

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



ONEMAIN FINANCIAL  
vs.  
ROBERT PURSEL (et al.)

Case Number  
2012CV1188

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
09/28/2012	Advance Fee	Advance Fee	26575	\$0.00	\$1,350.00
09/28/2012	Advertising Sale (Newspaper)			\$15.00	\$0.00
09/28/2012	Advertising Sale Bills & Copies			\$17.50	\$0.00
09/28/2012	Crying Sale			\$10.00	\$0.00
09/28/2012	Docketing			\$15.00	\$0.00
09/28/2012	Levy			\$15.00	\$0.00
09/28/2012	Mailing Costs			\$48.00	\$0.00
09/28/2012	Posting Handbill			\$15.00	\$0.00
09/28/2012	Press Enterprise Inc.			\$1,079.70	\$0.00
09/28/2012	Sheriff Automation Fund			\$50.00	\$0.00
09/28/2012	Web Posting			\$100.00	\$0.00
12/10/2012	Service			\$225.00	\$0.00
12/10/2012	Service Mileage			\$10.00	\$0.00
12/10/2012	Copies			\$7.50	\$0.00
12/10/2012	Notary Fee			\$15.00	\$0.00
12/10/2012	Surcharge			\$160.00	\$0.00
12/11/2012	Tax Claim Search			\$5.00	\$0.00
12/11/2012	Poundage			\$1,533.60	\$0.00
				<b>\$3,321.30</b>	<b>\$1,350.00</b>

<b>TOTAL BALANCE:</b>	<b>\$(1,971.30)</b>
-----------------------	---------------------

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ESCROW ACCOUNT**  
ONE JENKINTOWN STATION SUITE 104  
115 WEST AVENUE 215-886-8790  
JENKINTOWN, PA 19046

SUSQUEHANNA BANK  
www.susquehanna.net

27935

27935  
60.912/313  
220

\*\*One Thousand Nine hundred Seventy One dollars and Thirty cents\*\*

DATE  
02/12/2013

AMOUNT  
\$1,971.30

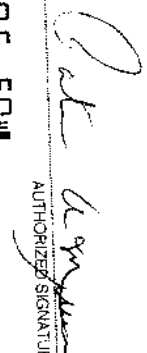
VOID AFTER 90 DAYS

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County  
P.O. Box 380  
Bloomsburg PA 17815

For CMI-1099 - Pursel - Outstanding Costs

⑈027935⑈ ⑆031309123⑆ 02 920105 50⑈

  
AUTHORIZED SIGNATURE

Security Features Included

Details on Back.

## Timothy Chamberlain

---

**From:** Joann Conti [JConti@squirelaw.com]  
**Sent:** Tuesday, February 12, 2013 4:16 PM  
**To:** Timothy Chamberlain  
**Subject:** RE: Unpaid costs  
**Attachments:** UPS deeding inst.pdf

This check is on it's was along with the one for Jacob White Docket No. 2012-CV-1302 and deeding instructions

*Jo Ann Conti*

Jo Ann Conti  
Paralegal  
Richard M. Squire & Associates, LLC  
115 West Ave., Ste. 104  
Jenkintown, PA 19046  
Phone: (215) 886-8790 x 25  
Fax: (215) 886-8791  
[jconti@squirelaw.com](mailto:jconti@squirelaw.com)

---

**From:** Timothy Chamberlain [<mailto:tchamberlain@columbiapa.org>]  
**Sent:** Tuesday, February 12, 2013 2:06 PM  
**To:** Joann Conti  
**Subject:** Unpaid costs

I have sent two previous emails and gotten no response, attached is a copy of the cost sheet showing a balance of \$1,971.30.

## Timothy Chamberlain

---

**From:** Joann Conti [JConti@squirelaw.com]  
**Sent:** Tuesday, February 12, 2013 2:27 PM  
**To:** Timothy Chamberlain  
**Subject:** RE: Unpaid costs

I have again forwarded this to accounting and follow up to have someone respond

*Jo Ann Conti*

Jo Ann Conti  
Paralegal  
Richard M. Squire & Associates, LLC  
115 West Ave., Ste. 104  
Jenkintown, PA 19046  
Phone: (215) 886-8790 x 25  
Fax: (215) 886-8791  
[jconti@squirelaw.com](mailto:jconti@squirelaw.com)

---

**From:** Timothy Chamberlain [<mailto:tchamberlain@columbiapa.org>]  
**Sent:** Tuesday, February 12, 2013 2:06 PM  
**To:** Joann Conti  
**Subject:** Unpaid costs

I have sent two previous emails and gotten no response, attached is a copy of the cost sheet showing a balance of \$1,971.30.

