

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: <i>Marianne</i>	FROM: <i>Sarah</i>
COMPANY:	DATE: <i>12-6-2010</i>
FAX NUMBER: <i>215-627-7734</i>	TOTAL NO. OF PAGES INCLUDING COVER: <i>3</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.

*Hope this helps  
you!!*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Meri Cook VS Laurie & Ronald Gentry

NO. 207-09 ED NO. 807-09 JD

DATE/TIME OF SALE: Feb. 24 2010

BID PRICE (INCLUDES COST) \$ 1765,06

POUNDAGE - 2% OF BID \$ 35,30

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1800,36

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

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

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

PURCHASER(S) SIGNATURE(S): John S. Slick

TOTAL DUE: \$ 1800,36

LESS DEPOSIT: \$ 200,10

DOWN PAYMENT: \$ -

TOTAL DUE ~~IN 8 DAYS~~ \$ 199,64

Richard

# SHERIFF'S SALE COST SHEET

Local Bank vs. Leah & Ronald Gertz  
 NO. 307-07 ED NO. 867-07 JD DATE/TIME OF SALE Feb. 24 0730

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>1.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>12.50</u>	
NOTARY	\$ <u>1.00</u>	
TOTAL *****		\$ <u>488.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>841.56</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1066.56</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</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>0.00</u>

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

TOTAL COSTS (OPENING BID) \$ 1765.06

**GOLDBECK MCCAFFERTY & MCKEEVER**

**Suite 5000 Mellon Independence Center**

**701 Market Street**

**Philadelphia, PA 19106**

[www.goldbecklaw.com](http://www.goldbecklaw.com)

March 4, 2010

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: vs. LAURIE A. GENTZEL and RONALD W. GENTZEL

**Sale Book/Writ No.: /**

Docket Number: 2009-CV-867

Sale Date: 02/24/2010

Property Address: 6255 Main Street Bloomsburg, PA 17815

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter. Please deed the property to:

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

**If funds are required to settle with the Sheriff and they are not enclosed, please call, fax or email the cost sheet to Kristen Fluehr.** Please notify our office when the deed is recorded.

**GOLDBECK MCCAFFERTY & MCKEEVER**

Kristen Fluehr

Post Sale Department

412-788-7190

412-788-7192 (fax)

[KFluehr@goldbecklaw.com](mailto:KFluehr@goldbecklaw.com)

Jeff Nefferdorf

Post Sale Department (FIIA & VA)

215-825-6343

215-825-6443 (fax)

[jnefferdorf@goldbecklaw.com](mailto:jnefferdorf@goldbecklaw.com)

Antionette Black – Manager

Sale/Post Sale Department

215-825-6347

215-825-6447 (fax)

[Abblack@goldbecklaw.com](mailto:Abblack@goldbecklaw.com)

## **Assignment of Bid**

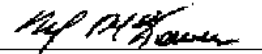
NO. 2009-CV-867 – GENTZEL  
6255 Main Street  
Bloomsburg, PA 17815

I, Michael T. McKeever, Esquire, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated February 24, 2010 to:

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

GOLDBECK MCCAFFERTY & MCKEEVER

Date: March 4, 2010

  
**MICHAEL T. MCKEEVER**

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE

State Tax Paid  
Book Number  
Page Number  
Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship (2) public utility easement. If more space is needed, attach additional sheet(s).

### A. CORRESPONDENT - All inquiries may be directed to the following person:

NAME <b>GOLDBECK, McCafferty &amp; McKeever</b>		TELEPHONE NUMBER <b>(215) 627-1322</b>	
STREET ADDRESS <b>701 Market Street, Suite 5000 - Mellon Independence Center</b>	CITY <b>Philadelphia</b>	STATE <b>PA</b>	ZIP CODE <b>19106-1532</b>

### B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) <b>SHERIFF OF COLUMBIA COUNTY</b>	DATE OF ACCEPTANCE OF DOCUMENT	GRANTEE(S)/LESSEE(S) <b>REAL BANK SSB</b>
STREET ADDRESS <b>Sheriff's Office, PO Box 380</b>	STREET ADDRESS <b>7105 Corporate Drive, PTX C 35</b>	
CITY <b>Bloomsburg</b>	STATE <b>PA</b>	ZIP CODE <b>17815</b>
CITY <b>Plano</b>	STATE <b>TX</b>	ZIP CODE <b>75024</b>

