

SHERIFF'S SALE COST SHEET

Beal Bank vs. Gartzel
 NO. 18704 ED NO. 567-01 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>85.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>382.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>106.20</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>856.20</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ _____
TOTAL ***** \$ _____	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>2.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ _____	

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ _____	

TOTAL COSTS (OPENING BID) \$ 1426.70

225.00
596.30

GOLDBECK McCAFFERTY & McKEEVER

A Professional Corporation
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
(215) 627-7734 (Fax)

October 1, 2009

Columbia

Timothy T. Chamberlain
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

BOOK WRIT

RE: BEAL BANK SSB

vs.

LAURIE A. GENTZEL and RONALD W. GENTZEL
No. 2009-cv-867

134 Property address:

6255 Main Street
Bloomsburg, PA 17815

Sheriff's Sale Date: October 14, 2009

Dear Sir/Madam:

As a result of the filing of a Petition in Bankruptcy, kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I have collected \$0.00 towards my client's debt. The bankruptcy filing information is as follows:

Date filed: September 09, 2009
Case number: 09-06959
Chapter: 13
Judge: John J. Thomas

Thank you for your cooperation.

Very truly yours,



MICHAEL T. MCKEEVER

MTM/genm

cc: MGC MORTGAGE, INC

SHERIFF'S SALE COST SHEET

Beal Bank vs. Laurel & Ronald Garfield
 NO. 134-09 ED NO. 867-09 JD DATE/TIME OF SALE Sept 2 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>35.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>467.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>686.28</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>911.28</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>1.00</u>
SCHOOL DIST. 20	\$ <u>1.00</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ _____	

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ _____	

TOTAL COSTS (OPENING BID) \$1595.28

**GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 - MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734**

September 1, 2009

Columbia

Timothy T. Chamberlain
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

BOOK WRIT

RE: BEAL BANK SSB
vs.
LAURIE A. GENTZEL and RONALD W. GENTZEL
No. 2009-cv-867

Property address:

*6255 Main Street
Bloomshurg, PA 17815*

Sheriff's Sale Date: September 02, 2009

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for September 02, 2009 to October 14, 2009.

Thank you for your cooperation.

Very truly yours,



Michael T. McKeever

MTM/genm

cc: MGC MORTGAGE, INC

Sybil 2/2/11 11:30 AM

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Beal Bank vs Laurie & Ronald Gartzel

NO. 134-09 ED NO. 867-09 JD

DATE/TIME OF SALE: Sept. 2 1000

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

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 August 12, 19, 26, 2009 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 26th day of August 2009.

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires
Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
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.

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION
SUITE 5000 MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM

August 17, 2009

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: No. 2009-cv-867
LAURIE A. GENTZEL and RONALD W. GENTZEL

Real Estate Division:

The above case may be sold on September 02, 2009. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By: Antoniette Black, Manager
Phone: (215) 825-6347 (direct dial)
Fax: (215) 825-6447
Email: ablack@goldbecklaw.com

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

75058FC
CF: 05/15/2009
SD: 09/02/2009
\$54,365.95

Attorney for Plaintiff

BEAL BANK SSB
7105 Corporate Drive
PTX C 35
Plano, TX 75024

Plaintiff

vs.

LAURIE A. GENTZEL
RONALD W. GENTZEL
**Mortgagor(s) and
Record Owner(s)**

6255 Main Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2009-cv-867

CERTIFICATE OF SERVICE
PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Michael T. McKeever, Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the Sheriff's Office/~~competent adult~~ (copy of return attached).
- ☐ Certified mail by Michael T. McKeever (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Michael T. McKeever, Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.


IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ Certified Mail & ordinary mail by Michael T. McKeever (original receipt(s) for Certified Mail attached).
- ☐ Published in accordance with court order (copy of publication attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Michael T. McKeever, Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,


BY: Michael T. McKeever, Esquire
Attorney for Plaintiff

Name and Address of Sender
**GOLDBECK
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532**

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Registered
☐ Delivery Confirmation
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Express Mail
☐ Insured

Article Number

Address (Name, Street, City, State, & ZIP Code)

Postage

Actual Value
if Registered

Handling
Charge

Fee

Value

IF COD Fee Fee Fee Fee

02 1M
0004285937
JUL 10 2009

\$ 03.36

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

1.

2.

3.

4.

5.

6.

7.

8.

Total Number of Pieces
Listed by Sender

Postmaster: Per (Name of receiving employee)

Date of Receipt

Actual Value
if Registered

Handling
Charge

Fee

Value

IF COD Fee Fee Fee Fee

02 1M
0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

0004285937
JUL 10 2009

PS Form 3877, February 2002 (Page 1 of 2)

75058FC Columbia County Sale Date: 09/02/2009

LAURIE A. GENTZEL & RONALD W. GENTZEL

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 389-5625

PHONE
(717) 381-5622

24 HOUR PHONE
(717) 784-6300

BEAL BANK, SSB

Docket # 134ED2009

VS

MORTGAGE FORECLOSURE

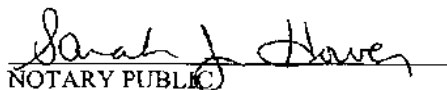
LAURIE A GENTZEL
RONALD W. GENTZEL

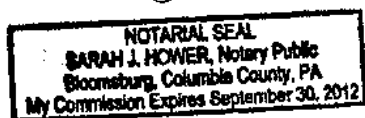
AFFIDAVIT OF SERVICE

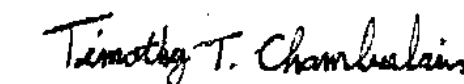
NOW, THIS MONDAY, JULY 06, 2009, AT 4:05 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON RONALD GENTZEL AT 6255 MAIN STREET, BLOOMSBURG BY HANDING TO RONALD, PERSONALLY, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, JULY 06, 2009


