

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

Plaintiff

AMERICAN GENERAL CONSUMER
DISCOUNT COMPANY

vs.

Defendant

ROBERT W LUTZ, JR
JOANN L LUTZ

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. : 2011CV219

Advance Sheriff Costs: 1,350.00

Location of the real estate: 79 BUCKHORN ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	12.00
Crying Sale	10.00
Service	225.00
Advertising Sale Bills & Copies	17.50
Surcharge	160.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,108.74
Web Posting	100.00
Notary Fee	15.00
Mailing Costs	42.00
Copies	7.50
Tax Claim Search	5.00
Sheriff Automation Fund	50.00

Total Sheriff Costs 1,812.74

Grand Total: 1,812.74

Debit 1558.00
Due \$ 462.74

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

PLEASE HOLD AND DETACH AT PERFORATION BEFORE CANCELLING YOUR CHECK

Springleaf
Financial

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

SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA, INC.

NO. 149724458

BERWICK, PA

66-166/531

PAY TO THE
ORDER OF:

SHERIFF OF COLUMBIA COUNTY

DATE 10/25/11

\$462.74
FOUR HUNDRED SIXTY-TWO AND SEVEN/100 DOLLARS

THE SUM OF:

FOR: LUTZ SHERIFF SALE COSTS

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

CHECK AMOUNT

\$462.74**

[Signature]

AUTHORIZED SIGNATURE



⑆ 149724458 ⑆ ⑆ 053101561⑆ 207990005857E ⑆

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOTHY T. CHAMBERLAIN, SHERIFF

Fax

To: Craig Fox, Esq. **From:** Sheriff Timothy T. Chamberlain

Fax: **Pages:** 2

Phone: **Date:**

Re: Lutz **CC:**

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

● **Comments:**

LEON H. FOX, JR.
CRAIG H. FOX*+
JEFFREY V. MATTEO
PETER H. THOMAS
SCOTT L.H. RUBIN*Δ
JOSEPH B. WASSEL*
BENJAMIN E. WITMER #
A. KYLE BERMAN

FOX AND FOX
ATTORNEYS-AT-LAW
SUITE 706
ONE MONTGOMERY PLAZA
AIRY & SWEDE STREETS
NORRISTOWN, PA 19401
(610) 275-7990
FAX (610) 275-2866

LEON H. FOX
1901-1982

James P. Fox
1936-1999

*ADMITTED TO NEW JERSEY BAR ALSO
*ADMITTED TO FLORIDA BAR ALSO
Δ LL.M. IN TRIAL ADVOCACY
MASTERS IN BUSINESS ADMINISTRATION

IN REPLY REFER
TO: FILE

FAX

TO:

NAME: SHERIFF OF COLUMBIA COUNTY
ADDRESS: ATTN: REAL ESTATE DIVISION
And HEATHER SCHMIT, MGR.
TELEPHONE #:

FAX #:

(570) 389-5625 AND (570) 752-1180

FROM:

CRAIG H. FOX, ESQUIRE

DATE:

October 25, 2011

RE:

AMER. GENERAL v. LUTZ #2011-CV-219

OF PAGES

(including cover sheet)

MESSAGE/
TITLE OF LEGAL
PAPER SERVED:

If for some reason you have not received the correct number of pages, as noted above, please call
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24 HOUR PHONE
0030-6300

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TIMOTHY T. CHAMBERLAIN

T-157 P.001/002 P-190

610-275-2866

Oct-25-2011 10:03am From-Fox & Fox

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^{2,3,4}
JEFFREY V. MATTEO⁵
PETER H. THOMAS⁶
JOSEPH B. WASSEL⁷
BENJAMIN E. WITMER⁸
JESSICA A. MILLER⁹

(610) 275-7990
Fax (610) 275-2865
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 25, 2011

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

Re: American General Consumer Discount Company v. Robert W.
Lutz, Jr. and Joann L. Lutz, aka Jo Ann L. Lutz
Property address: 79 Buckhorn Road, Bloomsburg, PA 17815
Docket no. 2011-CV-219
Original Sheriff Sale Date: June 22, 2011
Current Sheriff Sale date: October 26, 2011
Our file no. 9650.59

Dear Sir/Madam:

Please STAY the Sheriff Sale in the above matter. Debtors
are still in Bankruptcy.

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

cc: American General Consumer Dist. Co.

(570) 784-6300
24 HOUR PHONE

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



TIMOTHY T. CHAMBERLAIN

(570) 389-5622
PHONE

1-157 P. 002/002 F-190

610-275-2866

Oct-25-2011 10:03am From: Fox & Fox

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



Plaintiff
AMERICAN GENERAL CONSUMER
DISCOUNT COMPANY

vs.

Defendant
ROBERT W LUTZ, JR
JOANN L LUTZ

Attorney for the Plaintiff:

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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.	1,108.74
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 1,977.74

Municipal Costs

Current Taxes	COUNTY TWP	339.28
Sewer		682.00
School District		870.13

Total Municipal Costs 1,891.41

Distribution Costs

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

Total Distribution Costs 55.00

Grand Total: 3,924.15

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) Columbia County Sheriff, Treasurers, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



Plaintiff

AMERICAN GENERAL CONSUMER
DISCOUNT COMPANY

vs.

Defendant

ROBERT W LUTZ, JR
JOANN L LUTZ

Attorney for the Plaintiff:

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

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Transfer Tax Form	25.00
Mailing Costs	42.00
Copies	7.50
Solicitor Services	75.00
Sheriff Automation Fund	50.00

Total Sheriff Costs 1,977.74

Municipal Costs

Current Taxes	COUNTY TWP	339.28
Sewer		682.00
School District		870.13

Total Municipal Costs 1,891.41

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Grand Total: 3,924.15

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

(c) CountySole Sheriff, Inc.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

American Gen. Corp. DBS/YS Robert & Tamm Lutz

NO. 55-2011 ED NO. 217-11 JD

DATE/TIME OF SALE: Oct. 26 11 0900

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

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

LEON H. FOX, JR.^o
CRAIG H. FOX^o⁺
JEFFREY V. MATTEO^o
PETER H. THOMAS^o
JOSEPH B. WASSEL^o
BENJAMIN E. WITMER^o
JESSICA A. MILLER^o

16101 275-7990
FAX 16101 275-2866
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LEON H. FOX
1901-1982

JAMES P. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

^o ADMITTED TO PENNSYLVANIA BAR
⁺ ADMITTED TO NEW JERSEY BAR ALSO
⁺ ADMITTED TO FLORIDA BAR ALSO
^o MASTERS IN BUSINESS ADMINISTRATION

September 7, 2011

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

Re: American General Consumer Discount Company v. Robert W.
Lutz, Jr. and Joann L. Lutz, aka Jo Ann L. Lutz
Property address: 79 Buckhorn Road, Bloomsburg, PA 17815
Docket no. 2011-CV-219
Original Sheriff Sale Date: June 22, 2011
Current Sheriff Sale date: September 14, 2011
Our file no. 9650.59

Dear Sir/Madam:

Please postpone the Sheriff Sale in the above matter until
the October 26, 2011 and make the appropriate announcement.

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

cc: American General Consumer Dist. Co.

