

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



Plaintiff
AMERICAN GENERAL CONSUMER
DISCOUNT COMPANY

vs.

Defendant
MAXINE M DONNELLY
MATTHEW S DONNELLY

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, February 8, 2012

Writ of Execution No. : 2011CV85

Advance Sheriff Costs: 1,350.00

Location of the real estate: 234 S FOURTH STREET, CATAWISSA, PA 17820

Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	12.00
Crying Sale	10.00
Service	225.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	160.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,008.42
Web Posting	100.00
Notary Fee	15.00
Transfer Tax Form	25.00
Mailing Costs	42.00
Copies	7.50
Solicitor Services	75.00
Sheriff Automation Fund	50.00

Total Sheriff Costs 1,877.42

Municipal Costs

Delinquent Taxes	1,170.18
Water	67.15
Sewer	94.55
Other	595.62

ELECTRIC

Total Municipal Costs 1,927.50

Distribution Costs

Recording Fees	55.00
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Total Distribution Costs 55.00

Grand Total: 3,859.92

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

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

(c) CountySafe Sheriff, Telesoft, Inc.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

American Gen. Cars, Inc. vs. Maurice & Kathleen Juncilly

NO. 143-11 ED NO. 85-11 JD

DATE/TIME OF SALE: Feb. 8 0900

BID PRICE (INCLUDES COST) \$ 3859.92

POUNDAGE - 2% OF BID \$ 77.20

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3937.12

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):  _____

TOTAL DUE: \$ 3937.12

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2587.12

Phone: (570) 356-2561

CATAWISSA BOROUGH
307 MAIN STREET
CATAWISSA, PA 17820
Email: cataboro@catawissaboro.com

Fax: (570)356-2794

February 3, 2012

Sheriff of Columbia County
Attn: Sheriff Timothy T. Chamberlain
Court House P.O. Box 380
Bloomsburg, PA 17815

Dear Sheriff Chamberlain,

Below is the amounts owed to the Catawissa Borough electric and sewer for:

1. DOCKET #2011 CV 1201 Paul & Shirley L. Brobst

Electric amount owed	\$1042.96
Sewer amount owed	<u>521.90</u>
Total amount owed	\$1,564.86

2. DOCKET #2011 CV 1200 Paul & Shirley Brobst

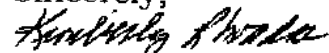
Electric Amount owed	\$330.53
Sewer Amount owed	<u>127.10</u>
Total Amount owed	\$457.63

3. DOCKET #2011 CV 85 Maxine & Matthew Donnelly.

Electric Amount owed	\$595.62
Sewer Amount owed	<u>94.55</u>
Total Amount owed	\$690.17

Thank you for your time and consideration.

Sincerely,



Kimberly Rhoades
Secretary

KNOW ALL MEN BY THESE PRESENTS,

That I, Timothy T. Chamberlain, Sheriff of the County of Columbia in the Commonwealth of Pennsylvania, for and in consideration of the sum of **THREE THOUSAND NINE HUNDRED THIRTY-SEVEN and 12/100 (\$3,937.12) DOLLARS**, in hand paid, the receipt whereof is hereby acknowledged, does hereby grant and convey to **SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA, f/k/a AMERICAN CONSUMER DISCOUNT COMPANY**, of 132 W. Front Street, Berwick, Pennsylvania, 18603, its successors and assigns,

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

BEGINNING at a corner stone in the center of Fourth Street and at the intersection of Fourth Street at Shumans Street and **THENCE** North Seventeen (17) degrees East, Twenty-Five (25.00) feet; **THENCE** along Shuman Street, One Hundred Twelve and Five Tenths (112.5) feet to a corner of lot now or formerly in tenure of Charles Reigel; **THENCE** North along said lot, Seventy-One (71) feet to a corner of said Reigel lot and lot now or formerly of Alexander Lillie; **THENCE** West along said Lillie lot, One Hundred Twelve and Five Tenths (112.5) feet to Fourth Street; **THENCE** South along said Street, Seventy-One (71) feet to the place of **BEGINNING**.

TITLE IS VESTED IN Maxine M. Donnelly and Matthew S. Donnelly, by Deed from Maxine M. Donnelly, dated 3/11/2008 and recorded 3/11/2008 in Instrument No. 200802197. **IMPROVEMENTS:** Single family Victorian

BEING Parcel No. **08-05-077**.

PROPERTY ADDRESS: 234 S FOURTH STREET, CATAWISSA, PA 17820

The same having been sold by me to the said Grantee on the 8th day of February, 2012, after due advertisement according to law, under and by virtue of a Writ of Execution # 143- ED- 2012, issued on the 17th day of October, 2012, out of the Court of Common Pleas of the County of Columbia and Commonwealth of Pennsylvania as of Term 2011 Number 85, at the suit of **American Consumer Discount Company** against **Maxine M. Donnelly and Matthew S. Donnelly**

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

LEON H. FOX, JR. [□]
CRAIG H. FOX ^{□♦♦}
JEFFREY V. MATTEO [□]
PETER H. THOMAS [□]
JOSEPH B. WASSEL ^{□*}
BENJAMIN E. WITMER ^{□#}
JESSICA A. MILLER ^{□*}

(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

February 9, 2012

Sheriff of Columbia County
Court House - P.O. Box 360
35 West Main Street
Bloomsburg, PA 17815
Attn: Sheriff Tim Chamberlain/Real Estate Div.

Re: American General Consumer Discount Company v. Maxine M. Donnelly
and Matthew S. Donnelly
Property address: 234 S. Fourth Street, Catawissa, PA 17820
Docket no. **2011-CV-85**
Sheriff Sale date: February 8, 2012
Our file no. 9400.95

Dear Sir/Madam:

I have enclosed two (2) original Transfer Tax Statement of Value forms along with a copy of the Mortgage, Note and Merger documents. Kindly time stamp the additional copy and return it to me in the envelope provided. Also enclosed is a check from Springleaf made payable to the Sheriff of Columbia County in the amount of \$2,587.12.

Please have the Sheriff Sale Deed prepared in the name of Springleaf Financial Services of Pennsylvania, Inc., fka American General Consumer Discount Company. Their address is 132 W. Front Street, Berwick, PA 18603.

Of course, should you have any questions please call. Thank you for your time and attention in this regard.

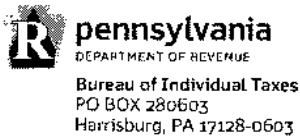
Very truly yours,

Craig H. Fox

CHF/sr

Enclosure

cc: Springleaf Financial Services of Pennsylvania, Inc.