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X

J. CARTER
DEPUTY SHERIFF

GOLDBECK MCCAFFERTY & MCKEEVER
701 MARKET STREET
Suite 5000
PHILADELPHIA, PA 19106

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 360
BLOOMSBURG, PA. 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-4300

BEAL BANK, SSB

Docket # 134ED2009

VS

MORTGAGE FORECLOSURE

LAURIE A GENTZEL
RONALD W. GENTZEL

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JULY 07, 2009, AT 3:40 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LAURIE GENTZEL AT SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO LAURIE GENTZEL, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

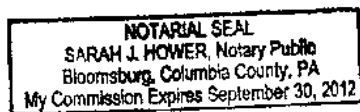
SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JULY 08, 2009

Sarah J. Hower
NOTARY PUBLIC



X *[Signature]*
L. SURKIN
DEPUTY SHERIFF

GOLDBECK McCafferty & McKeever

BY: Michael T. McKeever

Attorney I.D.#56129

Suite 5000 Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-825-6320

Attorney for Plaintiff

BEAL BANK SSB
7105 Corporate Drive
PTX C 35
Plano, TX 75024

Plaintiff

vs.

LAURIE A. GENTZEL
RONALD W. GENTZEL
Mortgagor(s) and Record Owner(s)

6255 Main Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2009-cv-867

AFFIDAVIT PURSUANT TO RULE 3129

BEAL BANK SSB, Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

6255 Main Street
Bloomsburg, PA 17815

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

LAURIE A. GENTZEL
111 Market Street
Berwick, PA 18603

RONALD W. GENTZEL
6255 Main Street
Bloomsburg, PA 17815

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

LAURIE A. GENTZEL
111 Market Street
Berwick, PA 18603

RONALD W. GENTZEL
6255 Main Street
Bloomsburg, PA 17815

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

PPL ELECTRIC UTILITIES CORPORATION
C/O FRANK BAKER, ESQUIRE
6009 COLUMBIA BOULEVARD
BLOOMSBURG, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

BERWICK ASSOCIATES
C/O BRUCE PHILLIPS, ESQUIRE
15 PUBLIC SQUARE STE 210
WILKES BARRE, PA 18701

PG ENERGY
1 W. 7th Street
Bloomsburg, PA 17815

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

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

SCOTT WATKINS
1940 North Market Street
Berwick, PA 18603

WILLIAM WATKINS
1940 North Market Street
Berwick, PA 18603

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

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


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.

TENANTS/OCCUPANTS
6255 Main Street
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

DATED: August 17, 2009



GOLDBECK McCafferty & McKEEVER
BY: Michael T. McKeever, Esq.
Attorney for Plaintiff

IMOTHY 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.

BEAL BANK

VS.

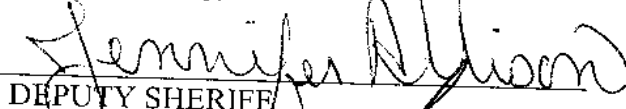
LAURIE & RONALD GENTZEL

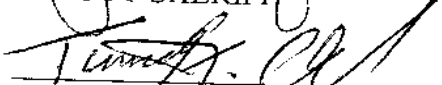
WRIT OF EXECUTION #134 OF 2009 ED

POSTING OF PROPERTY

July 30, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF LAURIE & RONALD GENTZEL AT 6255 MAIN STREET BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF JENNIFER ALLISON.

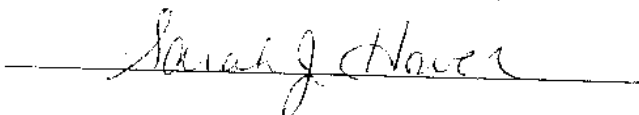
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30TH DAY OF JULY 2009



NOTARIAL SEAL
SARAH J. HOWER Notary Public
Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

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

BEAL BANK, SSB

Docket # 134ED2009

VS

MORTGAGE FORECLOSURE

LAURIE A GENTZEL
RONALD W. GENTZEL

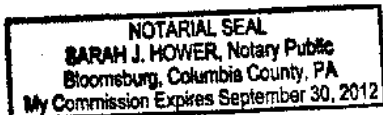
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, JULY 06, 2009, AT 4:05 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON RONALD GENTZEL AT 6255 MAIN STREET, BLOOMSBURG BY HANDING TO RONALD, PERSONALLY, 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, JULY 06, 2009

Sarah J. Hower
NOTARY PUBLIC



Timothy T. Chamberlain

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

J. Carter
J. CARTER
DEPUTY SHERIFF

GOLDBECK MCCAFFERTY & MCKEEVER
701 MARKET STREET
Suite 5000
PHILADELPHIA, PA 19106

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

BEAL BANK, SSB

Docket # 134ED2009

VS

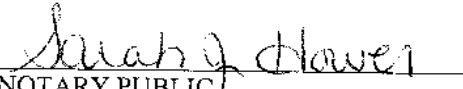
MORTGAGE FORECLOSURE

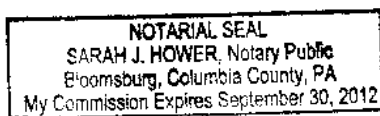
LAURIE A GENTZEL
RONALD W. GENTZEL

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JULY 07, 2009, AT 3:40 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LAURIE GENTZEL AT SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO LAURIE GENTZEL, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JULY 08, 2009