LEON H. FOX, JR.
CRAIG H. FOX**
JEFFREY V. MATTEO
PETER H. THOMAS
SCOTT L.H. RUBIN*Δ
JOSEPH B. WASSEL*
BENJAMIN E. WITMER #
A. KYLE BERMAN

FOX AND FOX
ATTORNEYS-AT-LAW
SUITE 706
ONE MONTGOMERY PLAZA
AIRY & SWEDE STREETS
NORRISTOWN, PA 19401
(610) 275-7990
FAX (610) 275-2866

LEON H. FOX
1901-1982

James P. Fox
1936-1999

*ADMITTED TO NEW JERSEY BAR ALSO
**ADMITTED TO FLORIDA BAR ALSO
Δ LL.M. IN TRIAL ADVOCACY
MASTERS IN BUSINESS ADMINISTRATION

IN REPLY REFER
TO: FILE

FAX

TO:

NAME: SHERIFF OF COLUMBIA COUNTY
ADDRESS: ATTN: REAL ESTATE DIVISION and
HEATHER SCHMIT, MGR.
TELEPHONE #:

FAX #:

(570) 389-5625 and (570) 752-1180

FROM:

CRAIG H. FOX, ESQUIRE

DATE:

September 7, 2011

RE:

ROBERT AND JOANN LUTZ #2011-CV-219

OF PAGES

2

(including cover sheet)

MESSAGE/
TITLE OF LEGAL
PAPER SERVED:

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

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

LEON H. FOX
1901-1982

JAMES R. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

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

[®] ADMITTED TO PENNSYLVANIA BAR
^{*} ADMITTED TO NEW JERSEY BAR ALSO
⁺ ADMITTED TO FLORIDA BAR ALSO
^{**} MASTER IN BUSINESS ADMINISTRATION

June 21, 2011

Sheriff of Columbia County
Court House - P.O. Box 360
35 West Main Street
Bloomsburg, PA 17815
Attn: Real Estate Div./Kristy
(SENT VIA TELEFAX ONLY)

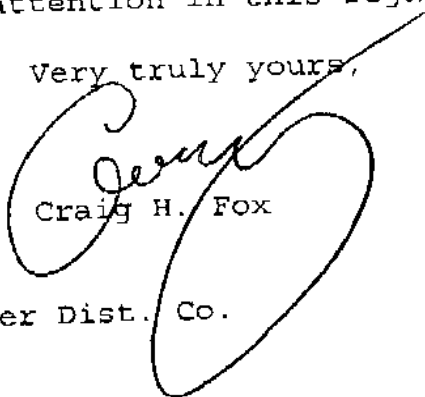
Re: American General Consumer Discount Company v. Robert W.
Lutz, Jr. and Joann L. Lutz, aka Jo Ann L. Lutz
Property address: 79 Buckhorn Road, Bloomsburg, PA 17815
Docket no. 2011-CV-219
Sheriff Sale Date: June 22, 2011
Our file no. 9650.59

Dear Kristy/Sir/Madam:

Please postpone the Sheriff Sale in the above matter until
the September 14, 2011 and make the appropriate announcement.

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

cc: American General Consumer Dist. Co.

LEON H. FOX, JR.
CRAIG H. FOX**
JEFFREY V. MATTEO
PETER H. THOMAS
SCOTT L.H. RUBIN*
JOSEPH B. WASSEL*
BENJAMIN E. WITMER #
A. KYLE BERMAN

FOX AND FOX
ATTORNEYS-AT-LAW
SUITE 706
ONE MONTGOMERY PLAZA
AIRY & SWEDE STREETS
NORRISTOWN, PA 19401
(610) 275-7990
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1901-1982

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1936-1999

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*ADMITTED TO FLORIDA BAR ALSO
ALL MINUTIAL ADVOCACY
MASTERS IN BUSINESS ADMINISTRATION

IN REPLY REFER
TO: FILE

FAX

TO:

NAME: SHERIFF OF COLUMBIA COUNTY
ADDRESS: ATTN: REAL ESTATE DIVISION
AND KRISTY
TELEPHONE #: HEATHER - AMERICAN GENERAL

FAX #:

(570) 389-5625 AND (570) 752-1180

FROM:

CRAIG H. FOX, ESQUIRE

DATE:

JUNE 21, 2011

RE:

AMER. GENERAL v. LUTZ #2011-CV-219

OF PAGES

2 (including cover sheet)

MESSAGE/
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SHERIFF LE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 2011CV219

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, JUNE 22, 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 piece and parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:
BEGINNING at an iron pin corner set at the southeasterly corner of land now of Fred O. Klinger and wife and in line of other land of P. Craig Pursel and wife and running thence along the westerly line of other land of P. Craig Pursel and wife south 13 degrees 15 minutes east 130 feet, more or less, to an iron pipe corner set in the northerly line of land of said Moyer south 76 degrees 45 minutes west 145 feet, more or less, to an iron pipe corner set in the easterly line of the State Highway leading from Jersey town to Buckhorn; thence running along the easterly line of said State Highway north 13 degrees 15 minutes west 130 feet, more or less, to an iron pin corner set at the southwesterly corner of land of the aforesaid Klinger; thence running along the southerly line of land of said Klinger north 76 degrees 45 minutes east 145 feet, more or less, to an iron pin corner, the place of beginning.
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 No. 18-02-004-06.

TITLE IS VESTED IN Robert W. Lutz, Jr. and JoAnn L. Lutz, husband and wife, by Deed from P. Craig Pursel and Letha H. Pursel, husband and wife, dated 2/23/1973 and recorded 3/19/1973 in Deed Book 260, Page 645.

IMPROVEMENTS: Single family ranch

PROPERTY ADDRESS: 79 BUCKHORN ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-02-004-06

Seized and taken into execution to be sold as the property of ROBERT W. LUTZ, JR., JOANN L. LUTZ 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

STATE
COUNTY

Paula J.
a newsp
Lackaw
establish
Town, C
and publ
or publi
affiant n
and that
publicati

Swor

to law deposes and says that Press Enterprise is principal office and place of business at 3185 of Columbia and State of Pennsylvania, and was and has been published daily, continuously in said in the attached notice June 1, 8, 15, 2011 as printed officers or publisher or designated agent of the owner I advertisement was published; that neither the e subject matter of said notice and advertisement ; statement as to time, place, and character of

15th day of June 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

And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

128 West Main Street
Bloomsburg, PA 17815
(570) 784-1460
(570) 784-6477 (fax)

Deanna R. Pealer

Fax

To: <i>Craig Fox Esq</i>	From: <i>Deanna Pealer</i>
<i>Columbia City Sheriff</i>	Pages: <i>6</i>
Fax: <i>610-275-2866</i>	Date: <i>6-16-11</i>
Phone: <i>389-5625</i>	CC:
Re:	

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

● Comments:

Robert + Joanne Lutz

CONFIDENTIAL

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h-13 5:11-bk-04335 Chapter 13 Voluntary Petition - case upload-Jr...

Subject: Ch-13 5:11-bk-04335 Chapter 13 Voluntary Petition - case upload-Jr. Robert W. Lutz

From: PAMB_LiveDB@pamb.uscourts.gov

Date: Thu, 16 Jun 2011 11:07:51 -0400

To: Courtmail@pamb.uscourts.gov

*****NOTE TO PUBLIC ACCESS USERS***** Judicial Conference of the United States policy permits attorneys of record and parties in a case (including pro se litigants) to receive one free electronic copy of all documents filed electronically, if receipt is required by law or directed by the filer. PACER access fees apply to all other users. To avoid later charges, download a copy of each document during this first viewing. However, if the referenced document is a transcript, the free copy and 30-page limit do not apply.

U.S. Bankruptcy Court

Middle District of Pennsylvania

Notice of Bankruptcy Case Filing

The following transaction was received from Deanna R. Pealer entered on 6/16/2011 at 11:07 AM EDT and filed on 6/16/2011

Case Name: Jr. Robert W. Lutz and Joanne L. Lutz

Case Number: 5:11-bk-04335

Document Number: 1

Docket Text:

Chapter 13 Voluntary Petition. Filing fee due in the amount of \$ 274.00 filed by Deanna R. Pealer on behalf of Jr. Robert W. Lutz, Joanne L. Lutz. (Pealer, Deanna)

The following document(s) are associated with this transaction:

Document description:Main Document

Original filename:Petition.PDF

Electronic document Stamp:

[STAMP bkecfStamp_ID=1009835235 [Date=6/16/2011] [FileNumber=9009925-0]
] [00f115554fd2ba92e47bf3ed0dfa25bde9061c0f33040b168cc7743480c58650ed3
9095a8d743804115445fc2090abfe4550408942729a1fe6f827cd22ba0009]]

5:11-bk-04335 Notice will be electronically mailed to:

Deanna R. Pealer on behalf of Debtor Jr. Lutz
dpealer@verizon.net

United States Trustee
ustpreion03.ha.ecf@usdoj.gov

5:11-bk-04335 Notice will not be electronically mailed to:

Official Form 1 (04/10)

Case #: 5:11-bk-04335

United States Bankruptcy Court
MIDDLE DISTRICT OF PENNSYLVANIA

Voluntary Petition

Name of Debtor (If individual, enter Last, First, Middle):

Lutz, Robert W., Jr.

Name of Joint Debtor (Spouse)(Last, First, Middle):

Lutz, Joanne L.

