ED2007

PLAINTIFF

SUSQUEHANNA BANK, PA, SUCCESSOR BY MERGER TO
FIRST SUSQUEHANNA BANK TRUST, SUCCESSOR BY
CONVERSION TO FIRST NATIONAL TRUST BANK

DEFENDANT

RONALD DIETZ

ATTORNEY FIRM

WIEST, SAYLOR, MUOLO, NOON & SWINEHART

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

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON LESLIE LEVAN

RELATIONSHIP CUSTOMER SERV. IDENTIFICATION _____

DATE 4/16/07 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

P M - J DATE 4/16/07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/12/2007

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 58ED2007

PLAINTIFF

SUSQUEHANNA BANK, PA, SUCCESSOR BY MERGER TO
FIRST SUSQUEHANNA BANK TRUST, SUCCESSOR BY
CONVERSION TO FIRST NATIONAL TRUST BANK

DEFENDANT
ATTORNEY FIRM

RONALD DIETZ
WIEST, SAYLOR, MUOLO, NOON & SWINEHART

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 4-13-7 TIME 14:55 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

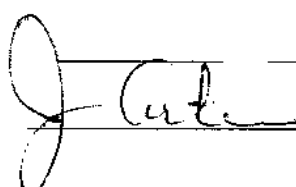
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 4-13-7

SUSQUEHANNA BANK, PA, successor
by merger to FIRST SUSQUEHANNA
BANK TRUST, successor by conversion
To FIRST NATIONAL TRUST BANK
Plaintiff

vs.

RONALD DIETZ,
Defendant

: IN THE COURT OF COMMON PLEAS OF
: THE 26th JUDICIAL DISTRICT OF PA
: COLUMBIA COUNTY BRANCH

: NO. 2007-CV-219

: *2007-ED-58*

: ACTION IN MORTGAGE FORECLOSURE

WRIT OF EXECUTION

Commonwealth of Pennsylvania
County of Columbia

To the Sheriff of Columbia County, Pennsylvania:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property described and attached hereto as Exhibit "A".

Principal	\$ 171,804.50
Interest to 3/19/07	\$ 7,670.36
Late Charges to 3/19/07	\$ 826.75
Other Charges to 3/19/07	\$ 1,387.50
Prepayment Penalty 3/19/07	\$ 1,718.04
Attorney's Collection fee (as per terms of Note & Mortgage	\$ <u>5,000.00</u>

TOTAL \$ 188,407.15; plus costs and interests

as it accrues thereon at the rate of \$40.70812 per day from March 19, 2007

Fanni B. Kline
PROTHONOTARY

Dated 4/12/07
(SEAL)

Exhibit “A”

PARCEL NO. 1: BEING KNOWN AS 50 PINE STREET

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

ON the North by lot of Guy Jacoby (deceased), on the East by Pine street, on the South by lot of J.H. Gensemer and Ira Gensemer and on the West by an alley (Knapp Avenue), CONTAINING fifty-one feet six inches, more or less, front on Pine Street, and one hundred and sixty feet, more or less, in depth to the above mentioned alley; being Lot No. 3 of Block No. 1, (forty feet front, more or less) plus eleven feet six inches (more or less) front and extending back that width more or less to Public Alley of Lot No. 2 of Block No. 1, of what is known as Michael Casey's Addition to the Town of Bloomsburg. On which is erected a two-story apartment house and garage.

PARCEL NO. 2:

ALL THOSE TWO (2) parcels of land located in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described more fully as follows, to wit:

TRACT NO. 1 BEING KNOWN AS 70 PINE STREET

BEGINNING at a point on the Westerly side of Pine Street, the corner of Lot No. 1 running thence North a distance of 45 feet along said Pine Street to a corner of lot of Theodore P. Smith; thence in a Westerly direction along the Southern line of said Smith lot a distance of eighty feet more or less to a point; thence in a Southerly directions along land of J. H. Gensemer and Ira Gensemer and lot of the estate of Mary E. Gensemer, deceased, 40 feet to a point in the Southern line of Lot No. 1, the Southeast corner of lot

of said Mary E. Gensemer Estate; and thence in an Easterly direction a distance of 80 feet more or less, to Pine Street, the place of beginning.