NOTARY PUBLIC



SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN

X 
L. SURKIN
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/30/2009

SERVICE# 7 - OF - 16 SERVICES
DOCKET # 134ED2009

PLAINTIFF BEAL BANK, SSB

DEFENDANT LAURIE A GENTZEL
RONALD W. GENTZEL

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
WILLIAM WATKINS
1940 NORTH MARKET STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

48 VISIT RD

SERVED UPON WILLIAM WATKINS

RELATIONSHIP _____ IDENTIFICATION _____

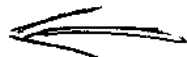
DATE 07-20-09 TIME 1615 MILEAGE _____ OTHER _____

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) 48 VISIT RD

BERWICK



ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 07-20-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/30/2009

SERVICE# 8 - OF - 16 SERVICES
DOCKET # 134ED2009

PLAINTIFF BEAL BANK, SSB

DEFENDANT LAURIE A GENTZEL
RONALD W. GENTZEL

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

SCOTT WATKINS

1940 NORTH MARKET STREET

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

~~5135 ST. LA.~~
~~BRICK R/I~~

SERVED UPON SCOTT WATKINS

RELATIONSHIP _____ IDENTIFICATION _____

DATE 07.20.09 TIME 1630 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) 935 SR 93

BERWICK

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 07.20.09

NO ONE BY DEF NAME EVER LIVED IN THIS ADDRESS
SCHICKITANO LIVES THERE ?

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/30/2009

SERVICE# 1 - OF - 16 SERVICES
DOCKET # 134ED2009

- spoke to
deb 7/6/09
1436 → will
pick up the
week

PLAINTIFF BEAL BANK, SSB

951-7757

DEFENDANT LAURIE A GENTZEL
RONALD W. GENTZEL

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

LAURIE GENTZEL

111 MARKET STREET

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON LAURIE GENTZEL

RELATIONSHIP DEFENDANT IDENTIFICATION _____

DATE 7/7/09 TIME 3:40p 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

ATTEMPTS DATE	TIME	OFFICER	REMARKS

DEPUTY

[Signature] DATE 7/7/09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/30/2009

SERVICE# 2 - OF - 16 SERVICES
DOCKET # 134ED2009

PLAINTIFF BEAL BANK, SSB

DEFENDANT LAURIE A GENTZEL
RONALD W. GENTZEL

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
RONALD GENTZEL
6255 MAIN STREET
BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

204-6748

SERVED UPON Ronald

RELATIONSHIP Def IDENTIFICATION _____

DATE 7-6-9 TIME 1605 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) 156 LEONARD ST

Bloomsburg

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

7-2-9 1555 2 L.C.

DEPUTY

J. G. G. G.

DATE 7-6-9

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 07/06/2009

Fee: \$5.00

Cert. NO: 6345

GENTZEL RONALD W & LAURIE A
6255 MAIN ST
BLOOMSBURG PA 17815

District: CENTRE SOUTH TWP
Deed: 20010 -8804
Location: 6255 MAIN ST
Parcel Id:12 -03D-018-00,000

Assessment: 28,011
Balances as of 07/06/2009

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

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

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

SENDER: COMPLETE THIS SECTION
Complete items 1, 2, 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.
Article Addressed to:

SENDER: COMPLETE THIS SECTION
Complete items 1, 2, 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:
Berwick Associates c/o
Bruce Phillips, Esq.
15 Public Square
Wilkes-Barre, PA 18701

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☒ Addressee
X *Dawn R Davis*

B. Received by (Printed Name) *DAWN R DAVIS* C. Date of Delivery *6/9/06*

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) **7007 2560 0002 1259 5397**
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-16

SENDER: COMPLETE THIS SECTION
Complete items 1, 2, 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
X *[Signature]*

B. Received by (Printed Name) *DSH* C. Date of Delivery *JUL 06 2009*

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) **7007 2560 0002 1259 5427**
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-16

SENDER: COMPLETE THIS SECTION
Complete items 1, 2, 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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☒ Addressee
X *[Signature]*

B. Received by (Printed Name) C. Date of Delivery *JUL 06 2009*

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) **7007 2560 0002 1259 5410**
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-16

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☒ Addressee
X *[Signature]*

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *6/9/06*

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

1. Article Addressed to:
Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

A. Signature ☒ Agent ☒ Addressee
X *[Signature]*

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUL 06 2009*

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

389 5652

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 389-5422

PHONE
(717) 389-5422

24 HOUR PHONE
(717) 744-6200

Wednesday, July 01, 2009

LINDA FEDDER-TAX COLLECTOR
6390 THIRD STREET
BLOOMSBURG, PA 17815-

BEAL BANK, SSB
VS
LAURIE A GENTZEL
RONALD W. GENTZEL

DOCKET # 134ED2009

JD # 867JD2009

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

Timothy T. Chamberlain
Sheriff of Columbia County

2009
Cot trip
p/d 4-16 288-67

Jan 865.27 - School Not Pld.