All Other Names used by the Debtor in the last 8 years
(include married, maiden, and trade names):
NONEAll Other Names used by the Joint Debtor in the last 8 years
(include married, maiden, and trade names):
aka Jo Ann L. Lutz, aka Joann L. LutzLast four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN
(if more than one, state all): XXXXXXX3723Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN
(if more than one, state all): XXXXXXX3236Street Address of Debtor (No. & Street, City, and State):
79 Buckhorn Road
Bloomsburg, PAZIP CODE
17815Street Address of Joint Debtor (No. & Street, City, and State):
79 Buckhorn Road
Bloomsburg, PAZIP CODE
17815County of Residence or of the
Principal Place of Business: ColumbiaCounty of Residence or of the
Principal Place of Business: ColumbiaMailing Address of Debtor (if different from street address):
SAME

ZIP CODE

Mailing Address of Joint Debtor (if different from street address):
SAME

ZIP CODE

Location of Principal Assets of Business Debtor
(if different from street address above): NOT APPLICABLE

ZIP CODE

Type of Debtor (Form of organization)
(Check one box.)

- ☒ Individual (includes Joint Debtors)
See Exhibit D on page 2 of this form.
- ☐ Corporation (includes LLC and LLP)
- ☐ Partnership
- ☐ Other (if debtor is not one of the above entities, check this box and state type of entity below)

Nature of Business
(Check one box.)

- ☐ Health Care Business
- ☐ Single Asset Real Estate as defined in 11 U.S.C. § 101(51B)
- ☐ Railroad
- ☐ Stockbroker
- ☐ Commodity Broker
- ☐ Clearing Bank
- ☐ Other

Tax-Exempt Entity
(Check box, if applicable.)

- ☐ Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).

Chapter of Bankruptcy Code Under Which
the Petition is Filed (Check one box)

- ☐ Chapter 7
- ☐ Chapter 9
- ☐ Chapter 11
- ☐ Chapter 12
- ☒ Chapter 13
- ☐ Chapter 15 Petition for Recognition of a Foreign Main Proceeding
- ☐ Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding

Nature of Debts (Check one box)

- ☒ Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose"
- ☐ Debts are primarily business debts.

Chapter 11 Debtors:

Check one box:

- ☐ Debtor is a small business as defined in 11 U.S.C. § 101(51D).
- ☐ Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D).

Check if:

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter).

Check all applicable boxes:

- ☐ A plan is being filed with this petition
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).

Filing Fee (Check one box)

- ☒ Full Filing Fee attached
- ☐ Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A.
- ☐ Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.

Statistical/Administrative Information

- ☐ Debtor estimates that funds will be available for distribution to unsecured creditors.
- ☒ Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.

Estimated Number of Creditors

- ☒ 1-49 ☐ 50-99 ☐ 100-199 ☐ 200-999 ☐ 1,000-5,000 ☐ 5,001-10,000 ☐ 10,001-25,000 ☐ 25,001-50,000 ☐ 50,001-100,000 ☐ Over 100,000

Estimated Assets

- ☐ \$0 to \$50,000 ☐ \$50,001 to \$100,000 ☒ \$100,001 to \$500,000 ☐ \$500,001 to \$1 million ☐ \$1,000,001 to \$10 million ☐ \$10,000,001 to \$50 million ☐ \$50,000,001 to \$100 million ☐ \$100,000,001 to \$500 million ☐ \$500,000,001 to \$1 billion ☐ More than \$1 billion

Estimated Liabilities

- ☐ \$0 to \$50,000 ☐ \$50,001 to \$100,000 ☒ \$100,001 to \$500,000 ☐ \$500,001 to \$1 million ☐ \$1,000,001 to \$10 million ☐ \$10,000,001 to \$50 million ☐ \$50,000,001 to \$100 million ☐ \$100,000,001 to \$500 million ☐ \$500,000,001 to \$1 billion ☐ More than \$1 billion

THIS SPACE IS FOR COURT USE ONLY

Official Form 1 (04/10)

FORM B1, Page 2

Voluntary Petition <i>(This page must be completed and filed in every case)</i>		Name of Debtor(s): Robert W. Lutz, Jr. and Joanne L. Lutz	
All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet)			
Location Where Filed:	Case Number:	Date Filed:	
NONE			
Location Where Filed:	Case Number:	Date Filed:	
Pending Bankruptcy Case Filed by any Spouse, Partner or Affiliate of this Debtor (If more than one, attach additional sheet)			
Name of Debtor:	Case Number:	Date Filed:	
NONE			
District:	Relationship:	Judge:	
Exhibit A (To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under Chapter 11) <input type="checkbox"/> Exhibit A is attached and made a part of this petition		Exhibit B (To be completed if debtor is an individual whose debts are primarily consumer debts) I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12 or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I have delivered to the debtor the notice required by 11 U.S.C. §342(b). X <u>/s/ Deanna R. Pealer, Esq.</u> Signature of Attorney for Debtor(s) Date	
Exhibit C			
Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety? <input type="checkbox"/> Yes, and exhibit C is attached and made a part of this petition. <input checked="" type="checkbox"/> No			
Exhibit D			
(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.) <input checked="" type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made part of this petition. If this is a joint petition: <input checked="" type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.			
Information Regarding the Debtor - Venue (Check any applicable box)			
<input type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. <input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District. <input type="checkbox"/> Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.			
Certification by a Debtor Who Resides as a Tenant of Residential Property (Check all applicable boxes.)			
<input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)			
_____ (Name of landlord that obtained judgment)			
_____ (Address of landlord)			
<input type="checkbox"/> Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and <input type="checkbox"/> Debtor has included with this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition. <input type="checkbox"/> Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(i)).			

Official Form 1 (04/10)

FORM B1, Page 3

Voluntary Petition

(This page must be completed and filed in every case)

Name of Debtor(s):

**Robert W. Lutz, Jr. and
Joanne L. Lutz****Signatures****Signature(s) of Debtor(s) (Individual/Joint)**

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X /s/ Robert W. Lutz, Jr.

Signature of Debtor

X /s/ Joanne L. Lutz

Signature of Joint Debtor

Telephone Number (if not represented by attorney)

Date

Signature of a Foreign Representative

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

☐ I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. § 1515 are attached.☐ Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.**X**

(Signature of Foreign Representative)

(Printed name of Foreign Representative)

(Date)

Signature of Attorney***X /s/ Deanna R. Pealer, Esq.**

Signature of Attorney for Debtor(s)

Deanna R. Pealer, Esq. 25481

Printed Name of Attorney for Debtor(s)

Deanna R. Pealer, Esq.

Firm Name

128 West Main Street

Address

Bloomsburg, PA 17815**570-784-1460**

Telephone Number

Date

*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

Signature of Debtor (Corporation/Partnership)

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests the relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X

Signature of Authorized Individual

Printed Name of Authorized Individual

Title of Authorized Individual

Date

Signature of Non-Attorney Bankruptcy Petition Preparer

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

Printed Name and title, if any, of Bankruptcy Petition Preparer

Social Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)

Address

X

Date

Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social Security number is provided

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual.

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.

Tax Notice 2011 County & Municipality
HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

Denise D Ottaviani
 116 Frosty Valley Road
 Bloomsburg PA 17815

HOURS: MARCH & APRIL: TUE & THUR 1PM TO 6P
 JUNE 23, 28, 30: 1 PM TO 6 PM

OR BY APPOINTMENT

PHONE: 570-784-9310

DATE 03/01/2011
 BILL NO. 19868

FOR: COLUMBIA County

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	25.196	6.146	151.75	154.85	170.34
SINKING		1.345	33.21	33.89	37.28
FIRE		1	24.70	25.20	27.72
TWP RE		3.75	92.60	94.49	103.94
			302.26	308.43	339.28
The discount & penalty have been calculated for your convenience					
			April 30 If paid on or before	June 30 If paid after	June 30 If paid after

PAY THIS AMOUNT

LUTZ ROBERT & JOANN JR
 79 BUCKHORN ROAD
 BLOOMSBURG PA 17815

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

If you desire a receipt, send a self-addressed stamped envelope with your payment.
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	10 %
PARCEL: 18-02-004-06,000	
79 BUCKHORN RD	Land
4327 Acres	Buildings
Total Assessment	3,770
	21,426
	25,196

This tax returned
 to courthouse on:
 January 1, 2012

TAX Due

Collect Penalty Amount

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[□]
SCOTT L. H. RUBIN^{□**}
JOSEPH B. WASSEL^{□*}
BENJAMIN E. WITMER^{□#}
PAUL S. BADAME[□]

