

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
SHERIFF'S REAL ESTATE FINAL COST SHEET

Springlaw F Fin. Svc VS Mark Price

NO. 123-11 ED NO. 973-11 JD

DATE/TIME OF SALE: Oct. 26 0900

BID PRICE (INCLUDES COST) \$ 3171.71

POUNDAGE - 2% OF BID \$ 63.43

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ ✓

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3235.14

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

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

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

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

TOTAL DUE: \$ 3235.14

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 1885.14

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



|  |            |                         |
|--|------------|-------------------------|
| <u><b>Plaintiff</b></u>                              | <b>vs.</b> | <u><b>Defendant</b></u> |
| SPRINGLEAF FINANCIAL SERVICES OF<br>PENNSYLVANIA INC |            | MARK A PRICE            |

**Attorney for the Plaintiff:**

FOX AND FOX ATTORNEYS AT LAW, P.C.  
425 SWEDE STREET  
ONE MONTGOMERY PLAZA, SUITE 706  
NORRISTOWN, PA 19401

**Sheriff's Sale Date:** Wednesday, October 26, 2011

**Writ of Execution No. :** 2011CV973

**Advance Sheriff Costs:** 1,350.00

**Location of the real estate:** 952 MAINVILLE DRIVE, BLOOMSBURG, PA 17815

## Sheriff Costs

|                                 |          |
|---------------------------------|----------|
| Docketing                       | 15.00    |
| Levy                            | 15.00    |
| Posting Handbill                | 15.00    |
| Service Mileage                 | 10.00    |
| Crying Sale                     | 10.00    |
| Service                         | 255.00   |
| Prothonotary, Acknowledge Deed  | 10.00    |
| Advertising Sale Bills & Copies | 17.50    |
| Sheriff's Deed                  | 35.00    |
| Distribution Form               | 25.00    |
| Surcharge                       | 180.00   |
| Advertising Sale (Newspaper)    | 15.00    |
| Press Enterprise Inc.           | 1,222.26 |
| Web Posting                     | 100.00   |
| Notary Fee                      | 10.00    |
| Transfer Tax Form               | 25.00    |
| Mailing Costs                   | 66.00    |
| Copies                          | 8.50     |
| Solicitor Services              | 75.00    |
| Sheriff Automation Fund         | 50.00    |

**Total Sheriff Costs** **2,159.26**

## Municipal Costs

|                  |        |
|------------------|--------|
| Current Taxes    | 128.61 |
| Delinquent Taxes | 828.84 |

**Total Municipal Costs** **957.45**

## Distribution Costs

|                |       |
|----------------|-------|
| Recording Fees | 55.00 |
|----------------|-------|

**Total Distribution Costs** **55.00**

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**Grand Total:** **3,171.71**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

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Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(c) Columbia County Sheriff's Office, Inc.

PLEASE FOLD AND DETACH INFORMATION BEFORE PROCEEDING TO THE FRONT



THE FACE OF THIS CHECK HAS A MULTI-COLORED BACKGROUND. THIS CHECK UTILIZES A SECURITY FONT.

SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA, INC.

NO. 149724471

PAY TO THE  
ORDER OF:

BERWICK, PA

COLUMBIA COUNTY SHERIFF'S OFFICE

66-156/531

DATE 10/27/11

THE SUM OF:

**\$1,885.14** \* \*

FOUR ONE COME EIGHT EIGHT FIVE NINE ONE FOUR

FOR: MARK PRICE SHERIFF SALE

WACHOVIA BANK, N.A.  
CHAPEL HILL, NC 27614

CHECK AMOUNT

\$1,885.14\*\*

*Neelam Datta*

AUTHORIZED SIGNATURE

⑈ 149724471 ⑈ ⑆053101561⑆ 207990005857E⑈

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

**SHERIFF'S SALE**

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV973

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, OCTOBER 26, 2011  
AT 8:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN lot of land situated in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the middle of the public road leading from Derr's Store to Mainville at a corner of lot of Allison Derr; thence by said lot, south 68 degrees west, 135 feet to bank of Mill Race; thence by said mill race, north 42 degrees west 48 feet to land of J.B. Nuss, thence by land of J.B. Nuss, north 68 degrees east, 150 feet to the middle of the aforesaid public road; thence along said road, south 20 degrees east, 45 feet to the place of beginning.

CONTAINING 6390 sq. ft. of land, be the same more or less. WHEREON are erected a two story frame dwelling house and outbuildings.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING Parcel # 22-05-028.

TITLE VESTED IN Mark A. Price as follows:

BEING the same premises which Arnold W. Michael and Leah G. Michael, husband and wife, dated 4/8/1997 and recorded 4/9/1997 at Columbia County, Pennsylvania in Record Book 651, page 1002, granted and conveyed unto Jeffrey A. Price and Mark A. Price, as tenants by the entireties, in fee AND, by Order entered to #2000-MV-116 and recorded 4/4/2001 in Instrument No. 200102818, the Deed in Record Book 651 page 1002 was reformed to substitute "as joint tenants with right of survivorship" in place of "as tenants by the entireties". AND the said Jeffrey A. Price had since departed this life on 6/7/2000, whereby title to said premises became vested in Mark A. Price by right of survivorship.

BEING KNOWN AS 952 Mainville Drive, Bloomsburg, PA 17815

IMPROVEMENTS: Single family two story

PROPERTY ADDRESS: 952 MAINVILLE DRIVE, BLOOMSBURG, PA 17815

UPI/TAX PARCEL NUMBER: 22-05-028

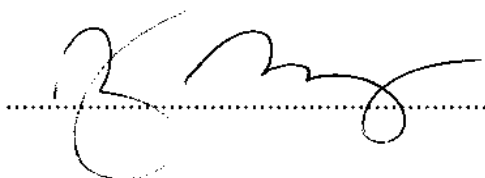
Seized and taken into execution to be sold as the property of MARK A PRICE in suit of SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA INC.

**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 eight (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 to either 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 default all sums paid by the 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.

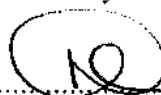
Attorney for the Plaintiff:  
FOX AND FOX ATTORNEYS AT LAW, P.C.  
NORRISTOWN, PA  
610-275-7990

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY,  
Pennsylvania  
www.sheriffcolumbiacounty.com

to law deposes and says that Press Enterprise is principal office and place of business at 3185 Columbia and State of Pennsylvania, and was and has been published daily, continuously in said the attached notice October 5, 12, 19, 2011 as of the officers or publisher or designated agent of which legal advertisement was published; that tested in the subject matter of said notice and the foregoing statement as to time, place, and



20th day of October 2011



(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

....., I hereby certify that the advertising and  
.....for publishing the foregoing notice, and the

# SHERIFF'S SALE COST SHEET

Springleaf Elm Svc & Hvs. Mark P. McC  
 NO. 123-11 ED NO. 973-11 JD DATE/TIME OF SALE Oct. 26 2000

|                                   |                  |
|-----------------------------------|------------------|
| - DOCKET/RETURN                   | \$15.00          |
| - SERVICE PER DEF.                | \$ <u>255.00</u> |
| - LEVY (PER PARCEL                | \$15.00          |
| - MAILING COSTS                   | \$ <u>66.00</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>81.50</u>  |
| - NOTARY                          | \$ <u>10.00</u>  |
| TOTAL ***** \$ <u>522.00</u>      |                  |

|                               |                   |
|-------------------------------|-------------------|
| - WEB POSTING                 | \$150.00          |
| PRESS ENTERPRISE INC.         | \$ <u>1223.26</u> |
| - SOLICITOR'S SERVICES        | \$75.00           |
| TOTAL ***** \$ <u>1446.26</u> |                   |

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

## REAL ESTATE TAXES:

|                              |                  |
|------------------------------|------------------|
| - BORO, TWP & COUNTY 20      | \$ <u>128.61</u> |
| SCHOOL DIST. 20              | \$               |
| - DELINQUENT 20              | \$ <u>828.84</u> |
| TOTAL ***** \$ <u>957.45</u> |                  |

## MUNICIPAL FEES DUE:

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

|                           |                  |
|---------------------------|------------------|
| SURCHARGE FEE (DSTE)      | \$ <u>180.00</u> |
| MISC. _____               | \$               |
| _____                     | \$               |
| TOTAL ***** \$ <u>-0-</u> |                  |

TOTAL COSTS (OPENING BID) \$ 2276.71

FOX AND FOX  
ATTORNEYS AT LAW, P.C.  
425 SWEDE STREET  
SUITE 706  
ONE MONTGOMERY PLAZA  
NORRISTOWN, PA 19401-4825

TEL: 610-275-7990  
FAX: 610-275-2806  
www.foxandfoxlaw.com  
info@foxandfoxlaw.com

LEON H. FOX, JR.<sup>1</sup>  
CRAIG H. FOX<sup>2,3,4</sup>  
JEFFREY V. MATTEO<sup>1</sup>  
PETER H. THOMAS<sup>1</sup>  
JOSEPH B. WASSEL<sup>1,5</sup>  
BENJAMIN E. WITMER<sup>1,6</sup>  
JESSICA A. MILLER<sup>7,8</sup>

LEON H. FOX  
1901-1982

JAMES P. FOX  
1936-1999

SHIRLEE ANN MILLER  
ESTATE PARALEGAL

<sup>1</sup> ADMITTED TO PENNSYLVANIA BAR  
<sup>2</sup> ADMITTED TO NEW JERSEY BAR ALSO  
<sup>3</sup> ADMITTED TO FLORIDA BAR ALSO  
<sup>4</sup> MASTERS IN BUSINESS ADMINISTRATION

October 10, 2011

Prothonotary of  
Columbia County  
35 West Main Street  
Bloomsburg, PA 17815

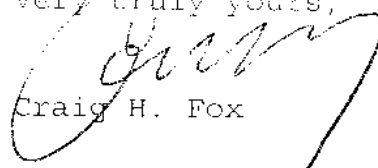
Re: Springleaf Financial Services of Pennsylvania, Inc., fka  
American General Consumer Discount Company v. Mark A. Price  
Property address: 952 Mainville Drive, Bloomsburg, PA 17815  
Docket no. 2011-CV-973  
Sheriff Sale Date: October 26, 2011  
Our file no. 9650.95

Dear Sir/Madam:

Enclosed for filing please find an Affidavit of Service in  
the above matter. Kindly time stamp the additional copies and  
return them to me in the envelope provided.