Linda Fedder
Ex/Call.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/30/2009

SERVICE# 4 - OF - 16 SERVICES
DOCKET # 134ED2009

PLAINTIFF BEAL BANK, SSB

DEFENDANT LAURIE A GENTZEL
RONALD W. GENTZEL

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

PPL ELECTRIC UTILITIES CORP. C/O
FRANK BAKER, ESQ.
6009 COLUMBIA BLVD
BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON FRANK BAKER

RELATIONSHIP Lawer IDENTIFICATION _____

DATE 7-2-9 TIME 1505 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) _____

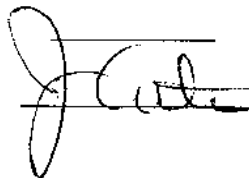
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 7-2-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/30/2009

SERVICE# 6 - OF - 16 SERVICES
DOCKET # 134ED2009

PLAINTIFF BEAL BANK, SSB

DEFENDANT LAURIE A GENTZEL
RONALD W. GENTZEL

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
PG ENERGY
1 W. 7TH STREET
BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON ALAN WOLFE

RELATIONSHIP SUPERINTENDANT IDENTIFICATION _____

DATE 7-2-9 TIME 1438 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

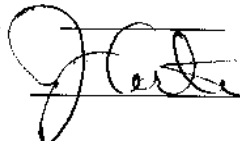
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 7-2-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/30/2009

SERVICE# 9 - OF - 16 SERVICES
DOCKET # 134ED2009

PLAINTIFF BEAL BANK, SSB

DEFENDANT LAURIE A GENTZEL
RONALD W. GENTZEL

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
LINDA FEDDER-TAX COLLECTOR
6390 THIRD STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Linda

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 7-2-9 TIME 1455 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. Chamberlain

DATE 7-2-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/30/2009

SERVICE# 10 - OF - 16 SERVICES
DOCKET # 134ED2009

PLAINTIFF BEAL BANK, SSB

DEFENDANT LAURIE A GENTZEL
RONALD W. GENTZEL

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON HAUREN COLE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 7-2-9 TIME 1400 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) _____

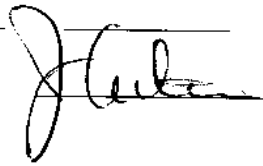
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 7-2-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/30/2009

SERVICE# 13 - OF - 16 SERVICES
DOCKET # 134ED2009

PLAINTIFF BEAL BANK, SSB

DEFENDANT LAURIE A GENTZEL
RONALD W. GENTZEL

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Renae Newhart

RELATIONSHIP office manager IDENTIFICATION _____

DATE 7-1-09 TIME 1110 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eys _____ 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 Allison

DATE

7-1-09

VERIFICATION OF NON-MILITARY SERVICE

The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

1. That the above named Defendant, LAURIE A. GENTZEL, is about unknown years of age, that Defendant's last known residence is 111 Market Street, Berwick, PA 18603, and is engaged in the unknown business located at unknown address.

2. That Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 and its Amendments.

Date:

6/30/09

MMCKE

VERIFICATION OF NON-MILITARY SERVICE

The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

1. That the above named Defendant, RONALD W. GENTZEL, is about unknown years of age, that Defendant's last known residence is 6255 Main Street, Bloomsburg, PA 17815, and is engaged in the unknown business located at unknown address.

2. That Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 and its Amendments.

Date:

4/30/09

Mmck

REAL ESTATE OUTLINE

ED # 134-09

DATE RECEIVED 6-30-09

DOCKET AND INDEX 7-1-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

☒

COPY OF DESCRIPTION

☒

WHEREABOUTS OF LKA

☒

NON-MILITARY AFFIDAVIT

☒

NOTICES OF SHERIFF SALE

☒

WAIVER OF WATCHMAN

☒

AFFIDAVIT OF LIENS LIST

☒

CHECK FOR ~~\$1,350.00~~ OR 2000.00

☒

CK# 387481

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

SALE DATE

Sept. 2, 09 TIME 1000

POSTING DATE

July 20, 09

ADV. DATES FOR NEWSPAPER

1ST WEEK Aug 12

2ND WEEK 19

3RD WEEK 26, 09

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 2, 2009 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 134 OF 2009 ED AND CIVIL WRIT NO. 867 OF 2009 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 or parcel of land situate in South Center Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northeast corner of an Alley (now known as Parkway Drive) which intersects the public road leading from Main River Road to the Stonetown Ferry; thence along said Alley (Parkway Drive) East 130 feet to its intersection with a 15 foot alley; thence in a northerly direction along said alley 40 feet to lands now or formerly of Trembley; thence along said lands now or formerly of Trembley in a westerly direction 130 feet to a public road leading to Ferry; and thence along said road 40 feet to the place of BEGINNING.

BEING THE SAME PREMISES conveyed to Ronald W. Gentzel and Laurie A. Gentzel, the Mortgagors herein, by deed of Scott Watkins, joined by his spouse, Denise Watkins, DATED 08/31/2001 AND RECORDED 09/04/2001 IN INSTRUMENT # 200108804.

TAX PARCEL NO: 12-03D-018

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 McKeever
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 2, 2009 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 134 OF 2009 ED AND CIVIL WRIT NO. 867 OF 2009 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 or parcel of land situate in South Center Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northeast corner of an Alley (now known as Parkway Drive) which intersects the public road leading from Main River Road to the Stonetown Ferry; thence along said Alley (Parkway Drive) East 130 feet to its intersection with a 15 foot alley; thence in a northerly direction along said alley 40 feet to lands now or formerly of Trembley; thence along said lands now or formerly of Trembley in a westerly direction 130 feet to a public road leading to Ferry; and thence along said road 40 feet to the place of BEGINNING.

BEING THE SAME PREMISES conveyed to Ronald W. Gentzel and Laurie A. Gentzel, the Mortgagors herein, by deed of Scott Watkins, joined by his spouse, Denise Watkins, DATED 08/31/2001 AND RECORDED 09/04/2001 IN INSTRUMENT # 200108804.