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name

Craig H. Fox, Esquire

Telephone Number:

(610) 275-7990

Mailing Address

706 One Montgomery Plaza

City

Norristown

State

PA

ZIP Code

19401

B. TRANSFER DATA

Grantor(s)/Lessor(s)

Sheriff of Columbia County

Mailing Address

35 W. Main Street, Box 360

City

Bloomsburg

State

PA

ZIP Code

17815

C. Date of Acceptance of Document

Grantee(s)/Lessee(s) Springleaf Financial Services of Pennsylvania, Inc., fka American General**

Mailing Address

132 W. Front Street

City

Berwick

State

PA

ZIP Code

18603

D. REAL ESTATE LOCATION

Street Address

234 S. Fourth Street

City, Township, Borough

Borough of Catawissa

County

Columbia

School District

Southern Columbia Area

Tax Parcel Number

08-05-077

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☐ N

1. Actual Cash Consideration

3,937.12

2. Other Consideration

+ -0-

3. Total Consideration

= 3,937.12

4. County Assessed Value

25,132

5. Common Level Ratio Factor

X 3.79

6. Fair Market Value

= 95,250.28

F. EXEMPTION DATA

1a. Amount of Exemption Claimed

95,250.28

1b. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest Conveyed

100%

Check Appropriate Box Below for Exemption Claimed.☐ Will or intestate succession.

(Name of Decedent)

(Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)☐ Transfer from a trust. Date of transfer into the trust

If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)☐ Other (Please explain exemption claimed.)

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

Signature of Correspondent or Responsible Party

Date

2/8/2010

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

**Consumer Discount Company

PLEASE FOLD AND DETACH AT PERFORATION LINE FOR RETURNING TO YOUR BANK

Springleaf
Financial

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

SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA, INC.

BERWICK, PA

NO. 149725187

66-156/531

PAY TO THE
ORDER OF:

COLUMBIA COUNTY SHERIFF

DATE 02/08/12

THE SUM OF:

\$2,587.12 * *

DOLLAR TWO / 587/12 ONE - TWO

FOR: DONNELLY SHERIFF SALE COSTS

CHECK AMOUNT

\$2,587.12**

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

Deetha Jones
AUTHORIZED SIGNATURE



⑈149725187⑈ ⑆053101561⑆ 2079900058575⑈

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

} SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV85

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, FEBRUARY 08, 2012
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 piece and parcel of land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a corner stone in the center of Fourth Street and at the intersection of Fourth Street at Shuman's Street and THENCE North Seventeen (17) degrees East, Twenty-Five (25.00) feet; THENCE along Shuman Street, One Hundred Twelve and Five Tenths (112.5) feet to a corner of lot now or formerly in tenure of Charles Reigel; THENCE North along said lot, Seventy-One (71) feet to a corner of said Reigel lot and lot now or formerly of Alexander Lillie; THENCE West along said Lillie lot, One Hundred Twelve and Five Tenths (112.5) feet to Fourth Street; THENCE South along said Street, Seventy-One (71) feet to the place of BEGINNING.

BEING Parcel No. 08-05-077.
TITLE IS VESTED IN Maxine M. Donnelly and Matthew S. Donnelly, by Deed from Maxine M. Donnelly, dated 3/11/2008 and recorded 3/11/2008 in Instrument No. 200802197.

IMPROVEMENTS: Single family Victorian

PROPERTY ADDRESS: 234 S FOURTH STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-05-077

Seized and taken into execution to be sold as the property of MAXINE M DONNELLY, MATTHEW S DONNELLY in suit of AMERICAN GENERAL CONSUMER DISCOUNT COMPANY.

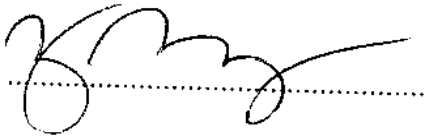
TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid 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.sheriffofcolumbiacounty.com

w deposes and says that Press Enterprise is
l office and place of business at 3185
mbia and State of Pennsylvania, and was
been published daily, continuously in said
ttached notice January 18, 25 and February 1.
ne of the officers or publisher or designated
a which legal advertisement was published;
sted in the subject matter of said notice and
oregoing statement as to time, place, and



.....day of February.....2012.....



(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
or publishing the foregoing notice, and the

Catawissa Water Authority
Borough of Catawissa
19 Schoolhouse Road
P. O. Box 54
Catawissa, PA 17820
Phone: 570-356-2172 Fax: 570-356-7695

February 3, 2012

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

RE: First Keystone Community Bank vs. Paul L Brobst & Shirley L Brobst
Docket # 2011 CV 1200 2011-ED-161

First Keystone Community Bank vs. Paul L Brobst & Shirley L Brobst
Docket # 2011 CV 1201 2011-ED-162

Maxine M Donnelly & Matthew S Donnelly

Dear Sheriff Chamberlain:

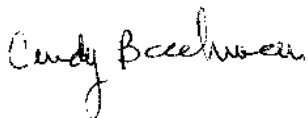
Following are the water utility amounts owed to the Catawissa Water Authority by the above referenced properties.

The following is a summation of amount owed as of February 3, 2012:

Paul & Shirley Brobst - 237 South 3rd St., Catawissa, PA	\$ 198.35
Paul & Shirley Brobst - 227, 229 & 231 South 3rd St., Catawissa, PA	\$ 723.02
Maxine & Matthew Donnelly - 234 South 4th St., Catawissa, PA	\$ 67.15

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Fax: 570-356-7695

February 3, 2012

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

RE: First Keystone Community Bank vs. Paul L Brobst & Shirley L Brobst
Docket # 2011 CV 1200 2011-ED-161

First Keystone Community Bank vs. Paul L Brobst & Shirley L Brobst
Docket # 2011 CV 1201 2011-ED-162

Maxine M Donnelly & Matthew S Donnelly

Dear Sheriff Chamberlain:

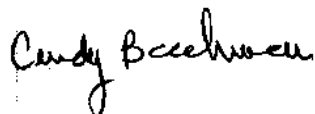
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Maxine & Matthew Donnelly - 234 South 4th St., Catawissa, PA	\$ 67.15

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

SHERIFF'S SALE COST SHEET

VS. _____

NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

✓ DOCKET/RETURN	\$15.00	
✓ SERVICE PER DEF.	\$ <u>225.00</u>	
✓ LEVY (PER PARCEL	\$15.00	
✓ MAILING COSTS	\$ <u>42.00</u>	
✓ ADVERTISING SALE BILLS & COPIES	\$17.50	
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00	
✓ MILEAGE	\$ <u>12.00</u>	
✓ POSTING HANDBILL	\$15.00	
✓ CRYING/ADJOURN SALE	\$10.00	
✓ SHERIFF'S DEED	\$35.00	
✓ TRANSFER TAX FORM	\$25.00	
✓ DISTRIBUTION FORM	\$25.00	
✓ COPIES	\$ <u>7.50</u>	
✓ NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>474.00</u>

✓ WEB POSTING	\$150.00	
✓ PRESS ENTERPRISE INC.	\$ <u>108.42</u>	
✓ SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>123.42</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20__	\$ _____	
SCHOOL DIST. 20__	\$ _____	
DELINQUENT 20__	\$ <u>1170.18</u>	
TOTAL *****		\$ <u>1170.18</u>

MUNICIPAL FEES DUE:

SEWER 20__	\$ _____	
WATER 20__	\$ _____	
TOTAL *****		\$ <u>0.00</u>

✓ SURCHARGE FEE (DSTE)	\$ <u>160.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 3102.60

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
MAXINE M DONNELLY (et al.)