### C. PROPERTY LOCATION

STREET ADDRESS <b>6255 Main Street</b>	CITY, TOWNSHIP, BOROUGH <b>Bloomsburg - SOUTH CENTER TOWNSHIP</b>	
COUNTY <b>Columbia</b>	SCHOOL DISTRICT	TAX PARCEL NUMBER <b>12-03D-018</b>
1. ACTUAL CASH CONSIDERATION <b>\$1,800.36</b>	2. OTHER CONSIDERATION <b>+ -0-</b>	3. TOTAL CONSIDERATION <b>= \$1,800.36</b>

### D. VALUATION DATA

4. COUNTY ASSESSED VALUE <b>\$28,011.00</b>	5. COMMON LEVEL RATIO FACTOR <b>X 3.69</b>	6. FAIR MARKET VALUE <b>= \$ 103,360.59</b>
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### E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION Claimed <b>100%</b>	1B. Percentage of Grantor's Interest in Real Estate <b>100%</b>	1c. Percentage of Grantor's Interest Conveyed <b>100%</b>
--	--	--

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

- ☐ Will or intestate succession \_\_\_\_\_ (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust.. (Attach copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed.. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) MERS #:

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

DATE

**March 4, 2010**

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 February 3, 10, 17, 2010 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 17<sup>th</sup> day of February, 2010.

(Notary Public)  
COMMONWEALTH OF PENNSYLVANIA  
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.

5000 - Mellon Independence Center  
701 Market Street  
Philadelphia PA 19106  
Telephone: 215-627-1322  
Fax: 215-627-7734

**GOLDBECK  
McCAFFERTY &  
McKEEVER**

# Fax

To:

From:

COLUMBIA COUNTY SHERIFF

KEITH HALILI

Fax: 570-389-5625

Pages: 5

Phone:

Date: 02/18/10

MORTGAGE FORECLOSURE

Re: GENTZEL 2009-CV-867

CC:

☒ Urgent☒ For Review☐ Please Comment☐ Please Reply☐ Please Recycle

• Comments: Sale 02/24/10



GOLDBECK McCAFFERTY &amp; McKEEVER

BY: Michael T. McKeever

Attorney I.D.#56129

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106-1532

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

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)~~ **PER SHERIFF CHAMBERLAIN (12/11/09)**
- ☐ 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: Keith C. Halili

Legal Secretary

Name and Address of Sender		Check type of mail or service:		Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill)		Postmark and Date of Receipt		Actual Value If Registered		Insured Value		Dom. Sender If COD		DC Fee		SC Fee		SH Fee		RD Fee		RR Fee	
Article Number		Address (Name, Street, City, State, & ZIP Code)		Certified <input type="checkbox"/> COD <input type="checkbox"/> Registered <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Signature Mail <input type="checkbox"/> Insured		Postage		Handling Charge		Fee		Postage		SCOTT WATKINS 1840 North Market Street Berwick, PA 18603									
1.		DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815				SCOTT WATKINS 1840 North Market Street Berwick, PA 18603																	
2.		PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2875 Harrisburg, PA 17105-2875				WILLIAM WATKINS 1840 North Market Street Berwick, PA 18603																	
3.		PPL ELECTRIC UTILITIES CORPORATION C/O FRANK BAKER, ESQUIRE 8000 COLUMBIA BOULEVARD BLOOMSBURG, PA 17815				TENANT OCCUPANTS 6255 Main Street Bloomsburg, PA 17815																	
4.		BERWICK ASSOCIATES C/O BRUCE PHILLIPS, ESQUIRE 15 PUBLIC SQUARE STE 210 WILKES BARRE, PA 18701																					
5.		PG ENERGY 1 W. 7th Street Bloomsburg, PA 17815																					
6.																							
7.																							
8.																							