TAX PARCEL NO: 12-03D-018

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 McKeever
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 2, 2009 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 134 OF 2009 ED AND CIVIL WRIT NO. 867 OF 2009 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 or parcel of land situate in South Center Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northeast corner of an Alley (now known as Parkway Drive) which intersects the public road leading from Main River Road to the Stonycroft Ferry; thence along said Alley (Parkway Drive) East 130 feet to its intersection with a 15 foot alley; thence in a northerly direction along said alley 40 feet to lands now or formerly of Trembley; thence along said lands now or formerly of Trembley in a westerly direction 130 feet to a public road leading to Ferry; and thence along said road 40 feet to the place of BEGINNING.

BEING THE SAME PREMISES conveyed to Ronald W. Gentzel and Laurie A. Gentzel, the Mortgagors herein, by deed of Scott Watkins, joined by his spouse, Denise Watkins, DATED 08/31/2001 AND RECORDED 09/04/2001 IN INSTRUMENT # 200108804.

TAX PARCEL NO: 12-03D-018

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 McKeever
701 Market Street
Philadelphia, PA 19106

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

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 AND Rule 3257

BEAL BANK SSB
7105 Corporate Drive
PTX C 35
Plano, TX 75024

vs.

LAURIE A. GENTZEL
RONALD W. GENTZEL
6255 Main Street
Bloomsburg, PA 17815

In the Court of Common Pleas of
Columbia County

No. 2009-cv-867

2009 EIS 134
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 6255 Main Street Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE \$54,365.95

Interest From **06/30/2009**
Through Date of Sale

(Costs to be added)

Dated: 6-30-09

Tami B Kline
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy Kelly P Brewer

FILED
My 31

2009
JUN 30

Term
No. 2009-cv-867

IN THE COURT OF COMMON PLEAS

BEAL BANK SSB

vs.

LAURIE A. GENTZEL and
RONALD W. GENTZEL
Mortgagor(s)
6255 Main Street Bloomsburg, PA 17815

WRIT OF EXECUTION
(Mortgage Foreclosure)

REAL DEBT	\$	_____
INTEREST from	\$54,365.95	_____
COSTS PAID:	\$	_____
PROTHY	\$	_____
SHERIFF	\$	_____
STATUTORY	\$	_____
COSTS DUE PROTHY	\$	_____

Office of Judicial Support
Judg. Fee
Cr.
Sat.

Michael T. McKeever
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
Suite 5000 — Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322

ALL THAT CERTAIN piece or parcel of land situate in South Center Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northeast corner of an Alley (now known as Parkway Drive) which intersects the public road leading from Main River Road to the Stonycroft Ferry; thence along said Alley (Parkway Drive) East 130 feet to its intersection with a 15 foot alley; thence in a northerly direction along said alley 40 feet to lands now or formerly of Trembley; thence along said lands now or formerly of Trembley in a westerly direction 130 feet to a public road leading to Ferry; and thence along said road 40 feet to the place of BEGINNING.

BEING THE SAME PREMISES conveyed to Ronald W. Gentzel and Laurie A. Gentzel, the Mortgagors herein, by deed of Scott Watkins, joined by his spouse, Denise Watkins, DATED 08/31/2001 AND RECORDED 09/04/2001 IN INSTRUMENT # 200108804.

TAX PARCEL NO: 12-03D-018

BEING KNOWN AS 3255 MAIN STREET, BLOOMSBURG PA 17815

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P 3180-3183

Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BEAL BANK SSB
7105 Corporate Drive
PTX C 35
Plano, TX 75024

Plaintiff

vs.

LAURIE A. GENTZEL
RONALD W. GENTZEL
Mortgagor(s) and Record Owner(s)
6255 Main Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

2009-EN-134

No. 2009-cv-867

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$54,365.95

Interest from
06/30/2009 to Date of
Sale at 10.2500%

(Costs to be added)

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney for Plaintiff

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 AND Rule 3257

BEAL BANK SSB
7105 Corporate Drive
PTX C 35
Plano, TX 75024

vs.

LAURIE A. GENTZEL
RONALD W. GENTZEL
6255 Main Street
Bloomsburg, PA 17815

In the Court of Common Pleas of
Columbia County

No. 2009-cv-867

2009 EN 154
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 6255 Main Street Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE	<u>\$54,365.95</u>
Interest From 06/30/2009	
Through Date of Sale	<u> </u>
(Costs to be added)	<u> </u>

Dated: 6-30-09

Tami B. Kline
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy Kelly P. Brewer

Prothonotary Seal
My Com. Exp. *Monday in 2012*

Goldbeck McCallerty & McKeever
BY: Michael T. McKeever
Attorney I.D. #56129
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BEAL BANK SSB
7105 Corporate Drive
PTX C 35
Plano, TX 75024

Plaintiff

vs.