Case Number
2011CV85

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	11/17/2011
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	234 S FOURTH STREET CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	01/05/12
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. _____

(POSTING)

2011CV85

234 S FOURTH STREET, CATAWISSA, PA 17820

EXP: 11/17/2011

County 024

PARCEL ID:

08-0

7-00,000

YEAR:

2012

ALTERNATE ID:

EFFECTIVE DATE:

[illegible]

1,118.62¢

16 • 56 •

30 • †

5. +

1, 170-188.

Interest
R+C Notice
Tax Cert

R+C Notice

Tax Cert

Total

March
Amount

Amount

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

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LEON H. FOX
1901-1982

JAMES P. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

LEON H. FOX, JR.¹
CRAIG H. FOX^{2*}
JEFFREY V. MATTEO³
PETER H. THOMAS⁴
JOSEPH B. WASSEL^{5*}
BENJAMIN E. WITMER^{6#}
JESSICA A. MILLER^{7*}

¹ ADMITTED TO PENNSYLVANIA BAR
² ADMITTED TO NEW JERSEY BAR ALSO
³ ADMITTED TO FLORIDA BAR ALSO
⁴ ADMITTED TO FLORIDA BAR ALSO
⁵ ADMITTED TO FLORIDA BAR ALSO
⁶ MASTERS IN BUSINESS ADMINISTRATION

January 3, 2012

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

Re: American General Consumer Discount Company v. Maxine M.
Donnelly and Matthew S. Donnelly
Property address: 234 S. Fourth Street, Catawissa, PA 17820
Docket no. 2011-CV-85
Sheriff Sale date: February 8, 2012
Our file no. 9400.95

Dear Sir/Madam:

Enclosed for filing please find an Affidavit of Service.
Kindly time stamp the additional copy and return it to me in the
envelope provided.

Of course, should you have any questions please call.
Thank you for your time and attention in this regard.

Very truly yours,


Craig H. Fox

CHF/sr

Enclosures

cc: American General Consumer Dist. Co.
Sheriff of Columbia County, w/encl.

FOX AND FOX Attorneys at Law, P.C.
By: Craig H. Fox, Esquire
Attorney I.D. No. 49509
706 One Montgomery Plaza
Norristown, PA 19401
(610) 275-7990

Attorney for Plaintiff

AMERICAN GENERAL CONSUMER	:	COURT OF COMMON PLEAS
DISCOUNT COMPANY	:	COLUMBIA COUNTY
132 W. Front Street	:	
Berwick, PA 18603-4702	:	
	:	
vs.	:	No. 2011-CV-85
	:	
MAXINE M. DONNELLY and	:	
MATTHEW S. DONNELLY	:	
234 S. Fourth Street	:	
Catawissa, PA 17820	:	

AFFIDAVIT OF SERVICE

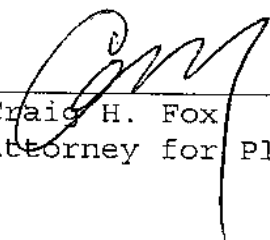
Craig H. Fox, attorney for Plaintiff, American General Consumer Discount Company, being duly sworn according to law, states the following:

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 November 7, 2011 and January 3, 2012 via regular first class mail, Certificate of Mailing, postage pre-paid as well as copies of the Writ of Execution, Praecipe for Writ of Execution and related Sheriff Sale documents to Garry Wamser, Esquire via Certificate of Mailing on January 3, 2012.

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".

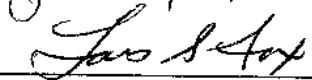
3. I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.



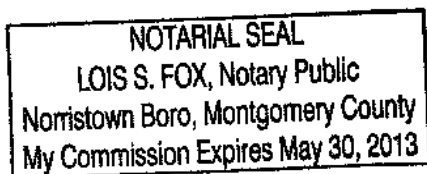
Craig H. Fox
Attorney for Plaintiff

Sworn to and Subscribed
before me this 3rd day

of January, 2012.



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.[□]
CRAIG H. FOX^{□**}
JEFFREY V. MATTEO[□]
PETER H. THOMAS[□]
JOSEPH B. WASSEL^{□*}
BENJAMIN E. WITMER^{□#}
JESSICA A. MILLER^{□*}

(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

November 7, 2011

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: All Parties In Interest And Claimants

OWNER(S): MAXINE M. DONNELLY and MATTHEW S. DONNELLY

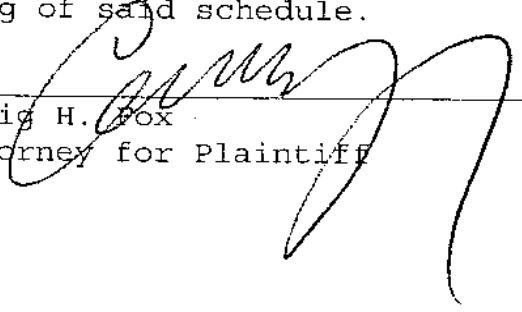
PROPERTY: 234 S. Fourth Street, Columbia County, Catawissa, PA, 17820 (See attached description)

IMPROVEMENTS: Single family Victorian

TAX PARCEL(S): 08-05-077

The above-captioned property is scheduled to be sold on Wednesday, February 8, 2012 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 piece and parcel of land situate in the Borough of Catawissa, . County of Columbia and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a corner stone in the center of Fourth Street and at the intersection of Fourth Street at Shumans Street and THENCE North Seventeen (17) degrees East, Twenty-Five (25.00) feet; THENCE along Shuman Street, One Hundred Twelve and Five Tenths (112.5) feet to a corner of lot now or formerly in tenure of Charles Reigel; THENCE North along said lot, Seventy-One (71) feet to a corner of said Reigel lot and lot now or formerly of Alexander Lillie; THENCE West along said Lillie lot, One Hundred Twelve and Five Tenths (112.5) feet to Fourth Street; THENCE South along said Street, Seventy-One (71) feet to the place of BEGINNING.

BEING Parcel No. 08-05-077.

TITLE IS VESTED IN Maxine M. Donnelly and Matthew S. Donnelly, by Deed from Maxine M. Donnelly, dated 3/11/2008 and recorded 3/11/2008 in Instrument No. 200802197.

IMPROVEMENTS: Single family Victorian



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: 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

940095



U.S. POSTAGE® PTNEY BOWES
ZIP 19401 \$001.15⁰
02 1W
0001368467 NOV 07 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: Discover Bank
6500 New Albany Road
New Albany, OH 43054

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

940095



U.S. POSTAGE® PTNEY BOWES
ZIP 19401 \$001.15⁰
02 1W
0001368467 NOV 07 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: Borough of Catawissa (Sewer)
307 Main Street
Catawissa, PA 17820

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

940095



U.S. POSTAGE® PTNEY BOWES
ZIP 19401 \$001.15⁰
02 1W
0001368467 NOV 07 2011

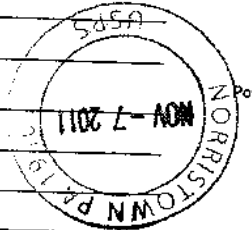
**Certificate Of Mailing**

To: met

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: Southern Columbia
School District
800 Southern Drive
Catawissa, PA 17820