Should you have any questions please call me. Thank you  
for your time and attention to this request.

Very Truly yours,

  
Craig H. Fox

CHF/sr  
Enclosures

cc: Springleaf Financial Services/American General  
Sheriff of Columbia County, w/encl.

FOX AND FOX Attorneys at Law, P.C.  
BY: CRAIG H. FOX  
Identification No. 49509  
706 One Montgomery Plaza  
Norristown, PA 19401  
(610) 275-7990

---

Attorney for Plaintiff

|                                 |                          |
|---------------------------------|--------------------------|
| SPRINGLEAF FINANCIAL SERVICES : | COURT OF COMMON PLEAS OF |
| OF PENNSYLVANIA, INC., f/k/a :  | COLUMBIA COUNTY, PA      |
| AMERICAN GENERAL CONSUMER :     |                          |
| DISCOUNT COMPANY :              |                          |
| 132 W. Front Street :           | No. 2011-CV-973          |
| Berwick, PA 18603-4702 :        |                          |
|                                 |                          |
| v. :                            |                          |
|                                 |                          |
| MARK A. PRICE :                 |                          |
| 952 Mainville Drive :           |                          |
| Bloomsburg, PA 17815 :          |                          |

AFFIDAVIT OF SERVICE

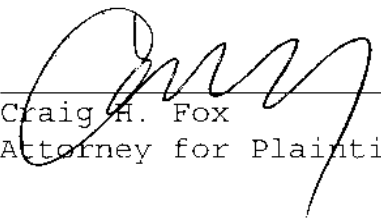
Craig H. Fox, attorney for Plaintiff, Springleaf Financial Services of Pennsylvania, Inc., fka American General Consumer Discount Company, being duly sworn according to law, states the following:

1. True and correct copies of a Notice of Sheriff's Sale of Real Property with reference to this scheduled Sheriff's Sale were forwarded to the attached parties in interest on September 20, 2011 via regular first class mail, Certificate of Mailing, postage pre-paid.

2. True and correct copies of the Notices are attached hereto as Exhibit "A" and copies of the certificates of mailing are attached hereto collectively as Exhibit "B".

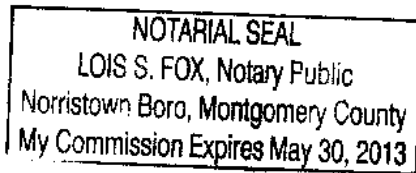
3. I verify that the statements made in this Affidavit

are true and correct to the best of my personal knowledge,  
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.

  
\_\_\_\_\_  
Craig H. Fox  
Attorney for Plaintiff

Sworn to and Subscribed  
before me this *10<sup>th</sup>* day  
of *October*, 2011.

  
\_\_\_\_\_  
Notary Public



FOX AND FOX  
ATTORNEYS AT LAW, P.C.  
425 SWEDE STREET

SUITE 706  
ONE MONTGOMERY PLAZA  
NORRISTOWN, PA 19401-4825

LEON H. FOX, JR.<sup>2</sup>  
CRAIG H. FOX<sup>2\*\*</sup>  
JEFFERY V. MATILO<sup>2</sup>  
PETER H. THOMAS<sup>2</sup>  
JOSEPH B. WAGGELL<sup>1\*</sup>  
BENJAMIN E. WITMER<sup>2#</sup>  
JESSICA A. MILLER<sup>2\*</sup>

(610) 275-7393  
Fax (610) 275-2866  
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SHIRLE ANN MILLER  
ESTATE PARALEGAL

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<sup>2</sup> ADMITTED TO NEW JERSEY BAR ALSO  
<sup>3</sup> ADMITTED TO FLORIDA BAR ALSO  
<sup>#</sup> MAJORS IN BUSINESS ADMINISTRATION

September 20, 2011

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: All Parties In Interest And Claimants

OWNER(S): MARK A. PRICE

PROPERTY: 952 Mainville Drive, Columbia County, Bloomsburg,  
PA, 17815 (See attached description)

IMPROVEMENTS: Single family two story

TAX PARCEL(S): 22-05-028

The above-captioned property is scheduled to be sold on Wednesday, October 26, 2011 at 9:00 a.m., at the Sheriff's office, Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the properties which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule. You should check with the Sheriff's Office, by calling (570) 389-5622, to determine the actual date and time of the filing of said schedule.

  
Craig H. Fox  
Attorney for Plaintiff

### LEGAL PROPERTY DESCRIPTION

ALL THAT CERTAIN lot of land situated in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the middle of the public road leading from Derr's Store to Mainville at a corner of lot of Allison Derr; thence by said lot, south 68 degrees west, 135 feet to bank of Mill Race; thence by said mill race, north 42 degrees west 48 feet to land of J.B. Nuss, thence by land of J.B. Nuss, north 68 degrees east, 150 feet to the middle of the aforesaid public road; thence along said road, south 20 degrees east, 45 feet to the place of beginning.

CONTAINING 6390 sq. ft. of land, be the same more or less.  
WHEREON are erected a two story frame dwelling house and outbuildings.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING Parcel # 22-05-028.

TITLE VESTED IN Mark A. Price as follows:

BEING the same premises which Arnold W. Michael and Leah G. Michael, husband and wife, dated 4/8/1997 and recorded 4/9/1997 at Columbia County, Pennsylvania in Record Book 651, page 1002, granted and conveyed unto Jeffrey A. Price and Mark A. Price, as tenants by the entireties in fee.

And by Order entered to said 22-05-028 and recorded 11/4/2001 in Instrument No. 200102842, the Deed in Record Book 651 page 1002 was reformed to substitute "as joint tenants with right of survivorship" in place of "as tenants by the entireties".

AND the said Jeffrey A. Price had since departed this life on 6/7/2000, whereby title to said premises became vested in Mark A. Price by right of survivorship.

BEING KNOWN AS 952 Mainville Drive, Bloomsburg, PA 17815

IMPROVEMENTS: Single family two story

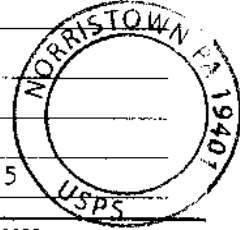


# Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Craig H. Fox, Esquire  
FOX AND FOX Attorneys at Law, P.C.  
706 One Montgomery Plaza  
Norristown, PA 19401

To: Bloomsburg Area  
School District  
728 E. 5th Street  
Bloomsburg, PA 17815



PS Form 3817, April 2007 PSN 7530-02-000-9065

9650 95

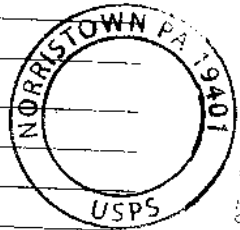


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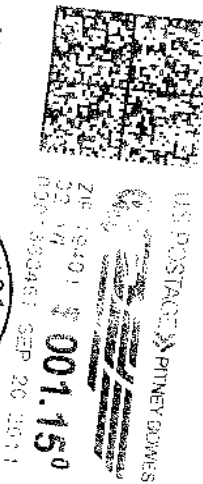
From: Craig H. Fox, Esquire  
FOX AND FOX Attorneys at Law, P.C.  
706 One Montgomery Plaza  
Norristown, PA 19401

To: Domestic Relations of  
Columbia county  
35 W. Main Street  
Bloomsburg, PA 17815



PS Form 3817, April 2007 PSN 7530-02-000-9065

9650 95

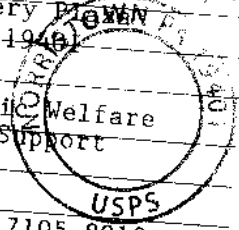


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From: Craig H. Fox, Esquire  
FOX AND FOX Attorneys at Law, P.C.  
706 One Montgomery Plaza  
Norristown, PA 19401

To: PA Dept. of Public Welfare  
Bureau of Child Support  
Enforcement  
P.O. Box 8018  
Harrisburg, PA 17105-8018



PS Form 3817, April 2007 PSN 7530-02-000-9065

9650 95



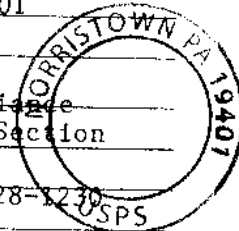


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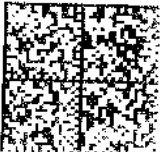
From: Craig H. Fox, Esquire  
FOX AND FOX Attorneys at Law, P.C.  
706 One Montgomery Plaza  
Norristown, PA 19401

To: PA Dept. of Revenue  
The Bureau of Compliance  
Attn: Sheriff Sale Section  
P.O. Box 218230  
Harrisburg, PA 17128-1230



PS Form 3817, April 2007 PSN 7530-02-000-9065

9650.95



US POSTAGE  
ZP 19401 \$001.15  
0001368467 SEP 20 2011



# Certificate Of Mailing

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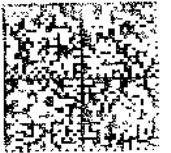
From: Craig H. Fox, Esquire  
FOX AND FOX Attorneys at Law, P.C.  
706 One Montgomery Plaza  
Norristown, PA 19401

To: Ford Motor Credit Company  
c/o Charlene A. Taylor, Esq.  
One Penn Center at  
Suburban Station  
Suite 935, 1617 JFK Blvd.  
Philadelphia, PA 19103



PS Form 3817, April 2007 PSN 7530-02-000-9065

9650.95



US POSTAGE  
ZP 19401 \$001.15  
0001368467 SEP 20 2011

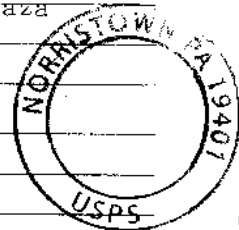


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This form may be used for domestic and international mail.

From: Craig H. Fox, Esquire  
FOX AND FOX Attorneys at Law, P.C.  
706 One Montgomery Plaza  
Norristown, PA 19401

To: Main township.  
345 Church Road  
Bloomsburg, PA 17815



PS Form 3817, April 2007 PSN 7530-02-000-9065

9650.95



US POSTAGE  
ZP 19401 \$001.15  
0001368467 SEP 20 2011





# Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.  
This form may be used for domestic and international mail.

From: Craig H. Fox, Esquire

FOX AND FOX Attorneys at Law, P.C.