(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
△ LL.M. IN TRIAL ADVOCACY
MASTERS IN BUSINESS ADMINISTRATION

April 6, 2011

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: All Parties In Interest And Claimants

OWNER(S): ROBERT W. LUTZ, JR. and JOANN L. LUTZ, aka JO ANN L. LUTZ

PROPERTY: 79 Buckhorn Road, Bloomsburg, PA 17815 (See attached description)

IMPROVEMENTS: Single family ranch

TAX PARCEL(S): 18-02-004-06

The above-captioned property is scheduled to be sold on Wednesday, June 22, 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) 988-4155, 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 Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows;

BEGINNING at an iron pin corner set at the southeasterly corner of land now of Fred O. Klinger and wife and in line of other land of P. Craig Pursel and wife and running thence along the westerly line of other land of P. Craig Pursel and wife south 13 degrees 15 minutes east 130 feet, more or less, to an iron pipe corner set in the northerly line of land of said Moyer south 76 degrees 45 minutes west 145 feet, more or less, to an iron pipe corner set in the easterly line of the State Highway leading from Jerseytown to Buckhorn: thence running along the easterly line of said State Highway north 13 degrees 15 minutes west 130 feet, more or less, to an iron pin corner set at the southwesterly corner of land of the aforesaid Klinger; thence running along the southerly line of land of said Klinger north 76 degrees 45 minutes east 145 feet, more or less, to an iron pin corner, the place of beginning.

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 No. 18-02-004-06.

TITLE IS VESTED IN Robert W. Lutz, Jr. and JoAnn L. Lutz, husband and wife, by Deed from P. Craig Pursel and Letha H. Pursel, husband and wife, dated 2-23-1973 and recorded 3/19/1973 in Deed Book 260, Page 645.

IMPROVEMENTS: Single family ranch

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^{□#}

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

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www.foxandfoxlaw.com
info@foxandfoxlaw.com

LEON H. FOX
1901-1982

JAMES P. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

May 27, 2011

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

Re: American General Consumer Discount Company v. Robert W.
Lutz, Jr. and Joann L. Lutz, aka Jo Ann L. Lutz
Property address: 79 Buckhorn Road, Bloomsburg, PA 17815
Docket no. 2011-CV-219
Our file no. 9650.59

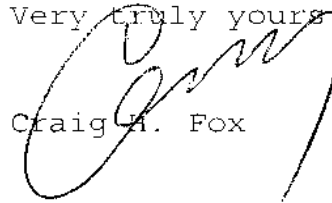
Dear Sir/Madam:

Enclosed for filing please find an Affidavit of Service.
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: American General Consumer Discount Company
Sheriff of Columbia County, w/enlc.

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 OF
DISCOUNT COMPANY : COLUMBIA COUNTY

132 W. Front Street :

Berwick, PA 18603-4702 :

v. :

No. 2011-CV-219

ROBERT W. LUTZ, JR. and :

JOANN L. LUTZ, aka :

JO ANN L. LUTZ :

79 Buckhorn Road :

Bloomsburg, PA 17815

AFFIDAVIT OF SERVICE

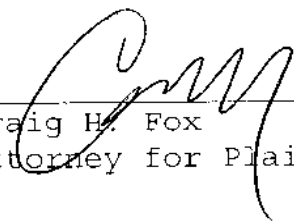
Craig H. Fox, attorney for Plaintiff, American General Consumer Discount Company, being duly sworn according to law, states the following:

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 April 19, 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".

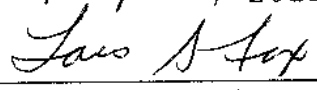
3. I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge,

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.

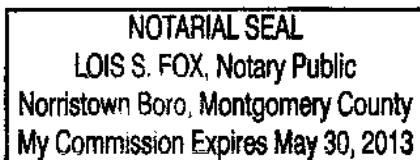


Craig H. Fox
Attorney for Plaintiff

Sworn to and Subscribed
before me this 31st day
of May, 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.[□]
CRAIG H. FOX^{□**}
JEFFREY V. MATTEO[□]
PETER H. THOMAS[□]
SCOTT L. H. RUBIN^{□*△}
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□ ADMITTED TO PENNSYLVANIA BAR
* ADMITTED TO NEW JERSEY BAR ALSO
+ ADMITTED TO FLORIDA BAR ALSO
△ ALL MINOR TRIAL ADVOCACY
MASTERS IN BUSINESS ADMINISTRATION

April 19, 2011

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: All Parties In Interest And Claimants

OWNER(S): ROBERT W. LUTZ, JR. and JOANN L. LUTZ, aka JO ANN L. LUTZ

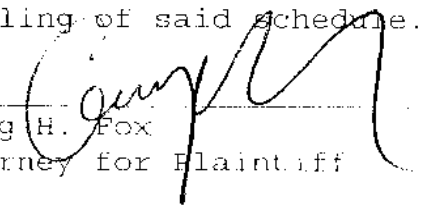
PROPERTY: 79 Buckhorn Road, Bloomsburg, PA 17815 (See attached description)

IMPROVEMENTS: Single family ranch

TAX PARCEL(S): 19-02-004-06

The above-captioned property is scheduled to be sold on Wednesday, June 22, 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) 988-4155, to determine the actual date and time of the filing of said schedule.



Craig H. Fox
Attorney for Plaintiff

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BEING Parcel No. 18-02-004-06.

TITLE IS VESTED IN Robert W. Lutz, Jr. and JoAnn L. Lutz, husband and wife, by Deed from P. Craig Pursel and Letta H. Pursel, husband and wife, dated 2/23/1973 and recorded 3/19/1973 in Deed Book 381, Page 649.

IMPROVEMENTS: Single family ranch



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,
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



UNITED STATES POSTAGE
\$01.15⁰
02 1A
0004331509
APR 19 2011
MAILED FROM ZIP CODE 19401



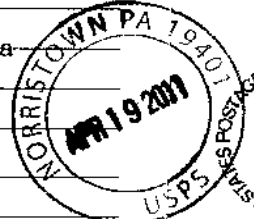
Certificate Of Mailing

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From: Craig H. Fox, Esquire
FOX AND FOX
706 One Montgomery Plaza
Norristown, PA 19401

To: United Water
8189 Adams Drive
Hummelstown, PA 17036

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



UNITED STATES POSTAGE
\$01.15⁰
02 1A
0004331509
APR 19 2011
MAILED FROM ZIP CODE 19401



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
706 One Montgomery Plaza
Norristown, PA 19401

To: Hemlock Municipal
Sewer Cooperative
82 Buckhorn Road
Bloomsburg, PA 17815

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



UNITED STATES POSTAGE
\$01.15⁰
02 1A
0004331509
APR 19 2011
MAILED FROM ZIP CODE 19401

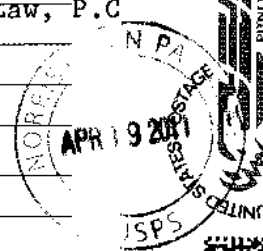


**Certificate Of Mailing**

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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: Hemlock Township
26 Firehall Road
Bloomsburg, PA 17815



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

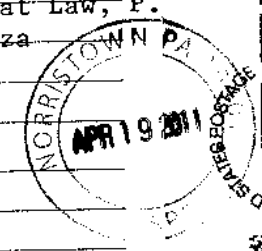
965059

**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.
706 One Montgomery Plaza
Norristown, PA 19401

To: Domestic Relatoins of
columbia county
35 W. Main Street
Bloomsburg, PA 17815



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

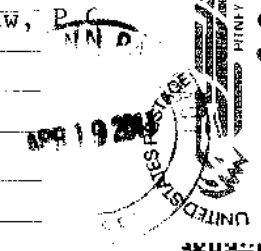
965059

**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: Columbia county
Tax Claim Bureau
35 W. Main Street
Bloomsburg, PA 17815



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

965059

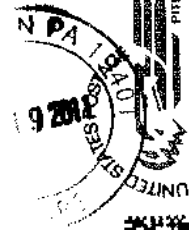
**Certificate Of Mailing**

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,
FOX AND FOX Attorneys at Law, P.C.
706 One Montgomery Plaza
Norristown, PA 19401
PA Dept. of Public Welfare
To: Bureau of child Support
Enforcement
P.O. Box 8018
Harrisburg, pA 17105-8018