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

940095



U.S. POSTAGE® PITNEY BOWES
ZIP 19401 \$001.15⁰
02 1M
0001368467 NOV 07 2011

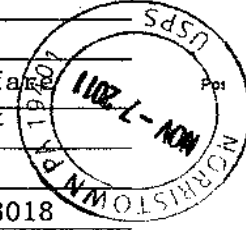
**Certificate Of Mailing**

To: p met

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: 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

940095



U.S. POSTAGE® PITNEY BOWES
ZIP 19401 \$001.15⁰
02 1M
0001368467 NOV 07 2011

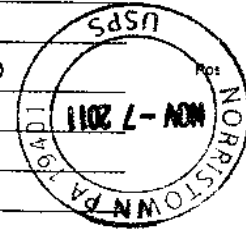
**Certificate Of Mailing**

To: met

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: Riverwalk HOLDINGS, LTD
1132 Glade Road
Colleyville, TX 76034



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

940095



U.S. POSTAGE® PITNEY BOWES
ZIP 19401 \$001.15⁰
02 1M
0001368467 NOV 07 2011

**Certificate Of Mailing**Top
met

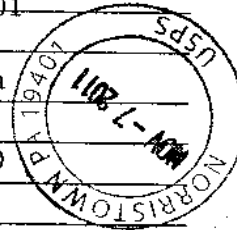
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From: **Craig H. Fox, Esquire**

FOX AND FOX Attorneys at Law, P.C.
706 One Montgomery Plaza
Norristown, PA 19401

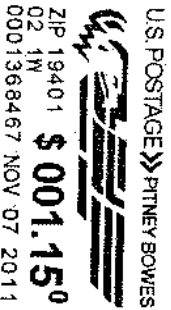
To: **Borough of Catawissa**

307 Main Street
Catawissa, PA 17820



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

940095

**Certificate Of Mailing**Top
met

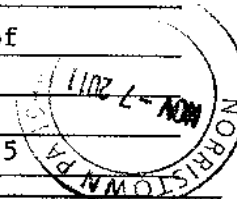
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From: **Craig H. Fox, Esquire**

FOX AND FOX Attorneys at Law, P.C.
706 One Montgomery Plaza
Norristown, PA 19401

To: **Domestic Relations of**

Columbia county
35 W. Main Street
Bloomsburg, PA 17815



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

940095

**Certificate Of Mailing**Top
met

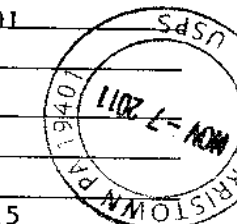
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From: **Craig H. Fox, Esquire**

FOX AND FOX Attorneys at Law, P.C.
706 One Montgomery Plaza
Norristown, PA 19401

To: **Columbia county Tax**

Claim Bureau
35 W. Main Street
Bloomsburg, PA 17815



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

940095





Certificate Of Mailing

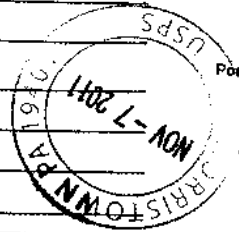
To: mail

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: Paula Clark, Local
Tax Collector
138 South Street
Catawissa, PA 17820



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

940095



ZIP 19401 \$001.15⁰
02 1W
0001368467 NOV 07 2011



Certificate Of Mailing

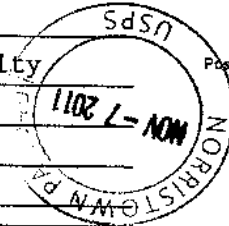
To: p. mail

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: Catawissa Water Authority
19 Schoolhouse Road
Catawissa, PA 17820



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

940095



ZIP 19401 \$001.15⁰
02 1W
0001368467 NOV 07 2011



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

LEON H. FOX, JR.[□]
CRAIG H. FOX^{□**}
JEFFREY V. MATTEO[□]
PETER H. THOMAS[□]
JOSEPH B. WASSEL^{□*}
BENJAMIN E. WITMER^{□#}
JESSICA A. MILLER^{□*}

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LEON H. FOX
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JAMES R. 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

January 3, 2012
(Via Certificate of Mailing)

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
Attn: Garry Wamser, Esquire

Re: American General Consumer Discount Company - Maxine M.
Donnelly and Matthew S. Donnelly
Docket no. 2011-CV 85
Our file no. 9400.95

Dear Mr. Wamser:

Enclosed please find a copy of the following pleadings:

1. Writ of Execution;
2. 3129 Affidavit;
3. Notice of Sheriff Sale;
4. Act 91 Certification;
5. Notice of Owners Rights;
6. Writ of Execution Notice;
7. Affidavit of Non-Military Service;
8. legal description

Should you have any questions please call me.

Very truly yours

Craig H. Fox

CHF/sr

Enclosures

cc: American General Consumer Dist. Co.

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

LEON H. FOX, JR.[□]
CRAIG H. FOX^{□*}
JEFFREY V. MATTEO[□]
PETER H. THOMAS[□]
JOSEPH B. WASSEL^{□*}
BENJAMIN E. WITMER^{□#}
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* ADMITTED TO NEW JERSEY BAR ALSO
+ ADMITTED TO FLORIDA BAR ALSO
MASTERS IN BUSINESS ADMINISTRATION

January 3, 2012

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: All Parties In Interest And Claimants

OWNER(S): MAXINE M. DONNELLY and MATTHEW S. DONNELLY

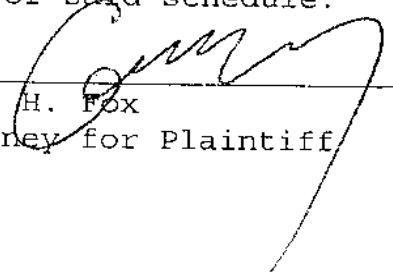
PROPERTY: 234 S. Fourth Street, Columbia County, Catawissa, PA, 17820 (See attached description)

IMPROVEMENTS: Single family Victorian

TAX PARCEL(S): 08-05-077

The above-captioned property is scheduled to be sold on Wednesday, February 8, 2012 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 piece and parcel of land situate in the Borough of Catawissa, . County of Columbia and Commonwealth of Pennsylvania bounded and described as follows:

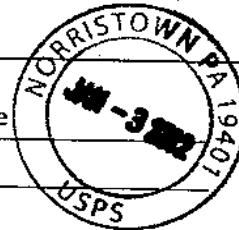
BEGINNING at a corner stone in the center of Fourth Street and at the intersection of Fourth Street at Shumans Street and THENCE North Seventeen (17) degrees East, Twenty-Five (25.00) feet; THENCE along Shuman Street, One Hundred Twelve and Five Tenths (112.5) feet to a corner of lot now or formerly in tenure of Charles Reigel; THENCE North along said lot, Seventy-One (71) feet to a corner of said Reigel lot and lot now or formerly of Alexander Lillie; THENCE West along said Lillie lot, One Hundred Twelve and Five Tenths (112.5) feet to Fourth Street; THENCE South along said Street, Seventy-One (71) feet to the place of BEGINNING.

BEING Parcel No. 08-05-077.

TITLE IS VESTED IN Maxine M. Donnelly and Matthew S. Donnelly, by Deed from Maxine M. Donnelly, dated 3/11/2008 and recorded 3/11/2008 in Instrument No. 200802197.