706 One Montgomery Plaza

Norristown, PA 19401

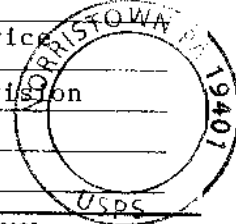
To: Internal Revenue Service

Federal Estate Tax

Chief Examination Division

Group 1820, Box 331

Bensalem, PA 19020



PS Form 3817, April 2007 PSN 7530-02-000-9065

965095



U.S. POSTAGE  
METRIC  
\$001.15  
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Norristown, PA 19401

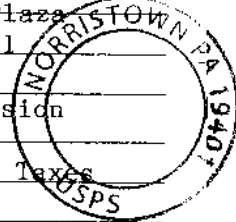
To: Inheritance Tax Division

PA Dept. of Revenue

Bureau of Individual Taxes

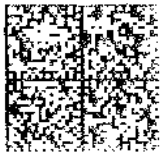
Dept. #280601

Harrisburg, PA 17128-0601



PS Form 3817, April 2007 PSN 7530-02-000-9065

965095



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METRIC  
\$001.15  
0001368467 SEP 20 2011



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From: Craig H. Fox, Esquire

FOX AND FOX Attorneys at Law, P.C.

706 One Montgomery Plaza

Norristown, PA 19401

To: Commonwealth of PA

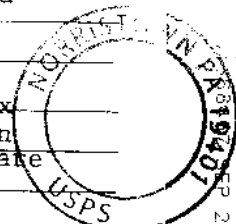
Bureau of Individual Tax

Inheritance Tax Division

6th fl., Strawberry Square

Dept. #280601

Harrisburg, PA 17128



PS Form 3817, April 2007 PSN 7530-02-000-9065

965095



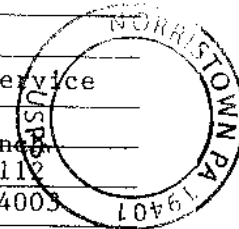
U.S. POSTAGE  
METRIC  
\$001.15  
0001368467 SEP 20 2011

**Certificate Of Mailing**

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From: Craig H. Fox, Esquire  
FOX AND FOX Attorneys at Law, P.C.  
706 One Montgomery Plaza  
Norristown, PA 19401

To: USA/Internal Revenue Service  
Federal Estate Tax  
Special Procedures Branch  
1000 Liberty Ave., R. 112  
Pittsburgh, PA 15222-4005



PS Form 3817, April 2007 PSN 7530-02-000-9065

967095



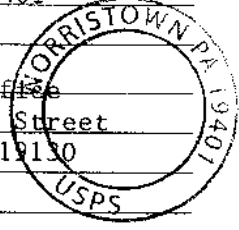
U.S. POSTAGE  
ZIP 19401 \$001.15<sup>0</sup>  
02 1M  
0001368457 SEP 20 2011  
PITNEY BOWES

**Certificate Of Mailing**

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.  
This form may be used for domestic and international mail.

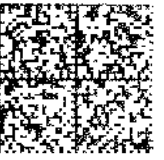
From: Craig H. Fox, Esquire  
FOX AND FOX Attorneys at Law, P.C.  
706 One Montgomery Plaza  
Norristown, PA 19401

To: Commonwealth of PA  
Inheritance Tax Office  
1400 Spring Garden Street  
Philadelphia, PA 19130



PS Form 3817, April 2007 PSN 7530-02-000-9065

967095



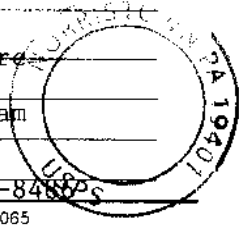
U.S. POSTAGE  
ZIP 19401 \$001.15<sup>0</sup>  
02 1M  
0001368457 SEP 20 2011  
PITNEY BOWES

**Certificate Of Mailing**

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From: Craig H. Fox, Esquire  
FOX AND FOX Attorneys at Law, P.C.  
706 One Montgomery Plaza  
Norristown, PA 19401

To: Commonwealth of PA  
Dept. of Public Welfare  
TPL Casualty Unit  
Estate Recovery Program  
P.O. Box 8486  
Willow Oak Building  
Harrisburg, PA 17105-8486



PS Form 3817, April 2007 PSN 7530-02-000-9065

967095



U.S. POSTAGE  
ZIP 19401 \$001.15<sup>0</sup>  
02 1M  
0001368457 SEP 20 2011  
PITNEY BOWES

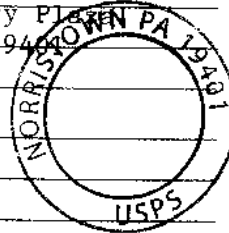


# Certificate Of Mailing

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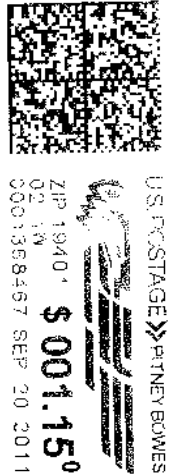
From: Craig H. Fox, Esquire  
FOX AND FOX Attorneys at Law, P.C.  
706 One Montgomery Plaza  
Norristown, PA 19401

To: Columbia County  
Tax Claim Bureau  
35 W. Main Street  
Bloomsburg, PA 17815



PS Form 3817, April 2007 PSN 7530-02-000-9065

965045

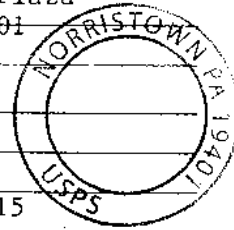


# Certificate Of Mailing

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From: Craig H. Fox, Esquire  
FOX AND FOX Attorneys at Law, P.C.  
706 One Montgomery Plaza  
Norristown, PA 19401

To: Register of Wills  
of Columbia County  
35 W. Main Street  
Bloomsburg, PA 17815



PS Form 3817, April 2007 PSN 7530-02-000-9065

965045

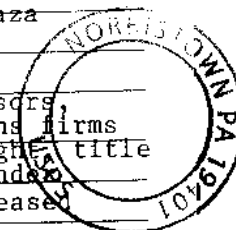


# Certificate Of Mailing

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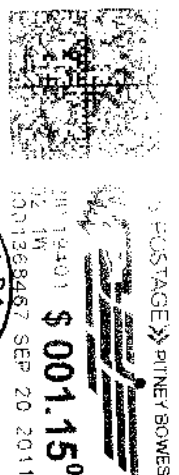
From: Craig H. Fox, Esquire  
FOX AND FOX Attorneys at Law, P.C.  
706 One Montgomery Plaza  
Norristown, PA 19401

To: Unknown heirs, successors,  
assigns and all persons, firms  
or assoc. claiming right, title  
or interest from or under  
Jeffrey A. Price, Deceased  
952 Mainville Drive  
Bloomsburg, PA 17815



PS Form 3817, April 2007 PSN 7530-02-000-9065

965045



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA INC  
vs.  
MARK A PRICE

Case Number  
2011CV973

## SERVICE COVER SHEET

### Service Details:

|           |  |          |            |
|-----------|--|----------|------------|
| Category: | Real Estate Sale - Posting - Sale Bill | Zone:    |            |
| Manner:   | < Not Specified >                      | Expires: | 09/26/2011 |
| Notes:    | SHERIFF'S SALE BILL                    |          |            |

### Serve To:

|                    |   |
|--------------------|---|
| Name:              | (POSTING)                                   |
| Primary Address:   | 952 MAINVILLE DRIVR<br>BLOOMSBURG, PA 17815 |
| Phone:             | DOB:  |
| Alternate Address: |   |
| Phone:             |   |

### Final Service:

|                  |  |          |       |
|------------------|--|----------|-------|
| Served:          | Personally - Adult In Charge - <u>Posted</u> - Other |          |       |
| Adult In Charge: |  |          |       |
| Relation:        |  |          |       |
| Date:            | 09/20/11   | Time:    | 15:05 |
| Deputy:          | # 7  | Mileage: |       |

### Attorney / Originator:

|       |                                    |        |              |
|-------|------------------------------------|--------|--------------|
| Name: | FOX AND FOX ATTORNEYS AT LAW, P.C. | Phone: | 610-275-7990 |
|-------|------------------------------------|--------|--------------|

### Service Attempts:

|          |  |  |  |  |  |  |
|----------|--|--|--|--|--|--|
| Date:    |  |  |  |  |  |  |
| Time:    |  |  |  |  |  |  |
| Mileage: |  |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |  |

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

(POSTING)

2011CV973

952 MAINVILLE DRIVR, BLOOMSBURG, PA 17815

EXP: 09/26/2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA INC  
vs.  
MARK A PRICE

Case Number  
2011CV973

## SHERIFF'S RETURN OF SERVICE

09/20/2011 03:05 PM - DEPUTY EARL MORDAN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 952 MAINVILLE DRIVE, BLOOMSBURG, PA 17815.

  
EARL MORDAN, DEPUTY

SO ANSWERS,

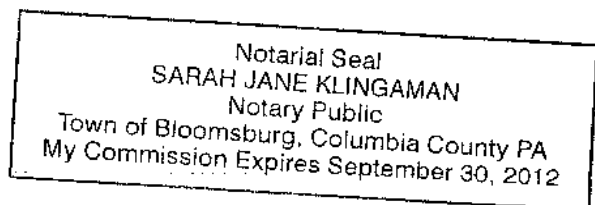
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

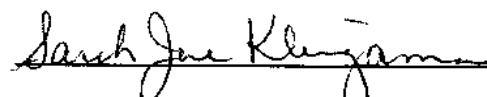
September 21, 2011

NOTARY

Affirmed and subscribed to before me this

21ST day of SEPTEMBER, 2011





Plaintiff Attorney: FOX AND FOX ATTORNEYS AT LAW, P.C., 425 SWEDE STREET, ONE MONTGOMERY PLAZA, SUITE 100, BLOOMSBURG, PA 17815

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy

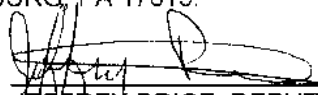


SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA INC  
vs.  
MARK A PRICE

Case Number  
2011CV973

## SHERIFF'S RETURN OF SERVICE

08/30/2011 10:10 AM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: MARK A PRICE AT 952 MAINVILLE DRIVR, BLOOMSBURG, PA 17815.