LAURIE A. GENTZEL
RONALD W. GENTZEL
(Mortgagor(s) and Record Owner(s))
6255 Main Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-cv-867

AFFIDAVIT PURSUANT TO RULE 3129

BEAL BANK SSB, Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

6255 Main Street
Bloomsburg, PA 17815

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

LAURIE A. GENTZEL
111 Market Street
Berwick, PA 18603

RONALD W. GENTZEL
6255 Main Street
Bloomsburg, PA 17815

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

LAURIE A. GENTZEL
111 Market Street
Berwick, PA 18603

RONALD W. GENTZEL
6255 Main Street
Bloomsburg, PA 17815

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675

Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PPL ELECTRIC UTILITIES CORPORATION
C/O FRANK BAKER, ESQUIRE
6009 COLUMBIA BOULEVARD
BLOOMSBURG, PA 17815

BERWICK ASSOCIATES
C/O BRUCE PHILLIPS, ESQUIRE
15 PUBLIC SQUARE STE 210
WILKES BARRE, PA 18701

PG ENERGY
1 W. 7th Street
Bloomsburg, PA 17815

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

WILLIAM WATKINS
1940 North Market Street
Berwick, PA 18603

SCOTT WATKINS
1940 North Market Street
Berwick, PA 18603

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

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

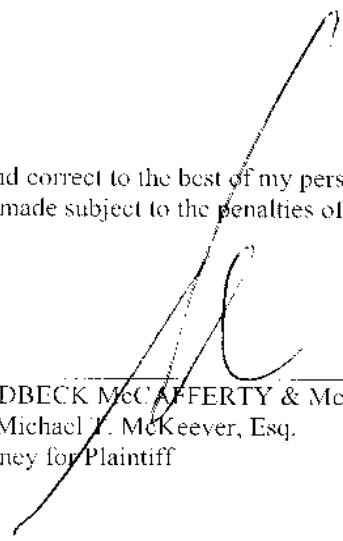
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
6255 Main Street
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

DATED: June 29, 2009


GOLDBECK McCafferty & McKEEVER
BY: Michael J. McKeever, Esq.
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
BY: Michael T. McKeever
Attorney I.D. #56129
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BEAL BANK SSB
7105 Corporate Drive
PTX C 35
Plano, TX 75024

Plaintiff

vs.

LAURIE A. GENTZEL
RONALD W. GENTZEL
(Mortgagor(s) and Record Owner(s))
6255 Main Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-cv-867

AFFIDAVIT PURSUANT TO RULE 3129

BEAL BANK SSB, Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

6255 Main Street
Bloomsburg, PA 17815

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

LAURIE A. GENTZEL
111 Market Street
Berwick, PA 18603

RONALD W. GENTZEL
6255 Main Street
Bloomsburg, PA 17815

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

LAURIE A. GENTZEL
111 Market Street
Berwick, PA 18603

RONALD W. GENTZEL
6255 Main Street
Bloomsburg, PA 17815

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675

Harrisburg, PA 17101-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PPL ELECTRIC UTILITIES CORPORATION
C/O FRANK BAKER, ESQUIRE
6009 COLUMBIA BOULEVARD
BLOOMSBURG, PA 17815

BERWICK ASSOCIATES
C/O BRUCE PHILLIPS, ESQUIRE
15 PUBLIC SQUARE STE 210
WILKES BARRE, PA 18701

PG ENERGY
1 W. 7th Street
Bloomsburg, PA 17815

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

WILLIAM WATKINS
1940 North Market Street
Berwick, PA 18603

SCOTT WATKINS
1940 North Market Street
Berwick, PA 18603

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

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

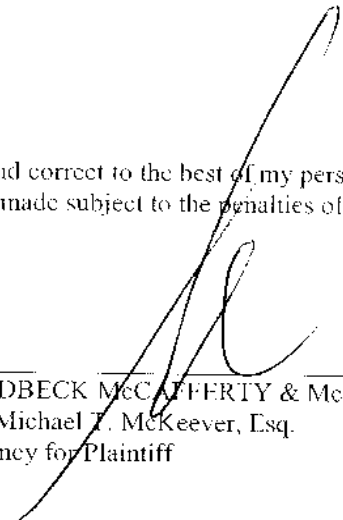
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
6255 Main Street
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

DATED: June 29, 2009



GOLDBECK McCARTHY & McKEEVER
BY: Michael T. McKeever, Esq.
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

BEAL BANK SSB
7105 Corporate Drive
PTX C 35
Plano, TX 75024

Plaintiff

vs.

LAURIE A. GENTZEL
RONALD W. GENTZEL
Mortgagor(s) and Record Owner(s)

6255 Main Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2009-cv-867

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: GENTZEL, LAURIE A.
LAURIE A. GENTZEL
6255 Main Street
Bloomsburg, PA 17815

Your house at 6255 Main Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$54,365.95 obtained by BEAL BANK SSB against you.

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

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

1. The sale will be cancelled if you pay to BEAL BANK SSB, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186
Harrisburg, PA 17108
800-692-7375

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 800-692-7375 or 717-784-8760.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 75058FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

BEAL BANK SSB
7105 Corporate Drive
PTX C 35
Plano, TX 75024
Plaintiff

vs.

LAURIE A. GENTZEL
RONALD W. GENTZEL
Mortgagor(s) and Record Owner(s)

6255 Main Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2009-cv-867

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: GENTZEL, RONALD W.
RONALD W. GENTZEL
6255 Main Street
Bloomsburg, PA 17815

Your house at 6255 Main Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$54,365.95 obtained by BEAL BANK SSB against you.

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

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

1. The sale will be cancelled if you pay to BEAL BANK SSB, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375
NORTH PENN LEGAL SERVICES I/K/A SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 800-692-7375 or 717-784-8760.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/rcal.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 75058FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

Michael T. McKeever
Attorney I.D. #56129
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BEAL BANK SSB
7105 Corporate Drive
PTX C 35
Plano, TX 75024

Plaintiff

vs.