IMPROVEMENTS: Single family Victorian

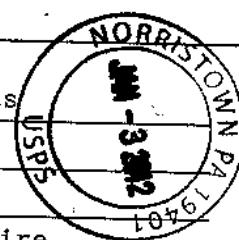
U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From: Craig H. Fox, Esquire Fox and Fox Attorneys at Law, P.C. 706 One Montgomery Plaza Norristown, PA 19401	
One piece of ordinary mail addressed to: Asset Acceptance, assignee of Citibank 28405 Van Dyke Warren, MI 48093	



PS Form 3817, January 2001

9400.95

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From: Craig H. Fox, Esquire Fox and Fox Attorneys at Law, P.C. 706 One Montgomery Plaza Norristown, PA 19401	
One piece of ordinary mail addressed to: North Penn Legal Services 168 East Fifth Street Bloomsburg, PA 17815 Attn: Garry Wamser, Esquire	



PS Form 3817, January 2001

9400.95

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
MAXINE M DONNELLY (et al.)

Case Number
2011CV85

SHERIFF'S RETURN OF SERVICE

10/18/2011 01:35 PM - 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 MAXINE DONNELLY-MOTHER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MATTHEW S DONNELLY AT 234 S FOURTH STREET, CATAWISSA, PA 17820.


JEFFREY PRICE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

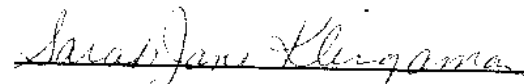
October 19, 2011

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

NOTARY

Affirmed and subscribed to before me this

19TH day of OCTOBER, 2011

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




AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
MAXINE M DONNELLY (et al.)

Case Number
2011CV85

SHERIFF'S RETURN OF SERVICE

10/18/2011 01:35 PM - 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: MAXINE M DONNELLY AT 234 S FOURTH STREET, CATAWISSA, PA 17820.


JEFFREY PRICE, DEPUTY

SO ANSWERS,

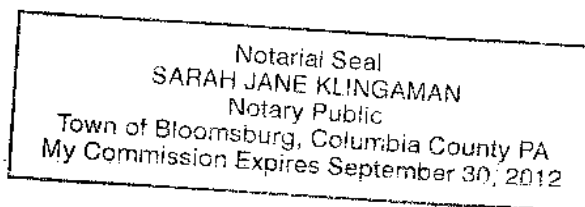

TIMOTHY T. CHAMBERLAIN, SHERIFF

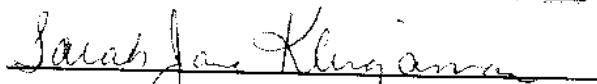
October 19, 2011

NOTARY

Affirmed and subscribed to before me this

19TH day of OCTOBER 2011





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

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

LEON H. FOX, JR.¹
CRAIG H. FOX^{1**}
JEFFREY V. MATTEO²
PETER H. THOMAS²
JOSEPH B. WASSEL^{1*}
BENJAMIN E. WITMER^{2#}
JESSICA A. MILLER^{2*}

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

LEON H. FOX
1901-1982

JAMES R. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

¹ ADMITTED TO PENNSYLVANIA BAR
² ADMITTED TO NEW JERSEY BAR ALSO
⁺ ADMITTED TO FLORIDA BAR ALSO
[#] MASTERS IN BUSINESS ADMINISTRATION

January 3, 2012

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

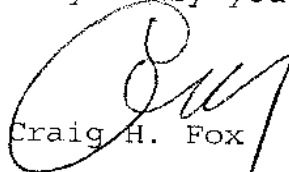
Re: American General Consumer Discount Company v. Maxine M.
Donnelly and Matthew S. Donnelly
Property address: 234 S. Fourth Street, Catawissa, PA 17820
Docket no. **2011-CV-85**
Sheriff Sale date: February 8, 2012
Our file no. 9400.95

Dear Sir/Madam:

Enclosed for filing please find an Amended Affidavit
Pursuant to Rule 3129. Kindly time stamp the additional copy
and return it to me in the envelope provided.

Of course, should you have any questions please call.
Thank you for your time and attention in this regard.

Very truly yours,


Craig H. Fox

CHF/sr

Enclosures

cc: American General Consumer Dist. Co.
Sheriff of Columbia County, w/encl.

FOX AND FOX Attorneys at Law, P.C.
By: Craig H. Fox, Esquire
Attorney I.D. No. 49509
706 One Montgomery Plaza
Norristown, PA 19401
(610) 275-7990

Attorney for Plaintiff

AMERICAN GENERAL CONSUMER	:	COURT OF COMMON PLEAS
DISCOUNT COMPANY	:	COLUMBIA COUNTY
132 W. Front Street	:	
Berwick, PA 18603-4702	:	
	:	
vs.	:	No. 2011-CV-85
	:	
MAXINE M. DONNELLY and	:	
MATTHEW S. DONNELLY	:	
234 S. Fourth Street	:	
Catawissa, PA 17820	:	

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1,2,3

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 234 S. Fourth Street, Columbia County, Catawissa, PA 17820 (see property descriptions attached).

1. Name and address of Owners or Reputed Owners:

Name	Address (if address cannot be reasonably ascertained, please so indicate)
MAXINE M. DONNELLY	234 S. Fourth Street Catawissa, PA 17820

MATTHEW S. DONNELLY

234 S. Fourth Street
Catawissa, PA 17820

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

Name

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

MAXINE M. DONNELLY

234 S. Fourth Street
Catawissa, PA 17820

MATTHEW S. DONNELLY

234 S. Fourth Street
Catawissa, PA 17820

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
Tax Claim Bureau

a) 35 W. Main Street
Bloomsburg, PA 17815

b) Domestic Relations of
Columbia County

b) 35 W. Main Street
Bloomsburg, PA 17815

c) Borough of Catawissa
(570) 356-2561

c) 307 Main Street
Catawissa, PA 17820

d) Southern Columbia
School District

d) 800 Southern Drive
Catawissa, PA 17820

e) PA Dept. of Public
Welfare

e) Bureau of Child Support
Enforcement
P.O. Box 8018
Harrisburg, PA 17105-8018

f) PA Dept. of Revenue	f) The Bureau of Compliance Attn: Sheriff Sale Section P.O. Box 218230 Harrisburg, PA 17128-1230
g) Riverwalk Holdings, LTD	g) 1132 Glade Road Colleyville, TX 76034
h) Discover Bank	h) 6500 New Albany Road New Albany, OH 43054
i) Borough of Catawissa (Sewer)	i) 307 Main Street Catawissa, PA 17820
j) Paula Clark, Local Tax Collector	j) 138 South Street Catawissa, PA 17820
k) Catawissa Water Auth.	k) 19 Schoolhouse Road Catawissa, PA 17820
l) Asset Acceptance, assignee of Citibank	l) 28405 Van Dyke Warren, MI 48093

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)
------	---

a) 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.