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

1650.59



02 1A \$01.15
0004331509 APR 19 2011
MAILED FROM ZIP CODE 19401

**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
Denise Ottaviani, Local
To: Tax collector
116 Frosty Valley Road
Bloomsburg, PA 17815

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

1650.59



02 1A \$01.15
0004331509 APR 19 2011
MAILED FROM ZIP CODE 19401

**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
Bloomsburg Area
To: School District
Attn: Mike Upton
728 E. 5th Street
Bloomsburg, PA 17815

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

1650.59



02 1A \$01.15
0004331509 APR 19 2011
MAILED FROM ZIP CODE 19401



Certificate Of Mailing

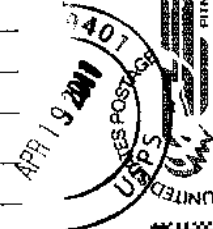
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From: Craig H. Fox, Esquire
FOX AND FOX
706 One Montgomery Plaza
Norristown, PA 19401

To: Alarcon Law Group
2758 Middle County Road
Lake Grove, NY 11755

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

916 5007



02 1A
0004331509 APR 19 2011
MAILED FROM ZIP CODE 19401
\$ 01.15⁰
UNITED STATES POSTAL SERVICE
FITLY BLOWES

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy

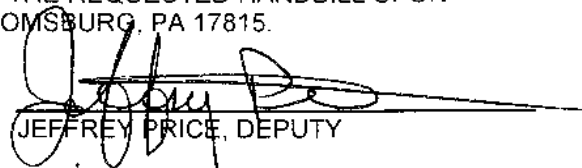


AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
ROBERT W LUTZ, JR (et al.)

Case Number
2011CV219

SHERIFF'S RETURN OF SERVICE

05/16/2011 10:00 AM - DEPUTY JEFFREY PRICE, 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 79 BUCKHORN ROAD, BLOOMSBURG, PA 17815.


JEFFREY PRICE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

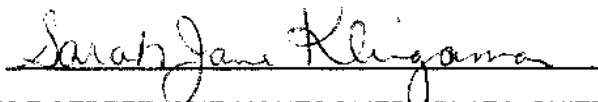
May 16, 2011

NOTARY

Affirmed and subscribed to before me this

16TH day of MAY, 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



AMERICAN GENERAL CONSUMER DISCOUNT COMPANY

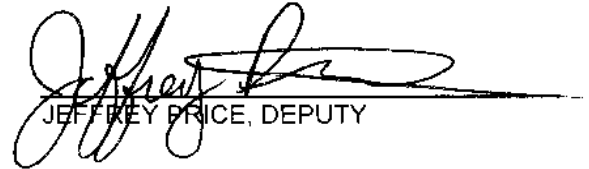
vs.

ROBERT W LUTZ, JR (et al.)

Case Number
2011CV219

SHERIFF'S RETURN OF SERVICE

04/27/2011 11:15 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 ROBERT LUTZ, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JOANN L LUTZ AT 79 BUCKHORN ROAD, BLOOMSBURG, PA 17815.


JEFFREY PRICE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

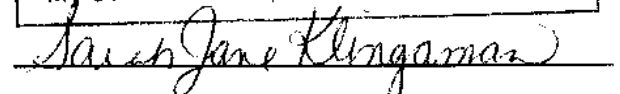
April 27, 2011

NOTARY

Affirmed and subscribed to before me this

27TH day of APRIL, 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



AMERICAN GENERAL CONSUMER DISCOUNT COMPANY

Case Number
2011CV219

vs.
ROBERT W LUTZ, JR (et al.)

SHERIFF'S RETURN OF SERVICE

04/27/2011 11:15 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: ROBERT W LUTZ, JR AT 79 BUCKHORN ROAD, BLOOMSBURG, PA 17815


JEFFREY PRICE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

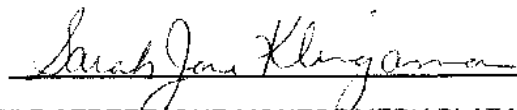
April 27, 2011

NOTARY

Affirmed and subscribed to before me this

27TH day of APRIL, 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

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

DATE: 29 APR-11

FEE: \$5.00

CERT. NO10160

LUTZ ROBERT & JOANN JR
79 BUCKHORN ROAD
BLOOMSBURG PA 17815

DISTRICT: HEMLOCK TWP
DEED 0260-0645
LOCATION: 79 BUCKHORN RD BLOOMSBURG
PARCEL: 18 -02 -004-06,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
					DUE
2010	PRIM	1,264.96	26.84	0.00	1,291.80
TOTAL DUE :					\$1,291.80

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

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

REQUESTED BY:

Columbia County Sheriff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
ROBERT W LUTZ, JR (et al.)

Case Number
2011CV219

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	05/20/2011
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BLOOMSBURG AREA SCHOOL
Primary Address:	728 E. 5TH STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Chris Dilg		
Relation:	Secretary		
Date:	04/26/11	Time:	1035
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. _____

EXP: 05/20/2011

728 E. 5TH STREET, BLOOMSBURG, PA 17815

2011CV219

BLOOMSBURG AREA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
ROBERT W LUTZ, JR (et al.)

Case Number
2011CV219

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/20/2011

Warrant:

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

Serve To:

Name: JOANN L LUTZ

Primary Address: 79 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

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. L.C.
2. Card still there
- 3.
- 4.
- 5.
- 6.

EXP: 05/20/2011

79 BUCKHORN ROAD, BLOOMSBURG, PA 17815

2011CV219

LUTZ, JOANN L

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
ROBERT W LUTZ, JR (et al.)

Case Number
2011CV219

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/20/2011

Warrant:

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

Serve To:

Name: ROBERT W LUTZ, JR

Primary Address: 79 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Robert Lutz

Relation: Defendant

Date: 04/27/11

Time: 1115

Deputy: 6

Mileage:

Attorney / Originator:

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

Phone: 610-275-7990

Service Attempts:

Date:	4/25/11	4/26/11				
Time:	1020	1310				
Mileage:						
Deputy:	6	6				

Service Attempt Notes:

1. L.C.
2. Card still here
- 3.
- 4.
- 5.
- 6.

EXP: 05/20/2011

79 BUCKHORN ROAD, BLOOMSBURG, PA 17815

2011CV219

LUTZ JR, ROBERT W

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
ROBERT W LUTZ, JR (et al.)

Case Number
2011CV219

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/20/2011

Warrant:

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

Serve To:

Name: COLUMBIA COUNTY TAX CLAIM

Primary Address: PO BOX 380
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

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.

EXP: 05/20/2011

PO BOX 380, BLOOMSBURG, PA 17815

2011CV219

COLUMBIA COUNTY TAX

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
ROBERT W LUTZ, JR (et al.)

Case Number
2011CV219

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	05/20/2011	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	HEMLOCK TOWNSHIP	
Primary Address:	26 FIREHALL ROAD BLOOMSBURG, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	Stephanie Honey	
Relation:	Township Manager	
Date:	04/25/11	Time:
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. _____

EXP: 05/20/2011

26 FIREHALL ROAD, BLOOMSBURG, PA 17815

2011CV219

HEMLOCK TOWNSHIP

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
ROBERT W LUTZ, JR (et al.)

Case Number
2011CV219

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/20/2011

Warrant:

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

Serve To:

Name: DOMESTIC RELATIONS

Primary Address: 28 PERRY AVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Dot Frank

Relation: Secretary

Date: 4/25/11

Time: 1025

Deputy: [Signature]

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.

EXP: 05/20/2011

28 PERRY AVE, BLOOMSBURG, PA 17815

2011CV219

DOMESTIC RELATIONS

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
ROBERT W LUTZ, JR (et al.)

Case Number
2011CV219

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/20/2011

Warrant:

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

Serve To:

Name: DENISE OTTAVIANI

Primary Address: 116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

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.

116 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815 EXP: 05/20/2011

2011CV219

OTTAVIANI, DENISE

02 Buckhorn Road, Bloomsburg, PA 17815
570-784-2696
FAX - 570-784-1425

Hemlock Municipal Sewer Cooperative

Fax

To: Tim Chamberlain

From: Garey Bittenbender

Fax:

Pages: 1

Phone:

Date: April 14, 2011

Re: Robert & Joann Lutz

CC:

79 Buckhorn Rd. Bloomsburg, PA

☐ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

• **Comments:** Please take note that at the date of the sale on June 22, 2011, HMSC will have a balance due of \$682.00 for Sewer service.