TRACT NO. 2: BEING KNOWN AS 87 KNAPP AVENUE

BEGINNING at an iron pin in the Easterly line of Knapp Avenue, in line of lot of Michael Casey; thence by the said Michael Casey lot, North 61 degrees and 15 minutes East, 77 feet, more or less, to an iron pin corner of land of Theodore Smith; thence by the same and lot of C.X. Robbins, South 24 degrees 15 minutes East, 78 feet and 6 inches to an iron pin in line of land of A. Elmer Angus; thence by the same, South 61 degrees and 15 minutes West, 77 feet, more or less, to an iron pin in the Easterly line of Knapp Avenue, aforesaid; thence by the same, North 24 degrees and 15 minutes West, 78 feet and 6 inches to an iron pin, the place of beginning. Whereon there is erected a two story frame building.

SUSQUEHANNA BANK, PA, successor : IN THE COURT OF COMMON PLEAS OF
by merger to FIRST SUSQUEHANNA : THE 26th JUDICIAL DISTRICT OF PA
BANK & TRUST, successor by conversion : COLUMBIA COUNTY BRANCH
To FIRST NATIONAL TRUST BANK :

Plaintiff : NO. 2007-CV-219

vs. :

RONALD DIETZ,

Defendant :

: ACTION IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

First Susquehanna Bank & Trust, successor by conversion to First National Trust Bank,
Plaintiff in the above action, sets forth as of the date of filing of the Praecipe for Writ of Execution,
the following information concerning the real property described in the attached Exhibit "A":

1. Name and address of owners or reputed owners:

Ronald Dietz
1419 Old Berwick Road
Bloomsburg, PA 17815-3027

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

Ronald Dietz
1419 Old Berwick Road
Bloomsburg, PA 17815-3027

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

Susquehanna Bank, PA successor by merger to First Susquehanna Bank & Trust
successor by conversion to First National Trust Bank
400 Market Street
Sunbury, PA 17801

CACV of Colorado, LLC
c/o James C. Warmbrodt, Esquire
Weltman, Weinberg & Reis Co., L.P.A.
436 Seventh Avenue, Suite 2718
Pittsburgh, PA 15219

4. Name and address of the last recorded holder of every mortgage of record:
- Susquehanna Bank, PA successor by merger to First Susquehanna Bank & Trust
successor by conversion to First National Trust Bank
400 Market Street
Sunbury, PA 17801
- Sunset Holding Corporation
P.O. Box 333
Bloomsburg, PA 17815
5. Name and address of every other person who has a record lien on the property:
- NONE
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:
- Columbia County Tax Claim Bureau
35 West Main Street
Bloomsburg, PA 17815
- PaSCDU
P.O. Box 69110
Harrisburg, PA 17106
- Columbia County Domestic Relations
PO Box 380
Bloomsburg, PA 17815
7. Name and address of every other person of whom the Plaintiff has knowledge
who has any interest in the property which may be affected by the sale:
- NONE

VERIFICATION

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

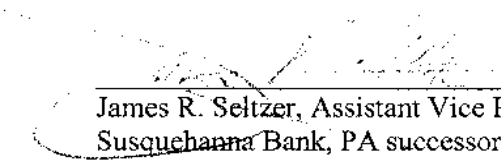

James R. Seltzer, Assistant Vice President
Susquehanna Bank, PA successor by merger to First
Susquehanna Bank & Trust, successor by conversion
to First National Trust Bank

Exhibit “A”