  
JEFFREY PRICE, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 30, 2011

NOTARY

Affirmed and subscribed to before me this

30TH day of AUGUST, 2011

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



Plaintiff Attorney: FOX AND FOX ATTORNEYS AT LAW, P.C., 425 SWEDE STREET, ONE MONTGOMERY PLAZA, SUITE

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA INC  
vs.  
MARK A PRICE

Case Number  
2011CV973

## SERVICE COVER SHEET

### Service Details:

|                  |  |                 |            |
|------------------|--|-----------------|------------|
| <b>Category:</b> | Real Estate Sale - Sale Notice                         | <b>Zone:</b>    |            |
| <b>Manner:</b>   | < Not Specified >                                      | <b>Expires:</b> | 09/26/2011 |
| <b>Notes:</b>    | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |            |

### Serve To:

|                           |   |
|---------------------------|---|
| <b>Name:</b>              | Domestic Relations Office of Columbia   |
| <b>Primary Address:</b>   | 15 Perry Avenue<br>Bloomsburg, PA 17815 |
| <b>Phone:</b>             | <b>DOB:</b>                             |
| <b>Alternate Address:</b> |   |
| <b>Phone:</b>             |   |

### Final Service:

|                         |  |
|-------------------------|--|
| <b>Served:</b>          | Personally <u>Adult In Charge</u> · Posted · Other |
| <b>Adult In Charge:</b> | Det Frank  |
| <b>Relation:</b>        | Receptionist                                       |
| <b>Date:</b>            | 08/30/11   |
| <b>Time:</b>            | 0836   |
| <b>Deputy:</b>          | 6  |
| <b>Mileage:</b>         |  |

### Attorney / Originator:

|   |                            |
|---|----------------------------|
| <b>Name:</b> FOX AND FOX ATTORNEYS AT LAW, P.C. | <b>Phone:</b> 610-275-7990 |
|---|----------------------------|

### Service Attempts:

|                 |  |  |  |  |  |  |
|-----------------|--|--|--|--|--|--|
| <b>Date:</b>    |  |  |  |  |  |  |
| <b>Time:</b>    |  |  |  |  |  |  |
| <b>Mileage:</b> |  |  |  |  |  |  |
| <b>Deputy:</b>  |  |  |  |  |  |  |

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS

2011CV973

15 PERRY AVENUE, BLOOMSBURG, PA 17815

EXP: 09/26/2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA INC  
vs.  
MARK A PRICE

Case Number  
2011CV973

## SERVICE COVER SHEET

### Service Details:

|                  |  |                 |            |
|------------------|--|-----------------|------------|
| <b>Category:</b> | Real Estate Sale - Sale Notice                         | <b>Zone:</b>    |            |
| <b>Manner:</b>   | < Not Specified >                                      | <b>Expires:</b> | 09/26/2011 |
| <b>Notes:</b>    | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |            |
|                  |  |                 |            |

### Serve To:

|                           |   |
|---------------------------|---|
| <b>Name:</b>              | BLOOMSBURG AREA SCHOOL                    |
| <b>Primary Address:</b>   | 728 E. 5TH STREET<br>BLOOMSBURG, PA 17815 |
| <b>Phone:</b>             | <b>DOB:</b>                               |
| <b>Alternate Address:</b> |   |
| <b>Phone:</b>             |   |

### Final Service:

|                         |  |                 |      |
|-------------------------|--|-----------------|------|
| <b>Served:</b>          | Personally <u>Adult In Charge</u> · Posted · Other |                 |      |
| <b>Adult In Charge:</b> | Bernadine Breisch                                  |                 |      |
| <b>Relation:</b>        | Secretary  |                 |      |
| <b>Date:</b>            | 08/30/11   | <b>Time:</b>    | 0845 |
| <b>Deputy:</b>          | C.   | <b>Mileage:</b> |      |

### Attorney / Originator:

|   |                            |
|---|----------------------------|
| <b>Name:</b> FOX AND FOX ATTORNEYS AT LAW, P.C. | <b>Phone:</b> 610-275-7990 |
|---|----------------------------|

### Service Attempts:

|                 |  |  |  |  |  |  |
|-----------------|--|--|--|--|--|--|
| <b>Date:</b>    |  |  |  |  |  |  |
| <b>Time:</b>    |  |  |  |  |  |  |
| <b>Mileage:</b> |  |  |  |  |  |  |
| <b>Deputy:</b>  |  |  |  |  |  |  |

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

BLOOMSBURG AREA

2011CV973

728 E. 5TH STREET, BLOOMSBURG, PA 17815

EXP: 09/26/2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA INC  
vs.  
MARK A PRICE

Case Number  
2011CV973

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/26/2011

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: MAIN TOWNSHIP

Primary Address: 345 CHURCH ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Dropped in office on desk

Relation:

Date:

08/30

Time:

1000

Deputy:

6

Mileage:

### Attorney / Originator:

Name: FOX AND FOX ATTORNEYS AT LAW, P.C.

Phone: 610-275-7990

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

MAIN TOWNSHIP

2011CV973

345 CHURCH ROAD, BLOOMSBURG, PA 17815

EXP: 09/26/2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA INC  
vs.  
MARK A PRICE

Case Number  
2011CV973

## SERVICE COVER SHEET

### Service Details:

|                  |  |                 |            |
|------------------|--|-----------------|------------|
| <b>Category:</b> | Real Estate Sale - Sale Notice                         | <b>Zone:</b>    |            |
| <b>Manner:</b>   | < Not Specified >                                      | <b>Expires:</b> | 09/26/2011 |
| <b>Warrant:</b>  |  |                 |            |
| <b>Notes:</b>    | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |            |

### Serve To:

|                           |   |
|---------------------------|---|
| <b>Name:</b>              | MARK A PRICE                                |
| <b>Primary Address:</b>   | 952 MAINVILLE DRIVR<br>BLOOMSBURG, PA 17815 |
| <b>Phone:</b>             | DOB:  |
| <b>Alternate Address:</b> |   |
| <b>Phone:</b>             |   |

### Final Service:

|                         |   |                 |      |
|-------------------------|---|-----------------|------|
| <b>Served:</b>          | Personally · Adult In Charge · Posted · Other |                 |      |
| <b>Adult In Charge:</b> | Mark Price                                    |                 |      |
| <b>Relation:</b>        | Defendant                                     |                 |      |
| <b>Date:</b>            | 08/30/11                                      | <b>Time:</b>    | 1010 |
| <b>Deputy:</b>          | K   | <b>Mileage:</b> |      |

### Attorney / Originator:

|   |                            |
|---|----------------------------|
| <b>Name:</b> FOX AND FOX ATTORNEYS AT LAW, P.C. | <b>Phone:</b> 610-275-7990 |
|---|----------------------------|

### Service Attempts:

|                 |  |  |  |  |  |
|-----------------|--|--|--|--|--|
| <b>Date:</b>    |  |  |  |  |  |
| <b>Time:</b>    |  |  |  |  |  |
| <b>Mileage:</b> |  |  |  |  |  |
| <b>Deputy:</b>  |  |  |  |  |  |

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

PRICE, MARK A

2011CV973

952 MAINVILLE DRIVR, BLOOMSBURG, PA 17815

EXP: 09/26/2011

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 30-AUG-11

FEE: \$5.00

CERT. NO10762

PRICE MARK A  
952 MAINVILLE DRIVE  
BLOOMSBURG PA 17815

DISTRICT: MAIN TWP  
DEED 0236-0057  
LOCATION: 952 MAINVILLE DR BLOOMSBURG  
PARCEL: 22 -05 -028-00,000

| YEAR        | BILL ROLL | AMOUNT | INTEREST | -----PENDING-----<br>COSTS | TOTAL AMOUNT<br>DUE |
|-------------|-----------|--------|----------|----------------------------|---------------------|
| 2010        | PRIM      | 808.17 | 15.67    | 0.00                       | 823.84              |
| TOTAL DUE : |           |        |          |                            | \$823.84            |

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: November ,2011

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2010

REQUESTED BY: Columbia Co. Sheriff

# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2011 - REAL ESTATE

As of Date: 08/30/2011 11:20:58 AM

Owner: PRICE MARK A

Municipality: MAIN TWP

Parcel #: 22 -05 -028-00,000

952 MAINVILLE DRIVE

BLOOMSBURG PA 17815

Property Desc:

### Discount:

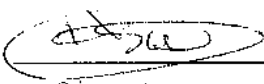
### Face:

### Penalty:

| <u>Bill #</u> |   | <u>Amount</u> | <u>Due Date</u> | <u>Amount</u> | <u>Due Date</u> | <u>Amount</u> | <u>Due Date</u> |
|---------------|---|---------------|-----------------|---------------|-----------------|---------------|-----------------|
| 023043        | G | \$82.94       | 04/30/2011      | \$84.63       | 06/30/2011      | \$93.09       | 08/31/2011      |
| Payment       |   |               |                 |               |                 |               |                 |
| 023043        | S | \$18.15       | 04/30/2011      | \$18.52       | 06/30/2011      | \$20.37       | 08/31/2011      |
| Payment       |   |               |                 |               |                 |               |                 |
| 023043        | R | \$13.49       | 04/30/2011      | \$13.77       | 06/30/2011      | \$15.15       | 08/31/2011      |
| Payment       |   |               |                 |               |                 |               |                 |

Total Paid To Date:

\$0.00

  
Signature

8/30/11  
Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA INC  
vs.  
MARK A PRICE

Case Number  
2011CV973

## SERVICE COVER SHEET

### Service Details:

|           |  |          |            |          |
|-----------|--|----------|------------|----------|
| Category: | Real Estate Sale - Sale Notice                         |          | Zone:      |          |
| Manner:   | < Not Specified >                                      | Expires: | 09/26/2011 | Warrant: |
| Notes:    | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |          |            |          |

### Serve To:

|                    |   |      |
|--------------------|---|------|
| Name:              | REGISTER OF WILLS                           |      |
| Primary Address:   | 35 WEST MAIN STREET<br>BLOOMSBURG, PA 17815 |      |
| Phone:             |   | DOB: |
| Alternate Address: |   |      |
| Phone:             |   |      |

### Final Service:

|                  |  |          |             |
|------------------|--|----------|-------------|
| Served:          | Personally <u>Adult In Charge</u> Posted Other |          |             |
| Adult In Charge: | <u>Beverly Michael</u>                         |          |             |
| Relation:        | <u>Reg. &amp; Recorder</u>                     |          |             |
| Date:            | <u>09/30/11</u>                                | Time:    | <u>0805</u> |
| Deputy:          | <u>E</u>                                       | Mileage: |             |

### Attorney / Originator:

|       |                                    |        |              |
|-------|------------------------------------|--------|--------------|
| Name: | FOX AND FOX ATTORNEYS AT LAW, P.C. | Phone: | 610-275-7990 |
|-------|------------------------------------|--------|--------------|

### Service Attempts:

|          |  |  |  |  |  |
|----------|--|--|--|--|--|
| Date:    |  |  |  |  |  |
| Time:    |  |  |  |  |  |
| Mileage: |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

REGISTER OF WILLS

2011CV973

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

EXP: 09/26/2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA INC  
vs.  
MARK A PRICE

Case Number  
2011CV973

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/26/2011

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Heather Hyatt

Relation:

Chk

Date:

08/30/11

Time:

0810

Deputy:

6

Mileage:

### Attorney / Originator:

Name: FOX AND FOX ATTORNEYS AT LAW, P.C.