Garey

Document Receipt

Trans # 21014 Carrier / service: POST 2PM 4/14/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000008538

Doc Ref #: 55ED2011

Document Receipt

Trans # 21013 Carrier / service: POST 2PM 4/14/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000008521

Doc Ref #: 55ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 21012 Carrier / service: POST 2PM 4/14/2011

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000008514

Doc Ref #: 55ED2011

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 21011 Carrier / service: POST 2PM 4/14/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000008507

DEPARTMENT 281230

Doc Ref #: 55ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 21010 Carrier / service: POST 2PM 4/14/2011

Ship to: 21010

ALARCON LAW GROUP

2758 MIDDLE COUNTY ROAD

Tracking #: 9171924291001000008491

Doc Ref #: 55ED2011

LAKE GROVE NY 11755

Document Receipt

Trans # 21009 Carrier / service: POST 2PM 4/14/2011

Ship to: 21009

UNITED WATER

8189 ADAMS DRIVE

Tracking #: 9171924291001000008484

Doc Ref #: 55ED2011

HUMMELSTOWN PA 17036

Document Receipt

Trans # 21008 Carrier / service: POST 2PM 4/14/2011

Ship to: 21008

PA DEPT OF PUBLIC WELFARE

PO BOX 8018

Tracking #: 9171924291001000008477

Doc Ref #: 55ED2011

HARRISBURG PA 17105

REAL ESTATE OUTLINE

ED # 55-11

DATE RECEIVED 4-12-11
DOCKET AND INDEX 4-12-11

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒
COPY OF DESCRIPTION ☒
WHEREABOUTS OF LKA ☒
NON-MILITARY AFFIDAVIT ☒
NOTICES OF SHERIFF SALE ☒
WAIVER OF WATCHMAN ☒
AFFIDAVIT OF LIENS LIST ☒
CHECK FOR \$1,350.00 OR ☒ CK# 1559

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

SALE DATE June 22, 11 TIME 09:00
POSTING DATE June 22, 11
ADV. DATES FOR NEWSPAPER
1ST WEEK June 1
2ND WEEK 2
3RD WEEK 3

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
ROBERT W LUTZ, JR (et al.)

Case Number
2011CV219

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/20/2011

Warrant:

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

Serve To:

Name: HEMLOCK MUNICIPAL SEWER

Primary Address: 82 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4-14

Time: 1030

Deputy: JC

Mileage: Fax

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.

EXP: 05/20/2011

82 BUCKHORN ROAD, BLOOMSBURG, PA 17815

2011CV219

HEMLOCK MUNICIPAL

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) 275-2866
www.foxandfoxlaw.com
info@foxandfoxlaw.com

LEON H. FOX, JR.¹
CRAIG H. FOX^{2**}
JEFFREY V. MATTEO²
PETER H. THOMAS²
SCOTT L. H. RUBIN^{2**}
JOSEPH B. WASSEL^{2*}
BENJAMIN E. WITMER^{1**}
PAUL S. BADAME²

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 ALL MINOR ADVOCACY
⁵ MASTERS IN BUSINESS ADMINISTRATION

April 6, 2011

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: All Parties In Interest And Claimants

OWNER(S): ROBERT W. LUTZ, JR. and JOANN L. LUTZ, aka JO ANN L. LUTZ

PROPERTY: 79 Buckhorn Road, Bloomsburg, PA 17815 (See attached description)

IMPROVEMENTS: Single family ranch

TAX PARCEL(S): 18-02-004 06

The above-captioned property is scheduled to be sold on Wednesday, June 22, 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) 988-4155, 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 Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows;

BEGINNING at an iron pin corner set at the southeasterly corner of land now of Fred O. Klinger and wife and in line of other land of P. Craig Pursel and wife and running thence along the westerly line of other land of P. Craig Pursel and wife south 13 degrees 15 minutes east 130 feet, more or less, to an iron pipe corner set in the northerly line of land of said Moyer south 76 degrees 45 minutes west 145 feet, more or less, to an iron pipe corner set in the easterly line of the State Highway leading from Jerseytown to Buckhorn; thence running along the easterly line of said State Highway north 13 degrees 15 minutes west 130 feet, more or less, to an iron pin corner set at the southwesterly corner of land of the aforesaid Klinger; thence running along the southerly line of land of said Klinger north 76 degrees 45 minutes east 145 feet, more or less, to an iron pin corner, the place of beginning.

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 No. 18-02-004 00.

TITLE IS VESTED IN Robert W. Lutz, Jr. and JoAnn L. Lutz, husband and wife, by Deed from P. Craig Pursel and Letha H. Pursel, husband and wife, dated 3/23/1973 and recorded 3/19/1973 in Deed Book 26, Page 645.

REFERENCE: Single Family Land.

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

Robert W. Lutz, Jr. ^{vs} and
Joann L. Lutz aka
Jo Ann L. Lutz

79 Buckhorn Road
Bloomsburg, PA 17815

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

No. 2011-ED-55 Term 19 E.D.

No. 2011-CV-219 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):

79 Buckhorn Road
Bloomsburg, PA 17815
(SEE ATTACHED LEGAL DESCRIPTION)

Amount Due

\$ 107,595.73

Interest from 1/19/2011

B \$ 8.77

Total

\$ _____ Plus costs

as endorsed.

Lana B. Kline

Prothonotary, Common Pleas Court of
Columbia County, Penna.

Dated April 11, 2011
(SEAL)

By:

Deputy

LEGAL PROPERTY DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows;

BEGINNING at an iron pin corner set at the southeasterly corner of land now of Fred O. Klinger and wife and in line of other land of P. Craig Pursel and wife and running thence along the westerly line of other land of P. Craig Pursel and wife south 13 degrees 15 minutes east 130 feet, more or less, to an iron pipe corner set in the northerly line of land of said Moyer south 76 degrees 45 minutes west 145 feet, more or less, to an iron pipe corner set in the easterly line of the State Highway leading from Jerseytown to Buckhorn; thence running along the easterly line of said State Highway north 13 degrees 15 minutes west 130 feet, more or less, to an iron pin corner set at the southwesterly corner of land of the aforesaid Klinger; thence running along the southerly line of land of said Klinger north 76 degrees 45 minutes east 145 feet, more or less, to an iron pin corner, the place of beginning.

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BEING Parcel No. 18-02-004 06.

TITLE IS VESTED IN Robert W. Lutz, Jr. and JoAnn L. Lutz, husband and wife, by Deed from P. Craig Pursel and Letha H. Pursel, husband and wife, dated 2/23/1973 and recorded 3/19/1973 in Deed Book 260, Page 645.

IMPROVEMENTS: Single family ranch

SHERIFF'S SALE

WEDNESDAY JUNE 22, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 55 OF 2011 ED AND CIVIL WRIT NO. 219 OF 2011 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece and parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows;

BEGINNING at an iron pin corner set at the southeasterly corner of land now of Fred O. Klinger and wife and in line of other land of P. Craig Pursel and wife and running thence along the westerly line of other land of P. Craig Pursel and wife south 13 degrees 15 minutes east 130 feet, more or less, to an iron pipe corner set in the northerly line of land of said Moyer south 76 degrees 45 minutes west 145 feet, more or less, to an iron pipe corner set in the easterly line of the State Highway leading from Jersey town to Buckhorn: thence running along the easterly line of said State Highway north 13 degrees 15 minutes west 130 feet, more or less, to an iron pin corner set at the southwesterly corner of land of the aforesaid Klinger; thence running along the southerly line of land of said Klinger north 76 degrees 45 minutes east 145 feet, more or less, to an iron pin corner, the place of beginning.

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BEING Parcel No. 18-02-004-06.

TITLE IS VESTED IN Robert W. Lutz, Jr. and JoAnn L. Lutz, husband and wife, by Deed from P. Craig Pursel and Letha H. Pursel, husband and wife, dated 2/23/1973 and recorded 3/19/1973 in Deed Book 260, Page 645.

IMPROVEMENTS: Single family ranch

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 with 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 either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

Plaintiff's Attorney
Fox & Fox Attorneys at Law
Norristown, PA

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

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

Robert W. Lutz, Jr. ^{vs} and
Joann L. Lutz aka
Jo Ann L. Lutz

79 Buckhorn Road
Bloomsburg, PA 17815

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2011-ED-55 Term 19 E.D.