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ATTORNEYS AT LAW**

Richard M. Squire \*  
M. Troy Freedman  
Craig Oppenheimer  
\* Also Admitted in MD

**Montgomery County Office**  
**One Jenkintown Station**  
**115 West Avenue, Suite 104**  
**Jenkintown, PA 19046**  
Tel.: (215) 886-8790 Fax: (215) 886-8791  
[www.squirelaw.com](http://www.squirelaw.com)

**Chester County Office**  
33 South Brick Lane  
Elverson, PA 19520  
Tel.: (610) 913-8442  
Fax: (610) 913-6381

Please reply to: Montgomery County Office

December 11, 2012

**VIA FACSIMILE: 570-389-5625**

Office of the Sheriff, Columbia County  
P.O. Box 380  
Bloomsburg, PA 17815

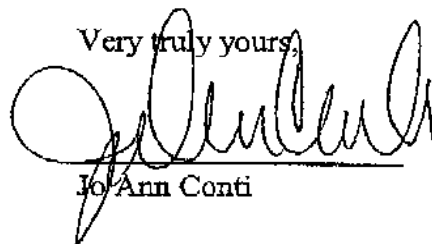
RE: OneMain Financial, Inc., a Delaware Corporation v. Robert W. Pursel and Susan L. Pursel  
Docket No. 2012-CV-1188  
Premises: 24 Ivey Drive, Bloomsburg, PA 17815  
Sheriff's Sale scheduled for December 12, 2012

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff, OneMain Financial, Inc., a Delaware Corporation, in connection with the above-referenced mortgage foreclosure proceeding. ***Kindly stay the sheriff's sale in this matter at our client's request. \$76,679.95, has been received from the borrower.***

Thank you for your courtesies.

Very truly yours,



Jo Ann Conti

cc: Pat Miller

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
ONEMAIN FINANCIAL

vs.

**Defendant**  
ROBERT PURSEL  
SUSAN PURSEL

**Attorney for the Plaintiff:**

RICHARD SQUIRE & ASSOCIATES LLC  
ONE JENKINTOWN STATION  
115 WEST AVENUE  
JENKINTOWN, PA 19046

**Sheriff's Sale Date:** Wednesday, December 12, 201

**Writ of Execution No. :** 2012CV1188

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 24 IVEY DRIVE, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,079.70
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$225.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$15.00
Surcharge	\$160.00
<b>Total Sheriff Costs</b>	<b>\$1,952.70</b>

## Municipal Costs

Delinquent Taxes	\$652.94
<b>Total Municipal Costs</b>	<b>\$652.94</b>

## Distribution Costs

Recording Fees	\$55.00
<b>Total Distribution Costs</b>	<b>\$55.00</b>

**Grand Total:** **\$2,660.64**

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)

©2012 Columbia County Sheriff's Office, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
ONEMAIN FINANCIAL

vs.

**Defendant**  
ROBERT PURSEL  
SUSAN PURSEL

**Attorney for the Plaintiff:**

RICHARD SQUIRE & ASSOCIATES LLC  
ONE JENKINTOWN STATION  
115 WEST AVENUE  
JENKINTOWN, PA 19046

**Sheriff's Sale Date:** Wednesday, December 12, 201

**Writ of Execution No. :** 2012CV1188

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Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
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Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$15.00
Surcharge	\$160.00

**Total Sheriff Costs** **\$1,952.70**

## Municipal Costs

Delinquent Taxes	\$652.94
------------------	----------

**Total Municipal Costs** **\$652.94**

## Distribution Costs

Recording Fees	\$55.00
----------------	---------

**Total Distribution Costs** **\$55.00**

**Grand Total:** **\$2,660.64**

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)

cc) CountySuite Sheriff, Telacost, Inc.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

One Month Financial Inc. vs Robert & Susan Purcell

NO. 179-17 ED NO. 1188-17 JD

DATE/TIME OF SALE: Dec. 12, 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 \$ \_\_\_\_\_