Phone: 610-275-7990

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

COLUMBIA COUNTY TAX

2011CV973

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 09/26/2011

Document Receipt

---

Trans # 35269 Carrier / service: POST 2PM 8/26/2011

Ship to: cop

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000010524

DEPARTMENT 281230

Doc Ref #: 123ED2011

HARRISBURG PA 17128

Document Receipt

---

Trans # 35270 Carrier / service: POST 2PM 8/26/2011

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

PARKVIEW TOWERS  
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000010531

Doc Ref #: 123ED2011

KING OR PA 19406  
PRUSSIA

Document Receipt

---

Trans # 35271 Carrier / service: POST 2PM 8/26/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000010548

Doc Ref #: 123ED2011

Document Receipt

---

Trans # 35273 Carrier / service: POST 2PM 8/26/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000010562

Doc Ref #: 123ED2011

PHILADELPHIA PA 19106

Document Receipt

---

Trans # 35261 Carrier / service: POST 2PM 8/26/2011

Ship to: 35261

PA DEPT OF PUBLIC WELFARE

PO BOX 8018

Tracking #: 9171924291001000010456

Doc Ref #: 123ED2011

HARRISBURG PA 17105

Document Receipt

---

Trans # 35262 Carrier / service: POST 2PM 8/26/2011

Ship to: 35262

FORD MOTOR CREDIT COMPANY

1617 JFK BLVD

SUITE 935

PHILADELPHIA PA 19103

Tracking #: 9171924291001000010463

Doc Ref #: 123ED2011

Document Receipt

---

Trans # 35263 Carrier / service: POST 2PM 8/26/2011

Ship to: 35263

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000010470

Doc Ref #: 123ED2011

HARRISBURG PA 17128

Document Receipt

---

Trans # 35264 Carrier / service: POST 2PM 8/26/2011

Ship to: 35264

INTERNAL REVENUE SERVICE

PO BOX 331

Tracking #: 9171924291001000010487

Doc Ref #: 123ED2011

BENSALEM PA 19020

Document Receipt

---

Trans # 35265 Carrier / service: POST 2PM 8/26/2011

Ship to: 35265

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE

RM 112

PITTSBURGH PA 15222

Tracking #: 9171924291001000010494

Doc Ref #: 123ED2011

Document Receipt

---

Trans # 35266 Carrier / service: POST 2PM 8/26/2011

Ship to: 35266

COMMONWEALTH OF PA

PO BOX 8486

Tracking #: 9171924291001000010500

Doc Ref #: 123ED2011

HARRISBURG PA 17105

Document Receipt

---

Trans # 35267 Carrier / service: POST 2PM 8/26/2011

Ship to: 35267

COMMONWEALTH OF PA

1400 SPRING GARDEN STREET

Tracking #: 9171924291001000010517

Doc Ref #: 123ED2011

PHILADELPHIA PA 19130

# REAL ESTATE OUTLINE

ED # 103-11

DATE RECEIVED 8-05-11  
DOCKET AND INDEX 8-05-11

## CHECK FOR PROPER INFO.

|                               |                                     |                 |
|-------------------------------|-------------------------------------|-----------------|
| WRIT OF EXECUTION             | <input checked="" type="checkbox"/> |                 |
| COPY OF DESCRIPTION           | <input checked="" type="checkbox"/> |                 |
| WHEREABOUTS OF LKA            | <input checked="" type="checkbox"/> |                 |
| NON-MILITARY AFFIDAVIT        | <input checked="" type="checkbox"/> |                 |
| NOTICES OF SHERIFF SALE       | <input checked="" type="checkbox"/> |                 |
| WAIVER OF WATCHMAN            | <input checked="" type="checkbox"/> |                 |
| AFFIDAVIT OF LIENS LIST       | <input checked="" type="checkbox"/> |                 |
| CHECK FOR \$1,350.00 OR _____ | <input checked="" type="checkbox"/> | CK# <u>2217</u> |

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

|                          |                                    |                  |
|--------------------------|------------------------------------|------------------|
| SALE DATE                | <u>Oct. 26, 11</u>                 | TIME <u>0900</u> |
| POSTING DATE             | <u>Sept. 30, 11</u>                |                  |
| ADV. DATES FOR NEWSPAPER | 1 <sup>ST</sup> WEEK <u>Oct. 5</u> |                  |
|                          | 2 <sup>ND</sup> WEEK <u>12</u>     |                  |
|                          | 3 <sup>RD</sup> WEEK <u>19, 11</u> |                  |

FOX AND FOX  
ATTORNEYS AT LAW, P.C.  
425 SWEDE STREET  
SUITE 706  
ONE MONTGOMERY PLAZA  
NORRISTOWN, PA 19401-4825

LEON H. FOX, JR.<sup>□</sup>  
CRAIG H. FOX<sup>□♦♦</sup>  
JEFFREY V. MATTEO<sup>□</sup>  
PETER H. THOMAS<sup>□</sup>  
JOSEPH B. WASSEL<sup>□\*</sup>  
BENJAMIN E. WITMER<sup>□#</sup>  
JESSICA A. MILLER<sup>□\*</sup>

□ ADMITTED TO PENNSYLVANIA BAR  
♦ ADMITTED TO NEW JERSEY BAR ALSO  
+ ADMITTED TO FLORIDA BAR ALSO  
# MASTERS IN BUSINESS ADMINISTRATION

(610) 275-7990  
FAX (610) 275-2866  
www.foxandfoxlaw.com  
info@foxandfoxlaw.com

LEON H. FOX  
1901-1982

JAMES P. FOX  
1936-1999

SHIRLEE ANN MILLER  
ESTATE PARALEGAL

August 23, 2011

Sheriff of Columbia County  
Court House - P.O. Box 360  
35 West Main Street  
Bloomsburg, PA 17815


Re: Springleaf Financial Services of Pennsylvania, Inc., fka  
American General Consumer Discount Company v. Mark A. Price  
Property address: 952 Mainville Drive, Bloomsburg, PA 17815  
Our file no. 9650.95

Dear Sir/Madam:

Please serve the Defendant, Mark A. Price at 952 Mainville Drive, Bloomsburg, PA 17815 with the Writ of Execution, Notice of Sheriff Sale and related sheriff sale documents attached. I have enclosed our firm check in the amount of \$1,350.00 to cover your costs.

Should you have any questions please call me. Thank you for your time and attention to this request.

Very truly yours,

  
Craig H. Fox

CHF/sr

Enclosures

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

Springleaf Financial Services  
of Pennsylvania, Inc., fka  
American General Consumer  
Discount Company

132 W. Front Street  
Berwick, PA 18603-4702

*vs*

Mark A. Price  
952 Mainville Drive  
Bloomsburg, PA 17815

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2011-CV-973 Term 19..... E.D.

No. 2011-ED-123 Term 19..... A.D.

No. .... Term 19..... J.D.

PRAECIPE FOR WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

To the Prothonotary:

Issue writ of execution in the above matter:

Amount Due

\$ 21,973.22

Interest from

5/27/2011

at \$ 3.61/day

and Costs.

CLERK OF COURTS OFFICE  
COLUMBIA COUNTY, PA

JUN 25 A 9 46

FILED  
PROTHONOTARY



Craig H. Fox, Esquire

Attorney for the Plaintiff(s)

Note: Please furnish description of Property.

No. 2011-CV-973 Term, 19 E.D.  
No. Term, 19 A.D.  
No. Term, 19 J.D.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

Springleaf Financial Services of  
Pennsylvania, Inc., fka et al

vs

Mark A. Price

---

PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

Filed:



Craig H. Fox, Esquire Attorney for Plaintiff(s)  
Address: 706 One Montgomery Plaza  
Norristown, PA 19401

Where papers may be served.

### LEGAL PROPERTY DESCRIPTION

ALL THAT CERTAIN lot of land situated in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the middle of the public road leading from Derr's Store to Mainville at a corner of lot of Allison Derr; thence by said lot, south 68 degrees west, 135 feet to bank of Mill Race; thence by said mill race, north 42 degrees west 48 feet to land of J.B. Nuss, thence by land of J.B. Nuss, north 68 degrees east, 150 feet to the middle of the aforesaid public road; thence along said road, south 20 degrees east, 45 feet to the place of beginning.

CONTAINING 6390 sq. ft. of land, be the same more or less.  
WHEREON are erected a two story frame dwelling house and outbuildings.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING Parcel # 22-05-028.

TITLE VESTED IN Mark A. Price as follows:

BEING the same premises which Arnold W. Michael and Leah G. Michael, husband and wife, dated 4/8/1997 and recorded 4/9/1997 at Columbia County, Pennsylvania in Record Book 651, page 1002, granted and conveyed unto Jeffrey A. Price and Mark A. Price, as tenants by the entireties, in fee

AND, by Order entered to #2000-MV 116 and recorded 4/4/2001 in Instrument No. 200102818, the Deed in Record Book 651 page 1002 was reformed to substitute "as joint tenants with right of survivorship" in place of "as tenants by the entireties".

AND the said Jeffrey A. Price had since departed this life on 6/7/2000, whereby title to said premises became vested in Mark A. Price by right of survivorship.

BEING KNOWN AS 952 Mainville Drive, Bloomsburg, PA 17815

IMPROVEMENTS: Single family two story

**WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)**

**P.R.C.P. 3180 to 3183 and Rule 3257**

Springleaf Financial Services  
of Pennsylvania, Inc., fka  
American General Consumer  
Discount Company

132 W. Front Street  
Berwick, PA 18603-4702

vs

Mark A. Price  
952 Mainville Drive  
Bloomsburg, PA 17815

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2011-CV-973 Term 19 E.D.

No. 2011-ED-123 Term 19 A.D.