No. 2011-CV-219 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):

79 Buckhorn Road
Bloomsburg, PA 17815
(SEE ATTACHED LEGAL DESCRIPTION)

Amount Due

\$ 107,595.73

Interest from 1/19/2011

B \$ 8.77

Total

\$ _____ Plus costs

as endorsed.

Lami B. Kline

Prothonotary, Common Pleas Court of
Columbia County, Penna.

Dated

April 11, 2011
(SEAL)

By:

Deputy

LEGAL PROPERTY DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows;

BEGINNING at an iron pin corner set at the southeasterly corner of land now of Fred O. Klinger and wife and in line of other land of P. Craig Pursel and wife and running thence along the westerly line of other land of P. Craig Pursel and wife south 13 degrees 15 minutes east 130 feet, more or less, to an iron pipe corner set in the northerly line of land of said Moyer south 76 degrees 45 minutes west 145 feet, more or less, to an iron pipe corner set in the easterly line of the State Highway leading from Jerseytown to Buckhorn; thence running along the easterly line of said State Highway north 13 degrees 15 minutes west 130 feet, more or less, to an iron pin corner set at the southwesterly corner of land of the aforesaid Klinger; thence running along the southerly line of land of said Klinger north 76 degrees 45 minutes east 145 feet, more or less, to an iron pin corner, the place of beginning.

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BEING Parcel No. 18-02-004 06.

TITLE IS VESTED IN Robert W. Lutz, Jr. and JoAnn L. Lutz, husband and wife, by Deed from P. Craig Pursel and Letha E. Pursel, husband and wife, dated 2/23/1973 and recorded 3/19/1973 in Deed Book 260, Page 645.

IMPROVEMENTS: Single family ranch

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 OF
DISCOUNT COMPANY : COLUMBIA COUNTY
132 W. Front Street :
Berwick, PA 18603-4702 :

v.

: No. 2011-CV-219

ROBERT W. LUTZ, JR. and

JOANN L. LUTZ, aka :

JO ANN L. LUTZ

79 Buckhorn Road :

Bloomsburg, PA 17815

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 79 Buckhorn Road, Bloomsburg, Columbia County, 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)
------	---

ROBERT W. LUTZ, JR.	79 Buckhorn Road Bloomsburg, PA 17815
---------------------	--

JOANN L. LUTZ, aka
JO ANN L. Lutz

79 Buckhorn Road
Bloomsburg, PA 17815

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

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

ROBERT W. LUTZ, JR.

79 Buckhorn Road
Bloomsburg, PA 17815

JOANN L. LUTZ, aka
JO ANN L. Lutz

79 Buckhorn Road
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
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) Hemlock Township
(570) 784-6178

c) 26 Firehall Road
Bloomsburg, PA 17815

d) Bloomsburg Area
School District

d) Attn: Mike Upton
728 E. 5th Street
Bloomsburg, PA 17815

e) Denise Ottaviani,
Local Tax collector
(570) 784-9310

e) 116 Frosty Valley Road
Bloomsburg, PA 17815

- | | | | |
|----|-------------------------------------|----|--|
| f) | PA Dept. of Public Welfare | f) | Bureau of Child Support Enforcement
P.O. Box 8018
Harrisburg, PA 17105-8018 |
| g) | PA Dept. of Revenue | g) | The Bureau of Compliance
Attn: Sheriff Sale Section
P.O. Box 218230
Harrisburg, PA 17128-1230 |
| h) | United Water | h) | 8189 Adams Drive
Hummelstown, PA 17036 |
| i) | Hemlock Municipal Sewer Cooperative | i) | 82 Buckhorn Road
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)
------	---

- | | | | |
|----|--|----|--|
| a) | American General Consumer Discount Co. | 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)
------	---

a) Alarcon Law Group	a) 2758 Middle County Road Lake Grove, NY 11755
----------------------	--

and 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 Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows;

BEGINNING at an iron pin corner set at the southeasterly corner of land now of Fred O. Klinger and wife and in line of other land of P. Craig Pursel and wife and running thence along the westerly line of other land of P. Craig Pursel and wife south 13 degrees 15 minutes east 130 feet, more or less, to an iron pipe corner set in the northerly line of land of said Moyer south 76 degrees 45 minutes west 145 feet, more or less, to an iron pipe corner set in the easterly line of the State Highway leading from Jerseytown to Buckhorn: thence running along the easterly line of said State Highway north 13 degrees 15 minutes west 130 feet, more or less, to an iron pin corner set at the southwesterly corner of land of the aforesaid Klinger; thence running along the southerly line of land of said Klinger north 76 degrees 45 minutes east 145 feet, more or less, to an iron pin corner, the place of beginning.

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BEING Parcel No. 18-02-004-06.

TITLE IS VESTED IN Robert W. Lutz, Jr. and JoAnn L. Lutz, husband and wife, by Deed from P. Craig Pursel and Letha H. Pursel, husband and wife, dated 2/23/1973 and recorded 3/19/1973 in Deed Book 260, Page 645.

IMPROVEMENTS: Single family ranch

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV219

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 City of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JUNE 22, 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 piece and parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows;

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BEING Parcel No. 18-02-004-06.

TITLE IS VESTED IN Robert W. Lutz, Jr. and JoAnn L. Lutz, husband and wife, by Deed from P. Craig Pursel and Letha H. Pursel, husband and wife, dated 2/23/1973 and recorded 3/19/1973 in Deed Book 260, Page 645.

IMPROVEMENTS: Single family ranch

PROPERTY ADDRESS: 79 BUCKHORN ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-02-004-06

Seized and taken into execution to be sold as the property of ROBERT W LUTZ, JR, JOANN L LUTZ 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

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 OF
DISCOUNT COMPANY	:	COLUMBIA COUNTY
132 W. Front Street	:	
Berwick, PA 18603-4702	:	

v.

No. 2011-CV-219

ROBERT W. LUTZ, JR. and	:
JOANN L. LUTZ, aka	:
JO ANN L. LUTZ	:
79 Buckhorn Road	:
Bloomsburg, PA 17815	:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: ROBERT W. LUTZ, JR.
79 Buckhorn Road
Bloomsburg, PA 17815

JOANN L. LUTZ, aka
JO ANN L. LUTZ
79 Buckhorn Road
Bloomsburg, PA 17815

Your real estate located at 79 Buckhorn Road, Bloomsburg, PA 17815, 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 \$107,595.73, plus interest at the contract rate and costs, obtained by American General Consumer Discount Company against you.

LEGAL PROPERTY DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows;

BEGINNING at an iron pin corner set at the southeasterly corner of land now of Fred O. Klinger and wife and in line of other land of P. Craig Pursel and wife and running thence along the westerly line of other land of P. Craig Pursel and wife south 13 degrees 15 minutes east 130 feet, more or less, to an iron pipe corner set in the northerly line of land of said Moyer south 76 degrees 45 minutes west 145 feet, more or less, to an iron pipe corner set in the easterly line of the State Highway leading from Jerseytown to Buckhorn; thence running along the easterly line of said State Highway north 13 degrees 15 minutes west 130 feet, more or less, to an iron pin corner set at the southwesterly corner of land of the aforesaid Klinger; thence running along the southerly line of land of said Klinger north 76 degrees 45 minutes east 145 feet, more or less, to an iron pin corner, the place of beginning.

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BEING Parcel No. 18-02-004 06.

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IMPROVEMENTS: Single family ranch

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

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[□]
SCOTT L. H. RUBIN^{□**^}
JOSEPH B. WASSEL^{□*}
BENJAMIN E. WITMER^{□#}
PAUL S. BADAME[□]

TEL: 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
^ ALL MINUTEMAN ADVOCACY
MASTERS IN BUSINESS ADMINISTRATION

April 6, 2011

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: All Parties In Interest And Claimants

OWNER(S): ROBERT W. LUTZ, JR. and JOANN L. LUTZ, aka JO ANN L. LUTZ

PROPERTY: 79 Buckhorn Road, Bloomsburg, PA 17815 (See attached description)

IMPROVEMENTS: Single family ranch

TAX PARCEL(S): 18-02-004-06

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) 988-4155, 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 Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows;

BEGINNING at an iron pin corner set at the southeasterly corner of land now of Fred O. Klinger and wife and in line of other land of P. Craig Pursel and wife and running thence along the westerly line of other land of P. Craig Pursel and wife south 13 degrees 15 minutes east 130 feet, more or less, to an iron pipe corner set in the northerly line of land of said Moyer south 76 degrees 45 minutes west 145 feet, more or less, to an iron pipe corner set in the easterly line of the State Highway leading from Jerseytown to Buckhorn; thence running along the easterly line of said State Highway north 13 degrees 15 minutes west 130 feet, more or less, to an iron pin corner set at the southwesterly corner of land of the aforesaid Klinger; thence running along the southerly line of land of said Klinger north 76 degrees 45 minutes east 145 feet, more or less, to an iron pin corner, the place of beginning.