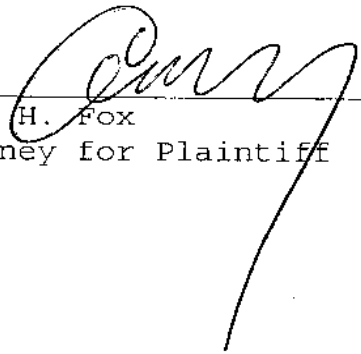
7. Name and address of every other person of whom the plaintiff has knowledge that has any interest in the property which may be affected by the sale:

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, 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 piece and parcel of land situate in the Borough of Catawissa, . County of Columbia and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a corner stone in the center of Fourth Street and at the intersection of Fourth Street at Shumans Street and THENCE North Seventeen (17) degrees East, Twenty-Five (25.00) feet; THENCE along Shuman Street, One Hundred Twelve and Five Tenths (112.5) feet to a corner of lot now or formerly in tenure of Charles Reigel; THENCE North along said lot, Seventy-One (71) feet to a corner of said Reigel lot and lot now or formerly of Alexander Lillie; THENCE West along said Lillie lot, One Hundred Twelve and Five Tenths (112.5) feet to Fourth Street; THENCE South along said Street, Seventy-One (71) feet to the place of BEGINNING.

BEING Parcel No. 08-05-077.

TITLE IS VESTED IN Maxine M. Donnelly and Matthew S. Donnelly, by Deed from Maxine M. Donnelly, dated 3/11/2008 and recorded 3/11/2008 in Instrument No. 200802197.

IMPROVEMENTS: Single family Victorian

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
MAXINE M DONNELLY (et al.)

Case Number
2011CV85

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/17/2011

Warrant:

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

Serve To:

Name: CATAWISSA BOROUGH

Primary Address: 307 MAIN STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Kim RHODES

Relation: RECEPTIONIST

Date: 10-15-11

Time: 1:30

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.

CATAWISSA BOROUGH

2011CV85

307 MAIN STREET, CATAWISSA, PA 17820

EXP: 11/17/2011

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
MAXINE M DONNELLY (et al.)

Case Number
2011CV85

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/17/2011

Warrant:

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

Serve To:

Name: MATTHEW S DONNELLY

Primary Address: 234 S FOURTH STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: MAXINE DONNELLY

Relation: DEF'S MOTHER

Date: 10-18-11 Time: 1335

Deputy: 6 Mileage:

Attorney / Originator:

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

Phone: 610-275-7990

Service Attempts:

Date:	10-18-11					
Time:	1335					
Mileage:						
Deputy:	6					

Service Attempt Notes:

1. L/C
- 2.
- 3.
- 4.
- 5.
- 6.

DONNELLY, MATTHEW S

2011CV85

234 S FOURTH STREET, CATAWISSA, PA 17820

EXP: 11/17/2011

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
MAXINE M DONNELLY (et al.)

Case Number
2011CV85

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/17/2011

Zone:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia

Primary Address: 15 Perry Avenue
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: NOT FRANK

Relation: RECEPTIONIST

Date: 10-17-11

Time: 1540

Deputy: 60

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:

-
-
-
-
-
-

DOMESTIC RELATIONS

2011CV85

15 PERRY AVENUE, BLOOMSBURG, PA 17815

EXP: 11/17/2011

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
MAXINE M DONNELLY (et al.)

Case Number
2011CV85

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	11/17/2011	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 <u>Adult In Charge</u> Posted Other		
Adult In Charge:	HEATHER HYATT		
Relation:	CLERIC		
Date:	10-17-11	Time:	1525
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

2011CV85

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 11/17/2011

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
MAXINE M DONNELLY (et al.)

Case Number
2011CV85

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/17/2011

Zone:

Warrant:

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

Serve To:

Name: SOUTHERN COLUMBIA SCHOOL

Primary Address: 800 SOUTHERN DRIVE
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: NICOLE HEIM

Relation: HIGH SCHOOL SECRETARY

Date: 10-18-11 Time: 1400

Deputy: 60 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:

-
-
-
-
-
-

SOUTHERN COLUMBIA

2011CV85

800 SOUTHERN DRIVE, CATAWISSA, PA 17820

EXP: 11/17/2011

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

DATE: 18-OCT-11

FEE: \$5.00

CERT. NO10959

DONNELLY MAXINE M
MATTHEW S DONNELLY
234 SOUTH FOURTH STREET
CATAWISSA PA 17820

DISTRICT: CATAWISSA BORO
DEED
LOCATION: 234 S FOURTH ST CATAWISSA
PARCEL: 08 -05 -077-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING-- COSTS	TOTAL AMOUNT DUE
2009	PRIM	0.00	0.00	0.00	0.00
2010	PRIM	0.00	0.00	0.00	0.00
TOTAL DUE :					\$0.00

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

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

REQUESTED BY: Columbia County Sheriff dm.

Document Receipt

Trans #	40376	Carrier / service:	POST	2PM	10/17/2011
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Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000011187

Doc Ref #: 143ED2011

PHILADELPHIA PA 19106

Document Receipt

Trans #	40375	Carrier / service:	POST	2PM	10/17/2011
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Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000011170

Doc Ref #: 143ED2011

HARRISBURG PA 17128

Document Receipt

Trans #	40374	Carrier / service:	POST	2PM	10/17/2011
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Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000011163

Doc Ref #: 143ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 40373 Carrier / service: POST 2PM 10/17/2011

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000011156

Doc Ref #: 143ED2011

KING OR PA 19406
PRUSSIA

Document Receipt

Trans #	40371	Carrier / service:	POST	2PM	10/17/2011
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Ship to: 40371

DISCOVER BANK

6500 NEW ALBANY ROAD

Tracking #: 9171924291001000011149

Doc Ref #: 143ED2011

NEW ALBANY OH 43054

Document Receipt

Trans # 40370 Carrier / service: POST 2PM 10/17/2011

Ship to: 40370

RIVERWALK HOLDINGS, LTD

1132 GLADE ROAD

Tracking #: 9171924291001000011132

Doc Ref #: 143ED2011

COLLEYVILLE TX 76034

Document Receipt

Trans #	40369	Carrier / service:	POST	2PM	10/17/2011
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Ship to: 40369

PA DEPT OF PUBLIC WELFARE

PO BOX 8018

Tracking #: 9171924291001000011125

Doc Ref #: 17105

HARRISBURG PA 17105

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV85

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, FEBRUARY 08, 2012
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 piece and parcel of land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania bounded and described as follows:
BEGINNING at a corner stone in the center of Fourth Street and at the intersection of Fourth Street at Shuman Street and THENCE North Seventeen (17) degrees East, Twenty-Five (25.00) feet; THENCE along Shuman Street, One Hundred Twelve and Five Tenths (112.5) feet to a corner of lot now or formerly in tenure of Charles Reigel; THENCE North along said lot, Seventy-One (71) feet to a corner of said Reigel lot and lot now or formerly of Alexander Lillie; THENCE West along said Lillie lot, One Hundred Twelve and Five Tenths (112.5) feet to Fourth Street; THENCE South along said Street, Seventy-One (71) feet to the place of BEGINNING.

BEING Parcel No. 08-05-077.

TITLE IS VESTED IN Maxine M. Donnelly and Matthew S. Donnelly, by Deed from Maxine M. Donnelly, dated 3/11/2008 and recorded 3/11/2008 in Instrument No. 200802197.