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SUSQUEHANNA BANK, PA, successor : IN THE COURT OF COMMON PLEAS OF
by merger to FIRST SUSQUEHANNA : THE 26th JUDICIAL DISTRICT OF PA
BANK & TRUST, successor by conversion : COLUMBIA COUNTY BRANCH
To FIRST NATIONAL TRUST BANK :
Plaintiff : NO. 2007-CV-219
vs. :
RONALD DIETZ, : 2007-ED-58
Defendant :
: ACTION IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

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Bloomsburg, PA 17815-3027

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- PaSCDU
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7. Name and address of every other person of whom the Plaintiff has knowledge
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- NONE

VERIFICATION

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

James R. Seltzer, Assistant Vice President
Susquehanna Bank, PA successor by merger to First
Susquehanna Bank & Trust, successor by conversion
to First National Trust Bank

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SUSQUEHANNA BANK, PA, successor
by merger to FIRST SUSQUEHANNA
BANK TRUST, successor by conversion
To FIRST NATIONAL TRUST BANK

Plaintiff

vs.

RONALD DIETZ,

Defendant

: IN THE COURT OF COMMON PLEAS OF
: THE 26th JUDICIAL DISTRICT OF PA
: COLUMBIA COUNTY BRANCH

: NO. 2007-CV-219

: ACTION IN MORTGAGE FORECLOSURE

NOTICE OF SALE
SHERIFF'S SALE

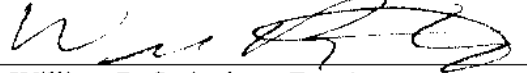
By virtue of Writ of Execution issued out of the Court of Common Pleas of Columbia County, to the Sheriff directed, there will be exposed at public sale at the Sheriff's Office at 35 West Main Street, Bloomsburg, Columbia County, Pennsylvania, at _____, _m, on _____, 2007, the following property to wit: All that certain piece or parcel of property located in Town of Bloomsburg, Columbia County, Pennsylvania, municipally known as 50 Pine Street, 70 Pine Street, 87 Knapp Avenue, Bloomsburg, Pennsylvania being more particularly described in the Deed dated September 7, 2001, and recorded in the Office of the Recorder of Deeds in and for Columbia County to Instrument Number 200108951 and as is more particularly described in the attached description.

Seized taken in execution and to be sold as the property of Ronald Dietz, by Timothy T. Chamberlain, Sheriff.

NOTICE is hereby given that any claims to the above-described property shall be filed with the Sheriff before sale and all claims to the proceeds shall be filed before distribution. A schedule of distribution will be filed by the Sheriff on _____, which date is within thirty (30) days after sale of the real property. Distribution will be made in accordance with that schedule unless exceptions are filed hereto within ten (10) days after the filing of the schedule.

Respectfully submitted,

WIEST, MUOLO, NOON & SWINEHART

BY: 

William R. Swinehart, Esquire
240-246 Market Street, P.O. Box 791
Sunbury, PA 17801
(570) 286-7777
Attorney for Plaintiff

Exhibit “A”

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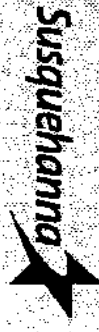
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OLD DOCUMENT UP TO THE LIGHT TO NEW TRUE WATERMARK

OLD DOCUMENT UP TO THE LIGHT TO NEW TRUE WATERMARK

49616624583 499157 NEW 09/04 813521774



23.97
1020

839778634

Pay to the
order of

COLUMBIA COUNTY SHERIFF
EXACTLY **1,350 AND 00/100 DOLLARS

Date: 3/30/07

\$*****1,350.00

M E M O:

RONALD DIETZ

Issued by Integrated Payment Systems Inc., Englewood, Colorado
JPMorgan Chase Bank, N.A., Denver, Colorado

DRAWER, SUSQUEHANNA BANK PA

Julius Q. Fair

Authorized Signature



⑈400632⑈ ⑆302000979⑆ 25008397786349⑈