# SHERIFF'S SALE COST SHEET

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

✓ DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
✓ LEVY (PER PARCEL	\$15.00	
✓ MAILING COSTS	\$ <u>48.00</u>	
✓ ADVERTISING SALE BILLS & COPIES	\$17.50	
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
✓ POSTING HANDBILL	\$15.00	
✓ CRYING/ADJOURN SALE	\$10.00	
✓ SHERIFF'S DEED	\$35.00	
✓ TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>478.00</u>

✓ WEB POSTING	\$150.00	
✓ PRESS ENTERPRISE INC.	\$ <u>1079.70</u>	
✓ SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1304.70</u>

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

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>652.94</u>	
TOTAL *****		\$ <u>652.94</u>

## MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 260.04

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ATTORNEYS AT LAW**

Richard M. Squire \*  
M. Troy Freedman  
Craig A. Oppenheimer  
\* Also Admitted in MD

**Montgomery County Office**  
**One Jenkintown Station**  
**115 West Avenue, Suite 104**  
**Jenkintown, PA 19046**  
**Tel.: (215) 886-8790 Fax: (215) 886-8791**  
**www.squirelaw.com**

**Chester County Office**  
**33 South Brick Lane**  
**Elverson, PA 19520**  
**Tel.: (610) 913-8442**  
**Fax: (610) 913-6381**

Please reply to: Montgomery County Office

**FACSIMILE COVER SHEET**

FROM:

M. Troy Freedman, Esq.  
Date Sent: 11/16/2012  
No of Pages,  
Including Cover Sheet: 13

TO:

Attn: Real Estate Division  
Columbia County Sheriff  
Fax No. 570-389-5625

\_\_\_\_ Urgent  
\_\_\_\_ For Review  
\_\_\_\_ For your records  
\_\_\_\_ Please comment  
\_\_\_\_ Please reply

RE: One Main Financial, Inc. v. Robert W. Pursel

Docket No. 2012-CV-1188

**MESSAGE:**

Attached is the Final Affidavit of Service Pursuant to Pa. R.C.P. 3129.1 in the above matter.

Thank you,

This Facsimile and all attachments are confidential, intended only for the person(s) named above, and may also be privileged. Any use, distribution, copying, or disclosure by any person, other than the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify this office immediately.

**THIS OFFICE IS A DEBT COLLECTOR. THIS COMMUNICATION MAY BE OR IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
Craig Oppenheimer, Esquire  
I.D. Nos. 04267 / 85165 / 313264  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
(215) 886-8790 Fax (215) 886-8791  
Attorneys for Plaintiff

OneMain Financial, Inc., a Delaware  
Corporation

PLAINTIFF,

v.

Robert W. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815

Susan L. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815,

DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2012-CV-1188

CIVIL ACTION

MORTGAGE FORECLOSURE

**FINAL AFFIDAVIT OF SERVICE PURSUANT TO Pa. R.C.P. 3129.1**

Plaintiff, by its undersigned attorney, M. Troy Freedman, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale was sent to every recorded lienor/lien creditor and every other interested party known as of the date of the filing of the Praecept for Writ of Execution on the date(s) appearing on the Certificate(s) of Mailing, attached hereto as Exhibit "1."
2. Proof of service of the Notice of Sheriff's Sale is attached hereto as Exhibit "2."  
☒ Service effectuated by Sheriff.  
☐ Service effectuated by Private Process Server.

\_\_\_\_ Service effectuated per Court Order. Certificate of Service attached containing:

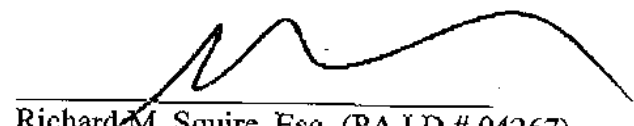
Court Order;  
Posting Affidavit; and  
Mailing receipts.


All Notices were served within the time limits set forth by Pa. R.C.P. 3129.

This Affidavit is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsifications to authorities.