IMPROVEMENTS: Single family Victorian

PROPERTY ADDRESS: 234 S FOURTH STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-05-077

Seized and taken into execution to be sold as the property of MAXINE M DONNELLY, MATTHEW S DONNELLY in suit of AMERICAN GENERAL CONSUMER DISCOUNT COMPANY.

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

REAL ESTATE OUTLINE

ED # 143-11

DATE RECEIVED 10-11-11
DOCKET AND INDEX 10-11-11

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>2456</u>

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

SALE DATE Feb. 8, 2012 TIME 0900
POSTING DATE Jan 5, 12
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan 12
2ND WEEK 25
3RD WEEK Feb. 1, 12

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

American General Consumer
Discount Company

132 W. Front Street
Berwick, PA 18603-4702

vs
Maxine M. Donnelly and
Matthew S. Donnelly
234 S. Fourth Street
Catawissa, PA 17820

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2011-CV-85 Term 19 E.D.

No. 2011-ED-143 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):

234 S. Fourth Street
Catawissa, PA 17820
(SEE ATTACHED LEGAL DESCRIPTION)

Amount Due

\$ 60,496.80

Interest from 1/6/2011

@ \$ 12.24/day

Total

\$

Plus costs

as endorsed.

Dated October 17, 2011
(SEAL)

Lami B. Kline
Prothonotary, Common Pleas Court of
Columbia County, Penna.

By:

Deputy

LEGAL PROPERTY DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Borough of Catawissa,. County of Columbia and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a corner stone in the center of Fourth Street and at the intersection of Fourth Street at Shumans Street and THENCE North Seventeen (17) degrees East, Twenty-Five (25.00) feet; THENCE along Shuman Street, One Hundred Twelve and Five Tenths (112.5) feet to a corner of lot now or formerly in tenure of Charles Reigel; THENCE North along said lot, Seventy-One (71) feet to a corner of said Reigel lot and lot now or formerly of Alexander Lillie; THENCE West along said Lillie lot, One Hundred Twelve and Five Tenths (112.5) feet to Fourth Street; THENCE South along said Street, Seventy-One (71) feet to the place of BEGINNING.

BEING Parcel No. 08-05-077.

TITLE IS VESTED IN Maxine M. Donnelly and Matthew S. Donnelly, by Deed from Maxine M. Donnelly, dated 3/11/2008 and recorded 3/11/2008 in Instrument No. 200802197.

IMPROVEMENTS: Single family Victorian

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

American General Consumer
Discount Company

132 W. Front Street
Berwick, PA 18603-4702

vs
Maxine M. Donnelly and
Matthew S. Donnelly
234 S. Fourth Street
Catawissa, PA 17820

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2011-CV-85 Term 19 E.D.

No. 2011-ED-143 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

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Lami B. Kline

Prothonotary, Common Pleas Court of
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Dated October 17, 2011
(SEAL)

By:

Deputy

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BEING Parcel No. 08-05-077.

TITLE IS VESTED IN Maxine M. Donnelly and Matthew S. Donnelly, by Deed from Maxine M. Donnelly, dated 3/11/2008 and recorded 3/11/2008 in Instrument No. 200802197.

IMPROVEMENTS: Single family Victorian

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

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

LEON H. FOX, JR.^U
CRAIG H. FOX^{U**}
JEFFREY V. MATTEO^D
PETER H. THOMAS^D
JOSEPH B. WASSEL^{U*}
BENJAMIN E. WITMER^{U#}
JESSICA A. MILLER^{D*}

^D ADMITTED TO PENNSYLVANIA BAR
^{*} ADMITTED TO NEW JERSEY BAR ALSO
⁺ ADMITTED TO FLORIDA BAR ALSO
[#] MASTERS IN BUSINESS ADMINISTRATION

LEON H. FOX
1901-1982

JAMES P. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

October 13, 2011

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


Re: American General Consumer Discount Company v. Maxine M.
Donnelly and Matthew S. Donnelly
Property address: 234 S. Fourth Street, Catawissa, PA 17820
Our file no. 9400.95

Dear Sir/Madam:

Please serve the Defendants, Maxine M. Donnelly and Matthew S. Donnelly at 234 S. Fourth Street, Catawissa, PA 17820 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

FOX AND FOX Attorneys at Law, P.C.

By: Craig H. Fox, Esquire

Attorney I.D. No. 49509

706 One Montgomery Plaza

Norristown, PA 19401

(610) 275-7990

Attorney for Plaintiff

AMERICAN GENERAL CONSUMER

DISCOUNT COMPANY

132 W. Front Street

Berwick, PA 18603-4702

vs.

MAXINE M. DONNELLY and

MATTHEW S. DONNELLY

234 S. Fourth Street

Catawissa, PA 17820

: COURT OF COMMON PLEAS

: COLUMBIA COUNTY

: No. 2011-CV-85

:

:

:

:

AFFIDAVIT PURSUANT TO RULE 3129.1,2,3

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 234 S. Fourth Street, Columbia County, Catawissa, PA 17820 (see property descriptions attached).

1. Name and address of Owners or Reputed Owners:

Name

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

MAXINE M. DONNELLY

234 S. Fourth Street
Catawissa, PA 17820

MATTHEW S. DONNELLY

234 S. Fourth Street
Catawissa, PA 17820

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

Name

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

MAXINE M. DONNELLY

234 S. Fourth Street
Catawissa, PA 17820

MATTHEW S. DONNELLY

234 S. Fourth Street
Catawissa, PA 17820

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
Tax Claim Bureau

a) 35 W. Main Street
Bloomsburg, PA 17815

b) Domestic Relations of
Columbia County

b) 35 W. Main Street
Bloomsburg, PA 17815

c) Borough of Catawissa
(570) 356-2561

c) 307 Main Street
Catawissa, PA 17820

d) Southern Columbia
School District

d) 800 Southern Drive
Catawissa, PA 17820

e) PA Dept. of Public
Welfare

e) Bureau of Child Support
Enforcement
P.O. Box 8018
Harrisburg, PA 17105-8018

f)	PA Dept. of Revenue	f)	The Bureau of Compliance Attn: Sheriff Sale Section P.O. Box 218230 Harrisburg, PA 17128-1230
g)	Riverwalk Holdings, LTD	g)	1132 Glade Road Colleyville, TX 76034
h)	Discover Bank	h)	6500 New Albany Road New Albany, OH 43054
i)	Borough of Catawissa (Sewer)	i)	307 Main Street Catawissa, PA 17820
j)	Paula Clark, Local Tax Collector	j)	138 South Street Catawissa, PA 17820
k)	Catawissa Water Auth.	k)	19 Schoolhouse Road Catawissa, PA 17820

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)
------	---

a)	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, 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 piece and parcel of land situate in the Borough of Catawissa, . County of Columbia and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a corner stone in the center of Fourth Street and at the intersection of Fourth Street at Shumans Street and THENCE North Seventeen (17) degrees East, Twenty-Five (25.00) feet; THENCE along Shuman Street, One Hundred Twelve and Five Tenths (112.5) feet to a corner of lot now or formerly in tenure of Charles Reigel; THENCE North along said lot, Seventy-One (71) feet to a corner of said Reigel lot and lot now or formerly of Alexander Lillie; THENCE West along said Lillie lot, One Hundred Twelve and Five Tenths (112.5) feet to Fourth Street; THENCE South along said Street, Seventy-One (71) feet to the place of BEGINNING.