THIS DOCUMENT MAY NOT SEAL, 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 No. 18-02 004 02.

TITLE IS VESTED IN Robert W. Lutz, Jr. and JoAnn L. Lutz, husband and wife, by Deed from P. Craig Pursel and Letha H. Pursel, husband and wife dated 2-22, 1973 and recorded 3/19, 1973 in Deed Book 200 Page 645.

IMPROVEMENTS: Single family ranch

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
ROBERT W LUTZ, JR (et al.)

Case Number
2011CV219

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 05/20/2011

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 79 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

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.

EXP: 05/20/2011

79 BUCKHORN ROAD, BLOOMSBURG, PA 17815

2011CV219

(POSTING)

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425 SWEDE STREET
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^ LL.M. IN TRIAL ADVOCACY
MASTERS IN BUSINESS ADMINISTRATION

April 6, 2011

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

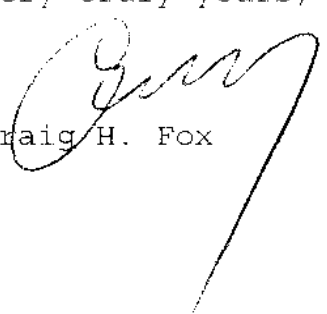
Re: American General Consumer Discount Company v. Robert W.
Lutz, Jr. and Joann L. Lutz, aka Jo Ann L. Lutz
Property address: 79 Buckhorn Road, Bloomsburg, PA 17815
Our file no. 9650.59

Dear Sir/Madam:

Please serve the Defendants, Robert W. Lutz, Jr. and Joann L. Lutz, aka Jo Ann L. Lutz at 79 Buckhorn Road, Bloomsburg, PA 17815 and POST the Handbill 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	:	COURT OF COMMON PLEAS OF
DISCOUNT COMPANY	:	COLUMBIA COUNTY
132 W. Front Street	:	
Berwick, PA 18603-4702	:	
	:	
v.	:	
	:	No. 2011-CV-219
ROBERT W. LUTZ, JR. and	:	
JOANN L. LUTZ, aka	:	
JO ANN L. LUTZ	:	
79 Buckhorn Road	:	
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. 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	:	COURT OF COMMON PLEAS OF
DISCOUNT COMPANY	:	COLUMBIA COUNTY
132 W. Front Street	:	
Berwick, PA 18603-4702	:	
	:	
v.	:	
	:	No. 2011-CV-219
ROBERT W. LUTZ, JR. and	:	
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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 OF
DISCOUNT COMPANY : COLUMBIA COUNTY
132 W. Front Street :
Berwick, PA 18603-4702 :

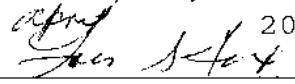
v.

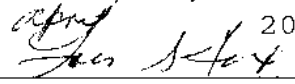
ROBERT W. LUTZ, JR. and : No. 2011-CV-219
JOANN L. LUTZ, aka :
JO ANN L. LUTZ :
79 Buckhorn Road :
Bloomsburg, PA 17815 :

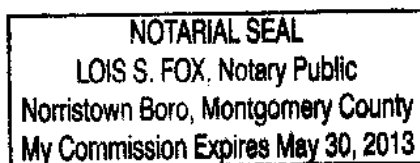
ACT 91 CERTIFICATION

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 November 12, 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 7th day
of  2011.


Notary Public




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

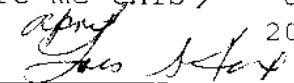
AMERICAN GENERAL CONSUMER	:	COURT OF COMMON PLEAS OF
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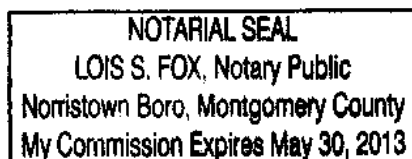
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CRAIG H. FOX
Attorney for Plaintiff

Sworn to and subscribed
before me this 7th day
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Notary Public



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By: Craig H. Fox, Esquire
Attorney I.D. No. 49509
706 One Montgomery Plaza
Norristown, PA 19401
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Attorney for Plaintiff

AMERICAN GENERAL CONSUMER : COURT OF COMMON PLEAS OF
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132 W. Front Street :
Berwick, PA 18603-4702 :

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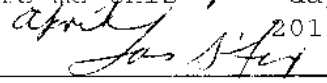
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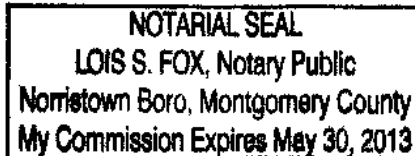
AFFIDAVIT OF NON-MILITARY SERVICE

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.

Craig H. Fox
Attorney for Plaintiff

Date:

Sworn to and subscribed
before me this 7th day
of April 2011

Notary Public



FOX AND FOX Attorneys at Law, P.C.
By: Craig H. Fox, Esquire
Attorney I.D. No. 49509
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Attorney for Plaintiff

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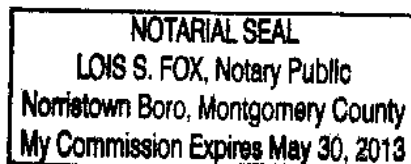
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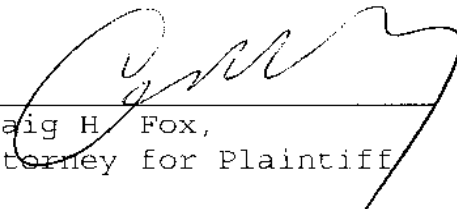
Craig H. Fox
Attorney for Plaintiff

Sworn to and subscribed
before me this 2nd day
of April 2011

Notary Public

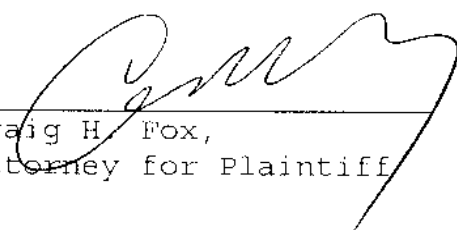


WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or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

LEGAL PROPERTY DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows;

BEGINNING at an iron pin corner set at the southeasterly corner of land now of Fred O. Klinger and wife and in line of other land of P. Craig Pursel and wife and running thence along the westerly line of other land of P. Craig Pursel and wife south 13 degrees 15 minutes east 130 feet, more or less, to an iron pipe corner set in the northerly line of land of said Moyer south 76 degrees 45 minutes west 145 feet, more or less, to an iron pipe corner set in the easterly line of the State Highway leading from Jerseytown to Buckhorn; thence running along the easterly line of said State Highway north 13 degrees 15 minutes west 130 feet, more or less, to an iron pin corner set at the southwesterly corner of land of the aforesaid Klinger; thence running along the southerly line of land of said Klinger north 76 degrees 45 minutes east 145 feet, more or less, to an iron pin corner, the place of beginning.

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 No. 18-02-004 06.

TITLE IS VESTED IN Robert W. Lutz, Jr. and JoAnn L. Lutz, husband and wife, by Deed from P. Craig Pursel and Letha H. Pursel, husband and wife, dated 2/23/1973 and recorded 3/19/1973 in Deed Book 260, Page 645.

IMPROVEMENTS: Single family ranch

1559

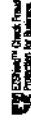
**FOX AND FOX
ATTORNEYS AT LAW, P.C.**

IOLTA ACCOUNT
425 SWEDE STREET
ONE MONTGOMERY PLAZA, SUITE 706
NORRISTOWN, PA 19401
(610) 275-7880

PNC Bank, N.A.
Philadelphia, PA 020

3-5-310

DATE



NUMBER

AMOUNT

1559


04/07/2011

**\$1,350.00

PAY

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

TO THE Sheriff of Columbia County
ORDER OF


AUTHORIZED SIGNATURE

American General v. Lutz

⑈001559⑈ ⑈031000053⑈ 8620847022⑈