LAURIE A. GENTZEL
RONALD W. GENTZEL
Mortgagor(s) and Record Owner(s)
6255 Main Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

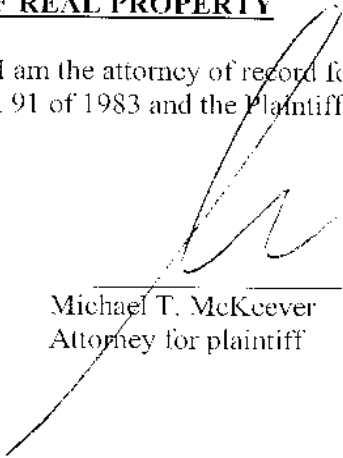
CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2009-cv-867

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I, Michael T. McKeever, Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.



Michael T. McKeever
Attorney for plaintiff

GOLDBECK McCafferty & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BEAL BANK SSB
7105 Corporate Drive
PTX C 35
Plano, TX 75024

Plaintiff

vs.

LAURIE A. GENTZEL
RONALD W. GENTZEL
Mortgagor(s) and Record Owner(s)

6255 Main Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-cv-867

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such 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.

BY: Michael T. McKeever
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BEAL BANK SSB
7105 Corporate Drive
PTX C 35
Plano, TX 75024

Plaintiff

vs.

LAURIE A. GENTZEL
RONALD W. GENTZEL
Mortgagor(s) and Record Owner(s)

6255 Main Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-cv-867

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such 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.

BY: Michael T. McKeever
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BEAL BANK SSB
7105 Corporate Drive
PTX C 35
Plano, TX 75024

Plaintiff

vs.

LAURIE A. GENTZEL
RONALD W. GENTZEL
Mortgagor(s) and Record Owner(s)

6255 Main Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

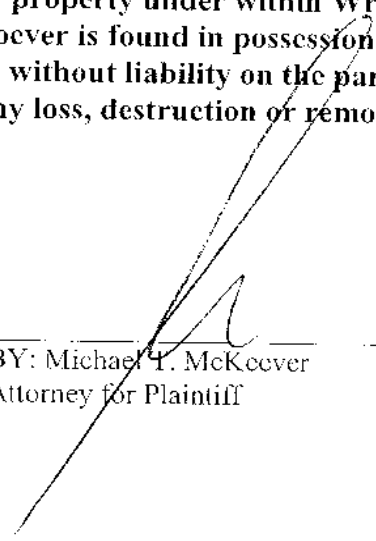
CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-cv-867

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such 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.

BY: 
Attorney for Plaintiff

ALL THAT CERTAIN piece or parcel of land situate in South Center Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northeast corner of an Alley (now known as Parkway Drive) which intersects the public road leading from Main River Road to the Stonycytown Ferry; thence along said Alley (Parkway Drive) East 130 feet to its intersection with a 15 foot alley; thence in a northerly direction along said alley 40 feet to lands now or formerly of Trembley; thence along said lands now or formerly of Trembley in a westerly direction 130 feet to a public road leading to Ferry; and thence along said road 40 feet to the place of BEGINNING.

BEING THE SAME PREMISES conveyed to Ronald W. Gentzel and Laurie A. Gentzel, the Mortgagors herein, by deed of Scott Watkins, joined by his spouse, Denise Watkins, DATED 08/31/2001 AND RECORDED 09/04/2001 IN INSTRUMENT # 200108804.

TAX PARCEL NO: 12-03D-018

BEING KNOWN AS 3255 MAIN STREET, BLOOMSBURG PA 17815

ALL THAT CERTAIN piece or parcel of land situate in South Center Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northeast corner of an Alley (now known as Parkway Drive) which intersects the public road leading from Main River Road to the Stoncytown Ferry; thence along said Alley (Parkway Drive) East 130 feet to its intersection with a 15 foot alley; thence in a northerly direction along said alley 40 feet to lands now or formerly of Trembley; thence along said lands now or formerly of Trembley in a westerly direction 130 feet to a public road leading to Ferry; and thence along said road 40 feet to the place of BEGINNING.

BEING THE SAME PREMISES conveyed to Ronald W. Gentzel and Laurie A. Gentzel, the Mortgagors herein, by deed of Scott Watkins, joined by his spouse, Denise Watkins, DATED 08/31/2001 AND RECORDED 09/04/2001 IN INSTRUMENT # 200108804.

TAX PARCEL NO: 12-03D-018

BEING KNOWN AS 3255 MAIN STREET, BLOOMSBURG PA 17815

ALL THAT CERTAIN piece or parcel of land situate in South Center Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northeast corner of an Alley (now known as Parkway Drive) which intersects the public road leading from Main River Road to the Stonycytown Ferry; thence along said Alley (Parkway Drive) East 130 feet to its intersection with a 15 foot alley; thence in a northerly direction along said alley 40 feet to lands now or formerly of Trembley; thence along said lands now or formerly of Trembley in a westerly direction 130 feet to a public road leading to Ferry; and thence along said road 40 feet to the place of BEGINNING.

BEING THE SAME PREMISES conveyed to Ronald W. Gentzel and Laurie A. Gentzel, the Mortgagors herein, by deed of Scott Watkins, joined by his spouse, Denise Watkins, DATED 08/31/2001 AND RECORDED 09/04/2001 IN INSTRUMENT # 200108804.

TAX PARCEL NO: 12-03D-018

BEING KNOWN AS 3255 MAIN STREET, BLOOMSBURG PA 17815

ALL THAT CERTAIN piece or parcel of land situate in South Center Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northeast corner of an Alley (now known as Parkway Drive) which intersects the public road leading from Main River Road to the Stonetown Ferry; thence along said Alley (Parkway Drive) East 130 feet to its intersection with a 15 foot alley; thence in a northerly direction along said alley 40 feet to lands now or formerly of Trembley; thence along said lands now or formerly of Trembley in a westerly direction 130 feet to a public road leading to Ferry; and thence along said road 40 feet to the place of BEGINNING.