Total Number of Pieces  
 Listed by Sender: 8  
 Total Number of Pieces  
 Registered in Post Office: 8  
 Signature: [Signature]  
 Date: 02/24/2010  
 Title: Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

PS Form 3877, February 2002 (Rev. 1-01-02)  
 75058FC Columbia County Sales Date: 02/24/2010

LAURIE A. GENTZEL &amp; RONALD W. GENTZEL

**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 and through an authorized employee of its attorneys, Goldbeck McCafferty & McKeever, 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:

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
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

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:

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: February 18, 2010

  
GOLDBECK McCAFFERTY & McKEEVER  
BY: Keith C. Halili  
Legal Secretary

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

Joseph Horvat  
Authorized Agent

1/27/10  
Date

Joseph Horvat 570-387-8870 570-387-8876  
Print name, e-mail address, phone and fax number

B. ☐ Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee

I am: ☐ the obligee of the above referenced order [or]

☐ an attorney or entity representing the above named obligee

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of \_\_\_\_\_. For additional information regarding this lien, including the pay-off amount, please contact the obligee listed above.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print name, e-mail address, phone and fax number

I certify that \_\_\_\_\_ appeared before me and is known to me as the individual who signed the above.

State of \_\_\_\_\_

County of \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal  
Debra Welliver, Notary Public  
Town Of Bloomsburg, Columbia County  
My Commission Expires Oct. 26, 2011

)  
) ss.  
)

Notary Public Debra Welliver

Date 1-27-10

My appointment expires 10-26-2011

NOTICE : Respondents are not required to respond to this information collection unless it displays a valid OMB control number.

OMB 0970-0153 Expiration Date: 02/28/2011

Page 2 of 2

Service Type M

Form UF-017 Rev.1

Worker ID 19302

Commonwealth of PA  
PO Box 1675  
Harrisburg, PA 17105

Article Addressed to:

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.

SENDER: COMPLETE THIS SECTION

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:

U.S. SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE

ROBERT W. [REDACTED]  
[REDACTED]  
[REDACTED]

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *12/3/09*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

DEC - 3 2009

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number

(Transfer from service label)

7008 1830 0002 2802 2229

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

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:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *DEC 02 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)

7008 1830 0002 2802 2236

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

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 Assoc c/o Bruce Phillips, Esq.  
15 Public Square  
Wilkes-Barre, PA 18701

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *DEC 01 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)

7008 1830 0002 2802 2182

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

A. Signature *[Signature]* ☐ Agent ☒ Address  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *DEC 01 2009*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

OFFICE OF FAIR  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

1. Article Addressed to:  
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.

SENDER: COMPLETE THIS SECTION

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

A. Signature *[Signature]* ☐ Agent ☒ Address  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *DEC 01 2009*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

Wednesday, November 25, 2009

DOMESTIC RELATIONS  
702 SAWMILL ROAD  
BLOOMSBURG, PA 17815

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

**DOCKET # 207ED2009**

**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  
Sheriff of Columbia County



**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

2009-ED-207

**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 Feb. 24, 2010 9:30 am, at ~~10:00 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](http://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 [homcretention@goldbecklaw.com](mailto:homcretention@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.

**In the Court of Common Pleas of        COLUMBIA        County, Pennsylvania**  
**DOMESTIC RELATIONS SECTION**  
**NOTICE OF LIEN**

**TO:**

TIMOTHY T CHAMBERLAIN  
SHERIFF OF COLUMBIA COUNTY  
COLUMBIA COUNTY COURTHOUSE  
35 WEST MAIN STREET  
BLOOMSBURG, PA 17815

**FROM:**

(IV-D Agency or name of obligee and/or his or her private attorney or entity acting on behalf of the obligee, address)

DOMESTIC RELATIONS SECTION  
PO BOX 380  
BLOOMSBURG PA 17815

Phone: (570) 387-8870   Fax: (570) 387-8876  
Email:

**Obligor:**

RONALD W. GENTZEL JR  
156 LEONARD STREET  
BLOOMSBURG, PA 17815-1023-56

**Obligee:**

LAURIE A. GENTZEL

**IV-D Case #:** 909110934

**SSN:** 210-60-4103   **Date of Birth:** 09/11/65

This lien results from a support order, entered on JULY 23, 2009 by Pennsylvania Court of Common Pleas in COLUMBIA County, tribunal number 010338 .