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

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

952 Mainville Drive  
Bloomsburg, PA 17815  
(SEE ATTACHED LEGAL DESCRIPTION)

Amount Due

\$ 21,973.22

*3.61/dm*

### LEGAL PROPERTY DESCRIPTION

ALL THAT CERTAIN lot of land situated in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the middle of the public road leading from Derr's Store to Mainville at a corner of lot of Allison Derr; thence by said lot, south 68 degrees west, 135 feet to bank of Mill Race; thence by said mill race, north 42 degrees west 48 feet to land of J.B. Nuss, thence by land of J.B. Nuss, north 68 degrees east, 150 feet to the middle of the aforesaid public road; thence along said road, south 20 degrees east, 45 feet to the place of beginning.

CONTAINING 6390 sq. ft. of land, be the same more or less.  
WHEREON are erected a two story frame dwelling house and outbuildings.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING Parcel # 22-05-028.

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AND the said Jeffrey A. Price had since departed this life on 6/7/2000, whereby title to said premises became vested in Mark A. Price by right of survivorship.

BEING KNOWN AS 952 Mainville Drive, Bloomsburg, PA 17815

IMPROVEMENTS: Single family two story

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV973

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, OCTOBER 26, 2011  
AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN lot of land situated in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the middle of the public road leading from Derr's Store to Mainville at a corner of lot of Allison Derr; thence by said lot, south 68 degrees west, 135 feet to bank of Mill Race; thence by said mill race, north 42 degrees west 48 feet to land of J.B. Nuss, thence by land of J.B. Nuss, north 68 degrees east, 150 feet to the middle of the aforesaid public road; thence along said road, south 20 degrees east, 45 feet to the place of beginning.

CONTAINING 6390 sq. ft. of land, be the same more or less.

WHEREON are erected a two story frame dwelling house and outbuildings.

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BEING Parcel # 22-05-028.

TITLE VESTED IN Mark A. Price as follows:

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AND the said Jeffrey A. Price had since departed this life on 6/7/2000, whereby title to said premises became vested in Mark A. Price by right of survivorship.

BEING KNOWN AS 952 Mainville Drive, Bloomsburg, PA 17815

IMPROVEMENTS: Single family two story

PROPERTY ADDRESS: 952 MAINVILLE DRIVR, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 22-05-028

**Seized and taken into execution to be sold as the property of MARK A PRICE in suit of SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA INC.**

**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 eight (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 to either 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 default all sums paid by the 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.

**Attorney for the Plaintiff:**  
FOX AND FOX ATTORNEYS AT LAW, P.C.  
NORRISTOWN, PA 610-275-7990

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

FOX AND FOX Attorneys at Law, P.C.

BY: CRAIG H. FOX

Identification No. 49509

706 One Montgomery Plaza

Norristown, PA 19401

(610) 275-7990

Attorney for Plaintiff

SPRINGLEAF FINANCIAL SERVICES : COURT OF COMMON PLEAS OF  
OF PENNSYLVANIA, INC., f/k/a COLUMBIA COUNTY, PA

AMERICAN GENERAL CONSUMER :  
DISCOUNT COMPANY

132 W. Front Street : No. 2011-CV-973  
Berwick, PA 18603-4702

v.

MARK A. PRICE

952 Mainville Drive

Bloomsburg, PA 17815

AFFIDAVIT PURSUANT TO RULE 3129.1,2,3

SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA, INC., fka  
AMERICAN GENERAL CONSUMER DISCOUNT COMPANY, Plaintiff in the  
above-captioned action, comes by its attorney and sets forth, as  
of the date the Praecipe for Writ of Execution was filed, the  
following information concerning the real property located at  
952 Mainville Drive, Columbia County, Bloomsburg, PA 17815  
(see property descriptions attached).

1. Name and address of Owners or Reputed Owners:

Name

Address (if address cannot be  
reasonably ascertained, please so  
indicate)

1 MARK A. PRICE

952 Mainville Drive  
Bloomsburg, PA 17815

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

| Name | Address (if address cannot be reasonably ascertained, please so indicate) |
|------|---|
|------|---|

MARK A. PRICE

952 Mainville Drive  
Bloomsburg, PA 17815

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

|   |   |
|---|---|
| a) Columbia County<br>Tax Claim Bureau                    | a) 35 W. Main Street<br>Bloomsburg, PA 17815  |
| b) Domestic Relations of<br>Columbia County               | b) 35 W. Main Street<br>Bloomsburg, PA 17815  |
| 2 c) Main Township<br>(570) 271-6598                      | c) 345 Church Road<br>Bloomsburg, PA 17815  |
| 3 d) Bloomsburg Area<br>School District<br>(570) 784-5000 | d) 728 E. 5 <sup>th</sup> Street<br>Bloomsburg, PA 17815                                |
| 4 e) PA Dept. of Public<br>Welfare                        | e) Bureau of Child Support<br>Enforcement<br>P.O. Box 8018<br>Harrisburg, PA 17105-8018 |

|    |                              |    |  |
|----|------------------------------|----|--|
| f) | PA Dept. of Revenue          | f) | The Bureau of Compliance<br>Attn: Sheriff Sale Section<br>P.O. Box 218230<br>Harrisburg, PA 17128-1230                                       |
| g) | Ford Motor Credit<br>Company | g) | c/o Charlene A. Taylor, Esq.<br>One Penn Center at<br>Suburban Station<br>Suite 935, 1617 JFK Blvd.<br>Philadelphia, PA 19103                |
| h) | Commonwealth of PA           | h) | Bureau of Individual Tax<br>Inheritance Tax Division<br>6th fl., Strawberry Square<br>Dept. #280601<br>Harrisburg, A 17128                   |
| i) | Inheritance Tax Division     | i) | PA Department of Revenue<br>Bureau of Individual Taxes<br>Dept. 280601<br>Harrisburg, PA 17128-0601  |
| j) | Internal Revenue Service     | j) | Federal Estate Tax<br>Chief Examination Division<br>Group 1820<br>P.O. Box 331<br>Bensalem, PA 19020   |
| k) | USA/Internal Revenue Serv.   | k) | Federal Estate Tax<br>Special Procedures Branch<br>1000 Liberty Avenue, Rm. 112<br>Pittsburgh, PA 15222-4003                                 |
| l) | Commonwealth of Penn.        | l) | Dept. of Public Welfare<br>TPL Casualty Unit<br>Estate Recovery Program<br>P.O. Box 8486<br>Willow Oak Building<br>Harrisburg, PA 17105-8486 |

10  
11  
m) Commonwealth of PA

m) Inheritance Tax Office  
1400 Spring Garden Street  
Philadelphia, PA 19130

n) Register of Wills  
of Columbia County

n) 35 West Main Street  
Bloomsburg, PA 17815

12  
o) Unknown heirs, successors, o)

assigns and all persons,  
firms or associations  
claiming right, title or  
interest from or under  
Jeffrey A. Price, Deceased  
952 Mainville Drive  
Bloomsburg, PA 17815

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

Name

Address (if address cannot be  
reasonably ascertained, please so  
indicate)

13  
a) Springleaf Financial  
Services of Pennsylvania,  
Inc., fka American General  
Consumer Discount Company

a) 132 W. Front Street  
Berwick, PA 18603

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

Only those listed in 3 and 4 above.

6. Name and address of every other person who has any record  
interest in or record lien on the property and whose interest

may be affected by the sale:

| Name | Address (if address cannot be reasonably ascertained, please so indicate) |
|------|---|
|------|---|

Only those listed in 3 and 4 above.

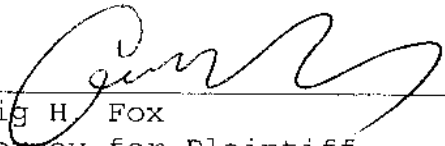
7. Name and address of every other person of whom the plaintiff has knowledge that has any interest in the property which may be affected by the sale:

| Name | Address (if address cannot be reasonably ascertained, please so indicate) |
|------|---|
|------|---|

Only those listed in 3 and 4 above.

I verify that I am the attorney for the plaintiff, Springleaf Financial Services of Pennsylvania, Inc., fka American General Consumer Discount Company, in this action; that I am authorized to take this Verification on their behalf; and that the statements made in this Verification are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4909 relating to unsworn falsification to authorities.

Date:

  
\_\_\_\_\_  
Craig H. Fox  
Attorney for Plaintiff

### LEGAL PROPERTY DESCRIPTION

ALL THAT CERTAIN lot of land situated in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the middle of the public road leading from Derr's Store to Mainville at a corner of lot of Allison Derr; thence by said lot, south 68 degrees west, 135 feet to bank of Mill Race; thence by said mill race, north 42 degrees west 48 feet to land of J.B. Nuss, thence by land of J.B. Nuss, north 68 degrees east, 150 feet to the middle of the aforesaid public road; thence along said road, south 20 degrees east, 45 feet to the place of beginning.

CONTAINING 6390 sq. ft. of land, be the same more or less.  
WHEREON are erected a two story frame dwelling house and outbuildings.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING Parcel # 22-05-028.

TITLE VESTED IN Mark A. Price as follows:

BEING the same premises which Arnold W. Michael and Leah G. Michael, husband and wife, dated 4/8/1997 and recorded 4/9/1997 at Columbia County, Pennsylvania in Record Book 651, page 1002, granted and conveyed unto Jeffrey A. Price and Mark A. Price, as tenants by the entireties, in fee

AND, by Order entered to #2000-MV-116 and recorded 4/4/2001 in Instrument No. 200102818, the Deed in Record Book 651 page 1002 was reformed to substitute "as joint tenants with right of survivorship" in place of "as tenants by the entireties".

AND the said Jeffrey A. Price had since departed this life on 6/7/2000, whereby title to said premises became vested in Mark A. Price by right of survivorship.

BEING KNOWN AS 952 Mainville Drive, Bloomsburg, PA 17815

IMPROVEMENTS: Single family two story

FOX AND FOX Attorneys at Law, P.C.

BY: CRAIG H. FOX

Identification No. 49509

706 One Montgomery Plaza

Norristown, PA 19401

(610) 275-7990

Attorney for Plaintiff

SPRINGLEAF FINANCIAL SERVICES : COURT OF COMMON PLEAS OF  
OF PENNSYLVANIA, INC., f/k/a COLUMBIA COUNTY, PA

AMERICAN GENERAL CONSUMER :  
DISCOUNT COMPANY

132 W. Front Street

Berwick, PA 18603-4702

No. 2011-CV-973

v.