BEING Parcel No. 08-05-077.

TITLE IS VESTED IN Maxine M. Donnelly and Matthew S. Donnelly, by Deed from Maxine M. Donnelly, dated 3/11/2008 and recorded 3/11/2008 in Instrument No. 200802197.

IMPROVEMENTS: Single family Victorian

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

LEON H. FOX, JR.¹
CRAIG H. FOX^{2**}
JEFFREY V. MATTEO³
PETER H. THOMAS⁴
JOSEPH B. WASSEL^{1*}
BENJAMIN E. WITMER^{1#}
JESSICA A. MILLER^{1*}

(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

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

October 13, 2011

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: All Parties In Interest And Claimants

OWNER(S) : MAXINE M. DONNELLY and MATTHEW S. DONNELLY

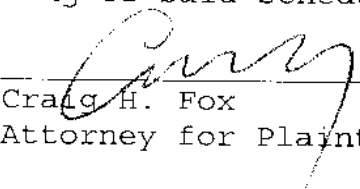
PROPERTY: 234 S. Fourth Street, Columbia County, Catawissa, PA, 17820 (See attached description)

IMPROVEMENTS: Single family Victorian

TAX PARCEL(S) : 08-05-077

The above-captioned property is scheduled to be sold on Wednesday, _____, 20____ 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

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IMPROVEMENTS: Single family Victorian

FOX AND FOX Attorneys at Law, P.C.

By: Craig H. Fox, Esquire

Attorney I.D. No. 49509

706 One Montgomery Plaza

Norristown, PA 19401

(610) 275-7990

Attorney for Plaintiff

AMERICAN GENERAL CONSUMER	:	COURT OF COMMON PLEAS
DISCOUNT COMPANY	:	COLUMBIA COUNTY
132 W. Front Street	:	
Berwick, PA 18603-4702	:	
	:	
vs.	:	No. 2011-CV-85
	:	
MAXINE M. DONNELLY and	:	
MATTHEW S. DONNELLY	:	
234 S. Fourth Street	:	
Catawissa, PA 17820	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: MAXINE M. DONNELLY and
MATTHEW S. DONNELLY
234 S. Fourth Street
Catawissa, PA 17820

Your real estate located at 234 S. Fourth Street, Catawissa, PA 17820, Columbia County (See property description attached) is scheduled to be sold at Sheriff's Sale on Wednesday, _____, 20__ 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 \$60,496.80, plus interest at the contract rate and costs, obtained by American General Consumer Discount Company against you.

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. 5th Street
Bloomsburg, PA 17815
(570) 784-8760

LEGAL PROPERTY DESCRIPTION

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IMPROVEMENTS: Single family Victorian

FOX AND FOX Attorneys at Law, P.C.
By: Craig H. Fox, Esquire
Attorney I.D. No. 49509
706 One Montgomery Plaza
Norristown, PA 19401
(610) 275-7990

Attorney for Plaintiff

AMERICAN GENERAL CONSUMER	:	COURT OF COMMON PLEAS
DISCOUNT COMPANY	:	COLUMBIA COUNTY
132 W. Front Street	:	
Berwick, PA 18603-4702	:	
	:	
vs.	:	No. 2011-CV-85
	:	
MAXINE M. DONNELLY and	:	
MATTHEW S. DONNELLY	:	
234 S. Fourth Street	:	
Catawissa, PA 17820	:	

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. 5th 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, Esquire

Attorney I.D. No. 49509

706 One Montgomery Plaza

Norristown, PA 19401

(610) 275-7990

Attorney for Plaintiff

AMERICAN GENERAL CONSUMER

DISCOUNT COMPANY

132 W. Front Street

Berwick, PA 18603-4702

vs.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

No. 2011-CV-85

MAXINE M. DONNELLY and

MATTHEW S. DONNELLY

234 S. Fourth Street

Catawissa, PA 17820

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 Defendants are over 18 years of age; the address of Defendants are as stated in the caption; the occupation of Defendants are unknown; and Defendants are 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 13th day
of September, 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, Esquire
Attorney I.D. No. 49509
706 One Montgomery Plaza
Norristown, PA 19401
(610) 275-7990

Attorney for Plaintiff

AMERICAN GENERAL CONSUMER
DISCOUNT COMPANY
132 W. Front Street
Berwick, PA 18603-4702

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:
:
:

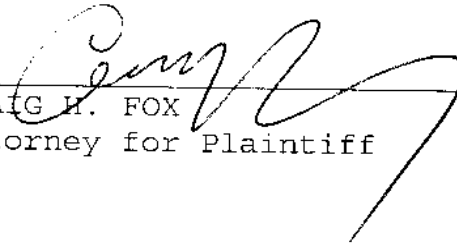
vs.

: No. 2011-CV-85
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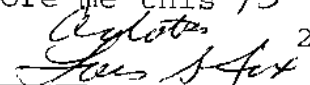
MAXINE M. DONNELLY and
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234 S. Fourth Street
Catawissa, PA 17820

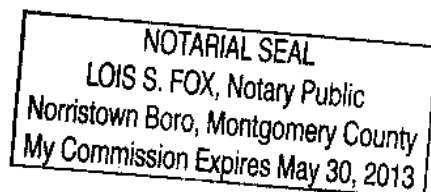
ACT 91 CERTIFICATION

I, Craig H. Fox, Esquire, attorney for plaintiff, 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 defendants at their address, pursuant to Act 91 of the 1983 on August 17, 2010. 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.

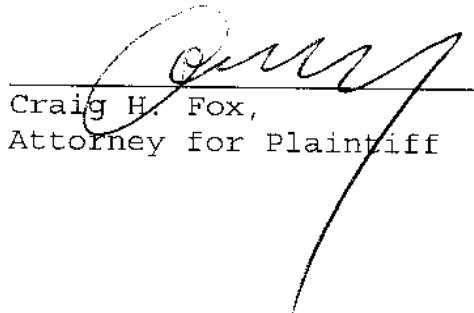

CRAIG H. FOX
Attorney for Plaintiff

Sworn to and subscribed
before me this 13th day
of August 2011.


Notary Public

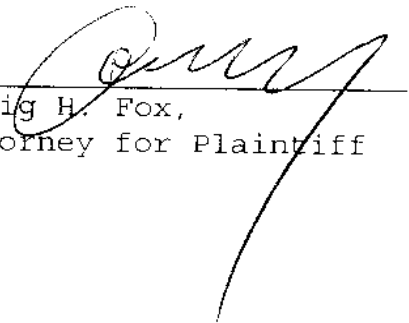


WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or 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

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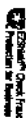
IMPROVEMENTS: Single family Victorian

2456

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

101 TA 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

10/13/2011

NUMBER

2456

AMOUNT

**\$1,350.00

PAY

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

TO THE
ORDER OF Sheriff of Columbia County

American General v. Donnelly

AUTHORIZED SIGNATURE

⑈002456⑈ ⑆031000053⑆ 8620847022⑈