BEING THE SAME PREMISES conveyed to Ronald W. Gentzel and Laurie A. Gentzel, the Mortgagors herein, by deed of Scott Watkins, joined by his spouse, Denise Watkins, DATED 08/31/2001 AND RECORDED 09/04/2001 IN INSTRUMENT # 200108804.

TAX PARCEL NO: 12-03D-018

BEING KNOWN AS 3255 MAIN STREET, BLOOMSBURG PA 17815

ALL THAT CERTAIN piece or parcel of land situate in South Center Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:


BEGINNING at the northeast corner of an Alley (now known as Parkway Drive) which intersects the public road leading from Main River Road to the Stonetown Ferry; thence along said Alley (Parkway Drive) East 130 feet to its intersection with a 15 foot alley; thence in a northerly direction along said alley 40 feet to lands now or formerly of Trembley; thence along said lands now or formerly of Trembley in a westerly direction 130 feet to a public road leading to Ferry; and thence along said road 40 feet to the place of BEGINNING.

BEING THE SAME PREMISES conveyed to Ronald W. Gentzel and Laurie A. Gentzel, the Mortgagors herein, by deed of Scott Watkins, joined by his spouse, Denise Watkins, DATED 08/31/2001 AND RECORDED 09/04/2001 IN INSTRUMENT # 200108804.

TAX PARCEL NO: 12-03D-018

BEING KNOWN AS 3255 MAIN STREET, BLOOMSBURG PA 17815

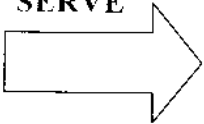
SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ BEAL BANK SSB		COURT NUMBER 2009-cv-867	
DEFENDANT/S/ LAURIE A. GENTZEL and RONALD W. GENTZEL		TYPE OF WRIT OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE LAURIE A. GENTZEL & RONALD W. GENTZEL		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 6255 Main Street, Bloomsburg, PA 17815		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY <i>Michael T. McKeever</i>		TELEPHONE NUMBER (215) 627-1322	DATE June 29, 2009
ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ BEAL BANK SSB		COURT NUMBER 2009-cv-867
DEFENDANT/S/ LAURIE A. GENTZEL and RONALD W. GENTZEL		TYPE OF WRIT OR COMPLAINT EXECUTION

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
LAURIE A. GENTZEL

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
111 Market Street, Berwick, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE

SIGNATURE OF ATTORNEY

Michael T. McKeever

TELEPHONE NUMBER
(215) 627-1322

DATE
June 29, 2009

ADDRESS OF ATTORNEY

GOLDBECK McCafferty & McKEEVER
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

BEAL BANK SSB
7105 Corporate Drive
PTX C 35
Plano, TX 75024
Plaintiff

vs.

LAURIE A. GENTZEL
RONALD W. GENTZEL
Mortgagor(s) and Record Owner(s)

6255 Main Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2009-cv-867

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: GENTZEL, LAURIE A
LAURIE A. GENTZEL
111 Market Street
Berwick, PA 18603

Your house at 6255 Main Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$54,365.95 obtained by BEAL BANK SSB against you.

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

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

1. The sale will be cancelled if you pay to BEAL BANK SSB, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186
Harrisburg, PA 17108
800-692-7375

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760

Resources available for Homeowners in Foreclosure

ACT NOW!

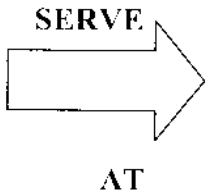
Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 800-692-7375 or 717-784-8760.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/rcal.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 75058FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ BEAL BANK SSB		COURT NUMBER 2009-cv-867
DEFENDANT/S/ LAURIE A. GENTZEL and RONALD W. GENTZEL		TYPE OF WRIT OR COMPLAINT EXECUTION



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
RONALD W. GENTZEL

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
6255 Main Street, Bloomsburg, PA 17815

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE

SIGNATURE OF ATTORNEY

Michael T. McKeever

TELEPHONE NUMBER
(215) 627-1322

DATE
June 29, 2009

ADDRESS OF ATTORNEY

GOLDBECK McCafferty & McKEEVER
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

BEAL BANK SSB
7105 Corporate Drive
PTX C 35
Plano, TX 75024
Plaintiff

vs.

LAURIE A. GENTZEL
RONALD W. GENTZEL
Mortgagor(s) and Record Owner(s)

6255 Main Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2009-cv-867

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: GENTZEL, RONALD W.
RONALD W. GENTZEL
6255 Main Street
Bloomsburg, PA 17815

Your house at 6255 Main Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$54,365.95 obtained by BEAL BANK SSB against you.

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

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

1. The sale will be cancelled if you pay to BEAL BANK SSB, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186
Harrisburg, PA 17108
800-692-7375

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 800-692-7375 or 717-784-8760.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 75058FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

GOLDBECK MCCAFFERTY & MCKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000, MELTON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTRUST
800.220.BANK / firstrust.com

3-7380-2360

06/29/2009

387481

TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$ **2,000.00

TWO THOUSAND AND XX / 100

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

6. MORTGAGE DISBURSEMENT ACCOUNT

MEMO

Gentzel

[Signature]
AUTHORIZED SIGNATURE

⑈387481⑈ ⑆23607380⑆ 70 1100018⑈



Security features. Details on back.