MARK A. PRICE

952 Mainville Drive

Bloomsburg, PA 17815

AFFIDAVIT PURSUANT TO RULE 3129.1,2,3

SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA, INC., fka  
AMERICAN GENERAL CONSUMER DISCOUNT COMPANY, Plaintiff in the  
above-captioned action, comes by its attorney and sets forth, as  
of the date the Praecipe for Writ of Execution was filed, the  
following information concerning the real property located at  
952 Mainville Drive, Columbia County, Bloomsburg, PA 17815  
(see property descriptions attached).

1. Name and address of Owners or Reputed Owners:

Name

Address (if address cannot be  
reasonably ascertained, please so  
indicate)

MARK A. PRICE

952 Mainville Drive  
Bloomsburg, PA 17815

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

| Name | Address (if address cannot be reasonably ascertained, please so indicate) |
|------|---|
|------|---|

MARK A. PRICE

952 Mainville Drive  
Bloomsburg, PA 17815

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

|   |   |
|---|---|
| a) Columbia County<br>Tax Claim Bureau                  | a) 35 W. Main Street<br>Bloomsburg, PA 17815  |
| b) Domestic Relations of<br>Columbia County             | b) 35 W. Main Street<br>Bloomsburg, PA 17815  |
| c) Main Township<br>(570) 271-6598                      | c) 345 Church Road<br>Bloomsburg, PA 17815  |
| d) Bloomsburg Area<br>School District<br>(570) 784-5000 | d) 728 E. 5 <sup>th</sup> Street<br>Bloomsburg, PA 17815                                |
| e) PA Dept. of Public<br>Welfare                        | e) Bureau of Child Support<br>Enforcement<br>P.O. Box 8018<br>Harrisburg, PA 17105-8018 |

|    |                              |    |  |
|----|------------------------------|----|--|
| f) | PA Dept. of Revenue          | f) | The Bureau of Compliance<br>Attn: Sheriff Sale Section<br>P.O. Box 218230<br>Harrisburg, PA 17128-1230                                       |
| g) | Ford Motor Credit<br>Company | g) | c/o Charlene A. Taylor, Esq.<br>One Penn Center at<br>Suburban Station<br>Suite 935, 1617 JFK Blvd.<br>Philadelphia, PA 19103                |
| h) | Commonwealth of PA           | h) | Bureau of Individual Tax<br>Inheritance Tax Division<br>6th fl., Strawberry Square<br>Dept. #280601<br>Harrisburg, A 17128                   |
| i) | Inheritance Tax Division     | i) | PA Department of Revenue<br>Bureau of Individual Taxes<br>Dept. 280601<br>Harrisburg, PA 17128-0601  |
| j) | Internal Revenue Service     | j) | Federal Estate Tax<br>Chief Examination Division<br>Group 1820<br>P.O. Box 331<br>Bensalem, PA 19020   |
| k) | USA/Internal Revenue Serv.   | k) | Federal Estate Tax<br>Special Procedures Branch<br>1000 Liberty Avenue, Rm. 112<br>Pittsburgh, PA 15222-4003                                 |
| l) | Commonwealth of Penn.        | l) | Dept. of Public Welfare<br>TPL Casualty Unit<br>Estate Recovery Program<br>P.O. Box 8486<br>Willow Oak Building<br>Harrisburg, PA 17105-8486 |

- |    |   |    |  |
|----|---|----|--|
| m) | Commonwealth of PA                      | m) | Inheritance Tax Office<br>1400 Spring Garden Street<br>Philadelphia, PA 19130  |
| n) | Register of Wills<br>of Columbia County | n) | 35 West Main Street<br>Bloomsburg, PA 17815  |
| o) | Unknown heirs, successors,              | o) | assigns and all persons,<br>firms or associations<br>claiming right, title or<br>interest from or under<br>Jeffrey A. Price, Deceased<br>952 Mainville Drive<br>Bloomsburg, PA 17815 |

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

|      |   |
|------|---|
| Name | Address (if address cannot be<br>reasonably ascertained, please so<br>indicate) |
|------|---|

- |    |  |    |  |
|----|--|----|--|
| a) | Springleaf Financial<br>Services of Pennsylvania,<br>Inc., fka American General<br>Consumer Discount Company | a) | 132 W. Front Street<br>Berwick, PA 18603 |
|----|--|----|--|

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

Only those listed in 3 and 4 above.

6. Name and address of every other person who has any record interest in or record lien on the property and whose interest

may be affected by the sale:

| Name | Address (if address cannot be reasonably ascertained, please so indicate) |
|------|---|
|------|---|

Only those listed in 3 and 4 above.

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

| Name | Address (if address cannot be reasonably ascertained, please so indicate) |
|------|---|
|------|---|

Only those listed in 3 and 4 above.

I verify that I am the attorney for the plaintiff, Springleaf Financial Services of Pennsylvania, Inc., fka American General Consumer Discount Company, in this action; that I am authorized to take this Verification on their behalf; and that the statements made in this Verification are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4909 relating to unsworn falsification to authorities.

Date:

  
\_\_\_\_\_  
Craig H. Fox  
Attorney for Plaintiff

### LEGAL PROPERTY DESCRIPTION

ALL THAT CERTAIN lot of land situated in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the middle of the public road leading from Derr's Store to Mainville at a corner of lot of Allison Derr; thence by said lot, south 68 degrees west, 135 feet to bank of Mill Race; thence by said mill race, north 42 degrees west 48 feet to land of J.B. Nuss, thence by land of J.B. Nuss, north 68 degrees east, 150 feet to the middle of the aforesaid public road; thence along said road, south 20 degrees east, 45 feet to the place of beginning.

CONTAINING 6390 sq. ft. of land, be the same more or less.  
WHEREON are erected a two story frame dwelling house and outbuildings.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING Parcel # 22-05-028.

TITLE VESTED IN Mark A. Price as follows:

BEING the same premises which Arnold W. Michael and Leah G. Michael, husband and wife, dated 4/8/1997 and recorded 4/9/1997 at Columbia County, Pennsylvania in Record Book 651, page 1002, granted and conveyed unto Jeffrey A. Price and Mark A. Price, as tenants by the entireties, in fee

AND, by Order entered to #2000-MV-116 and recorded 4/4/2001 in Instrument No. 200102818, the Deed in Record Book 651 page 1002 was reformed to substitute "as joint tenants with right of survivorship" in place of "as tenants by the entireties".

AND the said Jeffrey A. Price had since departed this life on 6/7/2000, whereby title to said premises became vested in Mark A. Price by right of survivorship.

BEING KNOWN AS 952 Mainville Drive, Bloomsburg, PA 17815

IMPROVEMENTS: Single family two story

FOX AND FOX  
ATTORNEYS AT LAW, P.C.  
425 SWEDE STREET  
SUITE 706  
ONE MONTGOMERY PLAZA  
NORRISTOWN, PA 19401-4825

LEON H. FOX, JR.<sup>□</sup>  
CRAIG H. FOX<sup>□\*\*</sup>  
JEFFREY V. MATTEO<sup>□</sup>  
PETER H. THOMAS<sup>□</sup>  
JOSEPH B. WASSEL<sup>□\*</sup>  
BENJAMIN E. WITMER<sup>□#</sup>  
JESSICA A. MILLER<sup>□\*</sup>

(610) 275-7990  
Fax (610) 275-2866  
www.foxandfoxlaw.com  
info@foxandfoxlaw.com

LEON H. FOX  
1901-1982

JAMES P. FOX  
1936-1999

SHIRLEE ANN MILLER  
ESTATE PARALEGAL

□ ADMITTED TO PENNSYLVANIA BAR  
\* ADMITTED TO NEW JERSEY BAR ALSO  
+ ADMITTED TO FLORIDA BAR ALSO  
# MASTERS IN BUSINESS ADMINISTRATION

August 23, 2011

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO:** All Parties In Interest And Claimants

**OWNER(S) :** MARK A. PRICE

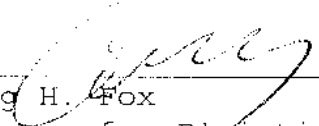
**PROPERTY:** 952 Mainville Drive, Columbia County, Bloomsburg,  
PA, 17815 (See attached description)

**IMPROVEMENTS:** Single family two story

**TAX PARCEL(S) :** 22-05-028

The above-captioned property is scheduled to be sold on Wednesday, \_\_\_\_\_, 2011 at 9:00 a.m., at the Sheriff's office, Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the properties which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule. You should check with the Sheriff's Office, by calling (570) 389-5622, to determine the actual date and time of the filing of said schedule.

  
\_\_\_\_\_  
Craig H. Fox  
Attorney for Plaintiff

**LEGAL PROPERTY DESCRIPTION**

ALL THAT CERTAIN lot of land situated in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

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BEING KNOWN AS 952 Mainville Drive, Bloomsburg, PA 17815

IMPROVEMENTS: Single family two story

FOX AND FOX Attorneys at Law, P.C.

BY: CRAIG H. FOX

Identification No. 49509

706 One Montgomery Plaza

Norristown, PA 19401

(610) 275-7990

Attorney for Plaintiff

SPRINGLEAF FINANCIAL SERVICES : COURT OF COMMON PLEAS OF  
OF PENNSYLVANIA, INC., f/k/a COLUMBIA COUNTY, PA

AMERICAN GENERAL CONSUMER :

DISCOUNT COMPANY

132 W. Front Street :

Berwick, PA 18603-4702

No. 2011-CV-973

v.

MARK A. PRICE

952 Mainville Drive :

Bloomsburg, PA 17815 :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: MARK A. PRICE

952 Mainville Drive

Bloomsburg, PA 17815

Your real estate located at 952 Mainville Drive, Bloomsburg, PA 17815, Columbia County (See property description attached) is scheduled to be sold at Sheriff's Sale on Wednesday, \_\_\_\_\_, 2011 at 9:00 a.m., at the Sheriff's office, Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the presently outstanding court judgment of \$21,973.22, plus interest at the contract rate and costs, obtained by Springleaf Financial Services of Pennsylvania, Inc., fka American General Consumer Discount Company against you.

### LEGAL PROPERTY DESCRIPTION

ALL THAT CERTAIN lot of land situated in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

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AND the said Jeffrey A. Price had since departed this life on 6/7/2000, whereby title to said premises became vested in Mark A. Price by right of survivorship.