As of JANUARY 27, 2010 , the obligor owes unpaid support in the amount of \$2,785.65 . This judgement may be subject to interest.

Prospective amounts of support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property: 6255 MAIN STREET, BLOOMSBURG, PA 17815

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released by the obligee or in accordance with the laws of the State where the property is located.

**Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.**

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 01/21/2010

Fee: \$5.00

Cert. NO: 6951

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 01/21/2010

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

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/24/2009

SERVICE# 5 - OF - 16 SERVICES  
DOCKET # 207ED2009

PLAINTIFF BEAL BANK SSB

DEFENDANT LAURIE A. GENTZEL  
RONALD W. GENTZEL

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

SERVED UPON VINCENT MC MONIGLE

RELATIONSHIP ENGINEER A.C. IDENTIFICATION \_\_\_\_\_

DATE 1-20-10 TIME 1405 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

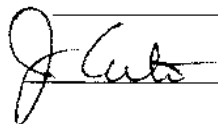
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 1-20-10

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.

BEAL BANK SSB

VS.

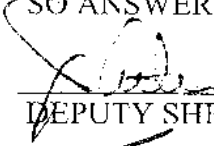
LAURIE & RONALD GENTZEL

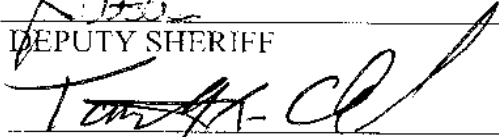
WRIT OF EXECUTION #207 OF 2009 ED

POSTING OF PROPERTY

JANUARY 19, 2010 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  
CHIEF DEPUTY SHERIFF JAMES ARTER.

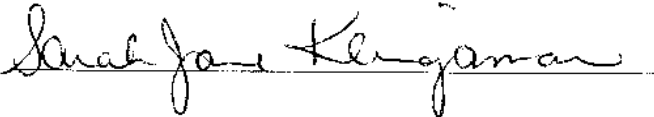
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19<sup>TH</sup> DAY OF JANUARY 2010



Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/24/2009

SERVICE# 7 - OF - 16 SERVICES  
DOCKET # 207ED2009

PLAINTIFF BEAL BANK SSB

48 - VISTA RD

DEFENDANT LAURIE A. GENTZEL  
RONALD W. GENTZEL

336 7166

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

SERVED UPON BILL WATKINS

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

DATE 11-19-10 TIME 1330 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) AT FRONT STREET  
BERWICK

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
	<u>11-19-10</u>	<u>1025</u>	<u>DANIELLO</u>	<u>L/L</u>
	_____	_____	_____	_____
	_____	_____	_____	_____
DEPUTY	<u>[Signature]</u>		DATE	<u>11-19-10</u>



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/24/2009

SERVICE# 8 - OF - 16 SERVICES  
DOCKET # 207ED2009

PLAINTIFF BEAL BANK SSB

935 SR 93

DEFENDANT LAURIE A. GENTZEL  
RONALD W. GENTZEL

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
SCOTT WATKINS	MORTGAGE FORECLOSURE
1940 NORTH MARKET STREET	
BERWICK	

SERVED UPON SCOTT WATKINS

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

DATE 01-19-10 TIME 1315 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

Paul D. [Signature]

DATE 01-19-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/24/2009

SERVICE# 3 - OF - 16 SERVICES  
DOCKET # 207ED2009

PLAINTIFF BEAL BANK SSB

DEFENDANT LAURIE A. GENTZEL  
RONALD W. GENTZEL

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

<b>PERSON/CORP TO SERVED</b>
PPL ELECTRIC UTILITIES C/O ATTY FRANK BAKER
6009 COLUMBIA BLVD
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DAWN BETTINGER

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

DATE 1-19-10 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

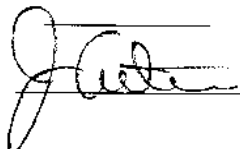
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 1-19-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/24/2009

SERVICE# 12 - OF - 16 SERVICES  
DOCKET # 207ED2009

PLAINTIFF BEAL BANK SSB

DEFENDANT LAURIE A. GENTZEL  
RONALD W. GENTZEL

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Deb

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

DATE 1-15 TIME 0900 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

TC DATE \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/24/2009

SERVICE# 9 - OF - 16 SERVICES  
DOCKET # 207ED2009

PLAINTIFF BEAL BANK SSB

DEFENDANT LAURIE A. GENTZEL  
RONALD W. GENTZEL

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

SERVED UPON MAUREEN COLE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION \_\_\_\_\_