BEING KNOWN AS 952 Mainville Drive, Bloomsburg, PA 17815

IMPROVEMENTS: Single family two story

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

1. This sale will be canceled if you pay the judgment to Craig H. Fox, Esquire, 706 One Montgomery Plaza, Norristown, PA 19401. To find out how much you must pay, you may call (610) 275-7990.

2. You may be able to stop the sale by filing a petition asking the court to strike or open the 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.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

**RIGHTS EVEN IF THE SHERIFF'S SALE DOES 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 by calling the Sheriff's Office at (570) 389-5622 or Craig H. Fox, Esquire at (610) 275-7990.

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's Office at (570) 389-5622 or Craig H. Fox, Esquire at (610) 275-7990.

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(s) 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 on the 30th day after the 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 of the preparation of the schedule of distribution.

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.

**Northpenn Legal Services**  
**(for Columbia County)**  
**168 E. 5<sup>th</sup> Street**  
**Bloomsburg, PA 17815**  
**(570) 784-8760**

FOX AND FOX Attorneys at Law, P.C.  
BY: CRAIG H. FOX  
Identification No. 49509  
706 One Montgomery Plaza  
Norristown, PA 19401  
(610) 275-7990

---

Attorney for Plaintiff

|                               |   |                          |
|-------------------------------|---|--------------------------|
| SPRINGLEAF FINANCIAL SERVICES | : | COURT OF COMMON PLEAS OF |
| OF PENNSYLVANIA, INC., f/k/a  | : | COLUMBIA COUNTY, PA      |
| AMERICAN GENERAL CONSUMER     | : |                          |
| DISCOUNT COMPANY              | : |                          |
| 132 W. Front Street           | : | No. 2011-CV-973          |
| Berwick, PA 18603-4702        | : |                          |
|                               | : |                          |
| v.                            | : |                          |
|                               | : |                          |
| MARK A. PRICE                 | : |                          |
| 952 Mainville Drive           | : |                          |
| Bloomsburg, PA 17815          | : |                          |

#### WRIT OF EXECUTION

#### NOTICE

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

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

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

(1) Fill out the attached claim form and demand for a promptly hearing.

(2) Deliver the form or mail it to the Sheriff's Office at the address notice. You should come to court ready to explain your exemption. If you do not come to court and prove your exemptions, you may lose some of your property.

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

**Northpenn Legal Services  
(for Columbia County)  
168 E. 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW**

1. \$300 statutory exemption
2. Bibles, school books, sewing machines uniforms and equipment.
3. most wages and unemployment compensation
4. Social Security Benefits
5. Certain retirement fund and accounts
6. Certain veteran and armed forces benefits
7. Certain insurance proceeds

8. Such other exemptions as may be provided by law

**CLAIM FOR EXEMPTION**

TO THE SHERIFF:

We, the above-named defendants, claim exemption of property from levy or attachment:

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

(a) I desire that my \$300 Statutory exemption be  
[ ] (I) set aside in kind (specify property to  
be set aside in kind):

[ ] (II) paid in cash following the sale of the  
property levied upon; or

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

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

(a) my \$300 statutory exemption [ ] in cash; [ ] in  
kind (specify property):

\_\_\_\_\_;

(b) Social Security benefits on deposit in the amount  
of: \$\_\_\_\_\_;

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

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

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Telephone Number)

We verify that the statements made in this Claim for Exemption  
are true and correct. We understand that false statements

herein are made subject to the penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

Date: \_\_\_\_\_ Defendant:

Date: \_\_\_\_\_ Defendant:

THIS CLAIM TO BE FILED WITH:

Sheriff of Columbia County  
Court House P.O. Box 360  
35 West Main Street  
Bloomsburg, PA 17815  
(570) 389-5622

Note: Under paragraphs (1) and (2) of the writ, a description of specific property to be levied upon or attached may be set forth in the writ or included in a separate direction to the sheriff.

Under paragraph (2) of the writ, if attachment of a named garnishee is desired, his name should be set forth in the space provided.

Under paragraph (3) of the writ, the sheriff may, as under prior practice, add as a garnishee any person not named in this writ who may be found in possession of property of defendant. See Rule 3111(a). For limitations on the power to attach tangible personal property, see Rule 3108(a).

(b) Each court shall by local rule designate the officer, organization or person to be named in the notice.

FOX AND FOX Attorneys at Law, P.C.

BY: CRAIG H. FOX

Identification No. 49509

706 One Montgomery Plaza

Norristown, PA 19401

(610) 275-7990

Attorney for Plaintiff

SPRINGLEAF FINANCIAL SERVICES : COURT OF COMMON PLEAS OF  
OF PENNSYLVANIA, INC., f/k/a COLUMBIA COUNTY, PA

AMERICAN GENERAL CONSUMER :  
DISCOUNT COMPANY

132 W. Front Street : No. 2011-CV-973  
Berwick, PA 18603-4702

v.

MARK A. PRICE

952 Mainville Drive

Bloomsburg, PA 17815

ACT 91 CERTIFICATION

I, Craig H. Fox, Esquire, attorney for plaintiff, Springleaf Financial Services of Pennsylvania, Inc., fka American General Consumer Discount Company, being duly sworn according to law, depose and say that to the best of his knowledge, information and belief, a notice of possible eligibility for the emergency mortgage assistance program were sent to the defendant at his address, pursuant to Act 91 of the 1983 on April 13, 2011. Plaintiff has not been notified of any action by the Pennsylvania Housing Finance Agency which would bar it from proceeding with this foreclosure under Act 91.

CRAIG H. FOX  
Attorney for Plaintiff

Sworn to and subscribed  
before me this 23 day  
of August, 2011

Notary Public

NOTARIAL SEAL  
LOIS S. FOX, Notary Public  
Norristown Boro, Montgomery County  
My Commission Expires May 30, 2013

FOX AND FOX Attorneys at Law, P.C.  
BY: CRAIG H. FOX  
Identification No. 49509  
706 One Montgomery Plaza  
Norristown, PA 19401  
(610) 275-7990

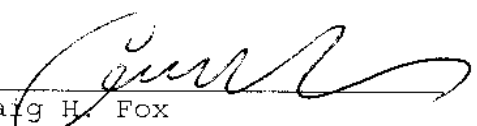
Attorney for Plaintiff

SPRINGLEAF FINANCIAL SERVICES : COURT OF COMMON PLEAS OF  
OF PENNSYLVANIA, INC., f/k/a COLUMBIA COUNTY, PA  
AMERICAN GENERAL CONSUMER :  
DISCOUNT COMPANY  
132 W. Front Street : No. 2011-CV-973  
Berwick, PA 18603-4702  
:  
v.  
:  
MARK A. PRICE  
952 Mainville Drive :  
Bloomsburg, PA 17815 :

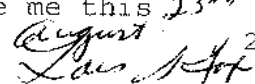
AFFIDAVIT OF NON-MILITARY SERVICE

Craig H. Fox, Esquire hereby verifies that he represents the Plaintiff in the above entitled case; that he is authorized to make this verification on behalf of the Plaintiff; that to the best of his knowledge, information and belief the above named Defendant is over 18 years of age; the address of Defendant is as stated in the caption; the occupation of Defendant is unknown; and Defendant is not in the Military Service of the United States, nor any State or Territory thereof or its allies as defined in the Soldier's and the Sailor's Civil Relief Act of 1940 and the amendments thereto. Deponent further states that he understand that these statements are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date:

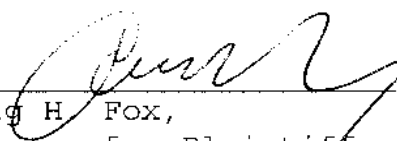
  
Craig H. Fox  
Attorney for Plaintiff

Sworn to and subscribed  
before me this 23<sup>rd</sup> day  
of August 2011

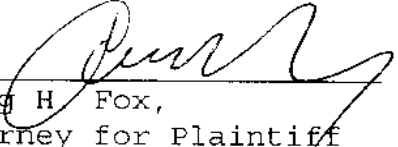
  
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WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, 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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
\_\_\_\_\_  
Craig H. Fox,  
Attorney for Plaintiff

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which 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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
\_\_\_\_\_  
Craig H. Fox,  
Attorney for Plaintiff

### LEGAL PROPERTY DESCRIPTION

ALL THAT CERTAIN lot of land situated in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the middle of the public road leading from Derr's Store to Mainville at a corner of lot of Allison Derr; thence by said lot, south 68 degrees west, 135 feet to bank of Mill Race; thence by said mill race, north 42 degrees west 48 feet to land of J.B. Nuss, thence by land of J.B. Nuss, north 68 degrees east, 150 feet to the middle of the aforesaid public road; thence along said road, south 20 degrees east, 45 feet to the place of beginning.

CONTAINING 6390 sq. ft. of land, be the same more or less.  
WHEREON are erected a two story frame dwelling house and outbuildings.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING Parcel # 22-05-028.

TITLE VESTED IN Mark A. Price as follows:

BEING the same premises which Arnold W. Michael and Leah G. Michael, husband and wife, dated 4/8/1997 and recorded 4/9/1997 at Columbia County, Pennsylvania in Record Book 651, page 1002, granted and conveyed unto Jeffrey A. Price and Mark A. Price, as tenants by the entireties, in fee

AND, by Order entered to #2000 MV-116 and recorded 4/4/2001 in instrument No. 200102818, the Deed in Record Book 651 page 1002 was reformed to substitute "as joint tenants with right of survivorship" in place of "as tenants by the entireties".

AND the said Jeffrey A. Price had since departed this life on 6/7/2000, whereby title to said premises became vested in Mark A. Price by right of survivorship.

BEING KNOWN AS 952 Mainville Drive, Bloomsburg, PA 17815

IMPROVEMENTS: Single family two story

**FOX AND FOX  
ATTORNEYS AT LAW, P.C.**

IOLTA ACCOUNT  
425 SWEDE STREET  
ONE MONTGOMERY PLAZA, SUITE 706  
NORRISTOWN, PA 19401  
(610) 275-7990

PNC Bank, N.A.  
Philadelphia, PA 020

3-5-310

DATE

NUMBER

AMOUNT

\*\*\$1,350.00

08/23/2011

2217

\*\*\* ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

PAY

TO THE Sheriff of Columbia County  
ORDER OF

Springleaf v. Price

  
AUTHORIZED SIGNATURE

⑈002217⑈ ⑆031000053⑆ 8620847022⑈

2217

Security features. Details on back.