DATE 1-15-10 TIME 0900 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 1-15-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. Allison  
DATE RECEIVED 11/24/2009

SERVICE# 15 - OF - 16 SERVICES  
DOCKET # 207ED2009 ✓

PLAINTIFF BEAL BANK SSB

DEFENDANT LAURIE A. GENTZEL  
RONALD W. GENTZEL

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

SERVED UPON \_\_\_\_\_

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

DATE 1-14-10 TIME 1539 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) posted

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Allison

DATE

1-14-10

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5623

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6308

BEAL BANK SSB

Docket # 207ED2009

VS

MORTGAGE FORECLOSURE

LAURIE A. GENTZEL  
RONALD W. GENTZEL

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, DECEMBER 16, 2009, AT 11:05 AM, SERVED THE WITHIN  
MORTGAGE FORECLOSURE UPON RONALD GENTZEL AT 111 MARKET STREET,  
BERWICK BY HANDING TO LAURIE GENTZEL, WIFE, A TRUE AND ATTESTED COPY OF  
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, DECEMBER 16, 2009

  
NOTARY PUBLIC

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

SO ANSWERS,

  
SHERIFF TIMOTHY T. CHAMBERLAIN

X   
L. SURKIN  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

BEAL BANK SSB

Docket # 207ED2009

VS

MORTGAGE FORECLOSURE

LAURIE A. GENTZEL  
RONALD W. GENTZEL

AFFIDAVIT OF SERVICE

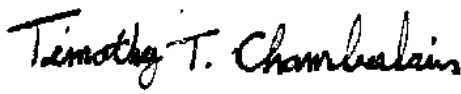
NOW, THIS TUESDAY, DECEMBER 01, 2009, AT 2:00 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LAURIE GENTZEL AT 111 MARKET STREET, BERWICK BY HANDING TO LAURIE GENTZEL, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, DECEMBER 02, 2009

  
NOTARY PUBLIC

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
P. D'ANGELO  
DEPUTY SHERIFF

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:

DATE RECEIVED 12/16/09

SERVICE# 2 - OF - 16 SERVICES

DOCKET # 207ED2009

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

111 MARKET ST  
BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

- Tanning Salon NARLEY, MD  
951-7757

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE 12/16/09

TIME

11:05A

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

ATTEMPT  
DATE

12-9

DEPUT

REMARKS

House Empty

DATE

12/16/09



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/24/2009

SERVICE# 1 - OF - 16 SERVICES  
DOCKET # 207ED2009

PLAINTIFF BEAL BANK SSB

DEFENDANT LAURIE A. GENTZEL  
RONALD W. GENTZEL

451-2757

CR

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

752-2225

PERSON/CORP TO SERVED

LAURIE GENTZEL

111 MARKET STREET

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

WARR. J. J. J.

SERVED UPON LAURIE GENTZEL

RELATIONSHIP IDENTIFICATION

DATE 12.01.09 TIME 1400 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

11.30.09

1330

DONCELO

N/A

DEPUTY

DATE 12.01.09

# REAL ESTATE OUTLINE

ED # 5139

DATE RECEIVED 11-21-03  
DOCKET AND INDEX 11-21-03

## 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>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR <del>\$1,250.00</del> OR <u>400.00</u>	<u>✓</u>	CK# <u>3111</u>

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

SALE DATE Feb. 2-10 TIME 9-10  
POSTING DATE Feb. 2-10  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Feb. 2-10  
2<sup>ND</sup> WEEK Feb. 9-13  
3<sup>RD</sup> WEEK Feb. 16-20

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: 11/25/2009



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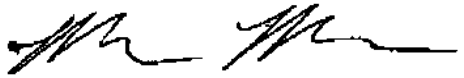
VERIFICATION OF NON-MILITARY SERVICE

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: 11/25/2009

  
\_\_\_\_\_

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 207 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

BEING KNOWN AS 6255 MAIN STREET, BLOOMSBURG, PA 17815

## TERMS OF SALE

**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale in 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney  
Michael McKeever  
701 Market Street  
Philadelphia, PA 19106

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

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Michael McKeever  
701 Market Street  
Philadelphia, PA 19106

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

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Plaintiff's Attorney  
Michael McKeever  
701 Market Street  
Philadelphia, PA 19106

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://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-ED-207*  
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 <b>06/30/09</b> Through Date of Sale	<u>                    </u>
(Costs to be added)	<u>                    </u>

Dated: 11-24-09

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

Deputy Kelly P. Brewer  
Prothonotary of Common Pleas Courts  
My Comm. Expires 12/31/2012



Goldbeck McCafferty & McKcever  
BY: Michael T. McKcever  
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

2009-ED-207

**AFFIDAVIT PURSUANT TO RULE 3129**

BEAL BANK SSB, Plaintiff in the above action, by its attorney, Michael T. McKcever, Esquire, sets forth as of the date the praccipe 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

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

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

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.

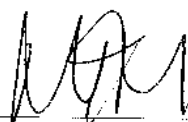
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

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: November 20, 2009

  
\_\_\_\_\_  
GOLDBECK McCafferty & 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  
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

2009-ED-207

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6255 Main Street  
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6255 Main Street  
Bloomsburg, PA 17815

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Berwick, PA 18603

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Bloomsburg, PA 17815

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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

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

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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.

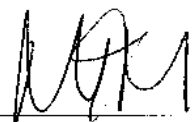
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TENANTS/OCCUPANTS  
6255 Main Street  
Bloomsburg, PA 17815

(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: November 20, 2009

  
\_\_\_\_\_  
GOLDBECK McCAFFERTY & 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

2009-ED-207

**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 10:00 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](http://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](mailto: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

2009-ED-207

**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 10:00 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](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
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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

2009-ED-207

**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, LLC  
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

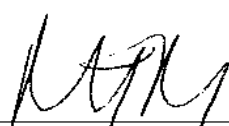
ACTION OF MORTGAGE FORECLOSURE

No. 2009-cv-867

2009-ED-207

**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 & McKEE v. R.  
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.

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RONALD W. GENTZEL  
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IN THE COURT OF COMMON PLEAS

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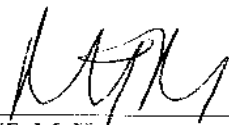
ACTION OF MORTGAGE FORECLOSURE

No. 2009-cv-867

2009-ED-207

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**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

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CIVIL ACTION -- LAW


ACTION OF MORTGAGE FORECLOSURE

No. 2009-cv-867

2009-ED-207

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BY: Michael T. McKeever  
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 Stonelytown 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:

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BEING KNOWN AS 3255 MAIN STREET, BLOOMSBURG PA 17815

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>			
PLAINTIFF/S/ BEAL BANK SSB		COURT NUMBER 2009-cv-867	
DEFENDANT/S/ LAURIE A. GENTZEL and RONALD W. GENTZEL		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION	
<b>SERVE</b>  <b>AT</b>	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:  <b>PLEASE POST HANDBILL</b>			
SIGNATURE OF ATTORNEY <b><i>Michael T. McKeever</i></b>		TELEPHONE NUMBER (215) 627-1322	DATE November 20, 2009
ADDRESS OF ATTORNEY  GOLDBECK McCafferty & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
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

November 20, 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

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7105 Corporate Drive  
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Plaintiff

vs.

LAURIE A. GENTZEL  
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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

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

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# 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 <u>WRIT</u> OR COMPLAINT EXECUTION

SERVE



AT

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

November 20, 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  
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7105 Corporate Drive  
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Plaintiff

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

6255 Main Street  
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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

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Term  
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**RONALD W. GENTZEL**  
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Bloomsburg, PA 17815

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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](http://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](mailto: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

**FIRSTTRUST**  
800.220.BANK / firsttrust.com

3-7380-2360

11/23/2009

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PAY  
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

- MORTGAGE DISBURSEMENT ACCOUNT

MEMO

**Gentzel**

  
AUTHORIZED SIGNATURE

⑈507033⑈ ⑆236073801⑆ 70 1100018⑈



Security features. Details on back.