Richard M. Squire & Associates, LLC

By: \_\_\_\_\_

  
Richard M. Squire, Esq. (PA I.D.# 04267)

 M. Troy Freedman, Esq. (PA I.D.# 85165)

\_\_\_\_ Craig Oppenheimer, Esq. (PA I.D.# 313264)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

[rsquire@squirelaw.com](mailto:rsquire@squirelaw.com)

[tfreedman@squirelaw.com](mailto:tfreedman@squirelaw.com)

[coppenheimer@squirelaw.com](mailto:coppenheimer@squirelaw.com)

Attorneys for Plaintiff

Dated: November 16, 2012

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
Craig Oppenheimer, Esquire  
I.D. Nos. 04267 / 85165 / 313264

One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
(215) 886-8790 Fax (215) 886-8791  
Attorneys for Plaintiff

OneMain Financial, Inc., a Delaware  
Corporation,

PLAINTIFF,

v.

Robert W. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815

Susan L. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815,  
DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA, PENNSYLVANIA

NO. 2012-CV-1188

CIVIL ACTION

MORTGAGE FORECLOSURE

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

NOV 16 2012 4:21 PM

RECEIVED

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

OneMain Financial, Inc., a Delaware Corporation, Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 24 Ivey Drive, Bloomsburg, PA 17815, Parcel No.18-02-020:

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

Robert W. Pursel  
24 Ivey Drive  
Bloomsburg, PA 17815

Susan L. Pursel  
24 Ivey Drive  
Bloomsburg, PA 17815

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

Robert W. Pursel  
24 Ivey Drive  
Bloomsburg, PA 17815

Susan L. Pursel  
24 Ivey Drive  
Bloomsburg, PA 17815

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

OneMain Financial, Inc., a Delaware Corporation  
c/o CitiMortgage, Inc  
1000 Technology Drive  
O'Fallon, MO 63368-2240

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

OneMain Financial, Inc., a Delaware Corporation  
c/o CitiMortgage, Inc  
1000 Technology Drive  
O'Fallon, MO 63368-2240

CitiFinancial Services, Inc  
990 Scott Town Center  
Bloomsburg, PA 17815

CitiFinancial Services, Inc.  
c/o CitiMortgage, Inc.  
1000 Technology Drive  
O'Fallon, MO 63368-2240

ITT Consumer Discount Co.  
201 Academy Street  
Williamsport, PA 17701

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

None other.

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

Columbia County Domestic Relations  
11 West Main Street  
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau  
Main Street County Annex  
11 West Main Street  
Bloomsburg, PA 17815

PA Department of Revenue  
Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17128-1230

Department of Public Welfare  
Attn : Legal Department  
Health & Welfare Building  
P. O. Box 2675  
Harrisburg, PA 17105-2675

Department of Public Welfare  
Bureau of Child Support Enforcement  
Health & Welfare Bldg., Room 432  
Harrisburg, PA 17105-2675

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

Tenant/Occupant  
24 Ivey Drive  
Bloomsburg, PA 17815

## VERIFICATION

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

**Richard M. Squire & Associates, LLC**

By:

Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
Craig Oppenheimer, Esquire  
115 West Avenue, Suite 104  
Jenkintown, PA 19046  
(215) 886-8790  
Attorneys for Plaintiff

Date: 10-23-12

# Exhibit "1"



# NAME AND ADDRESS OF SENDER POSTMARK AND DATE OF RECEIPT

Richard M. Squire & Associates  
115 West Avenue, Suite 104  
Jenkintown, PA 19046

## INDICATE TYPE OF MAIL CHECK APPROPRIATE BLOCK FOR

☐ Registered Mail  
☐ Insured  
☐ COD  
☐ Certified Mail  
☐ Express Mail

☐ Registered Mail:  
☐ With Postal Insurance  
☐ Without Postal Insurance

Affix stamp here if issued as certificate of mailing  
or for additional copies of this bill.

**\$4.00**

U.S. POSTAGE  
FIRST-CLASS  
06280 06863006  
19046

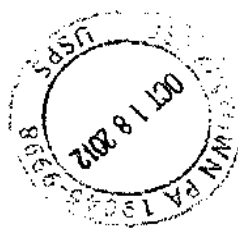


1.	CMI-1099F CFNA - Pursel, Robert W. & Pursel, Susan L. Proof of Mailing LH NOS Regular Mail	Columbia County Tax Claim Bureau Main Street County Annex 11 West Main Street, Bloomsburg, PA 17815
2.		Columbia County Domestic Relations 11 West Main Street, Bloomsburg, PA 17815
3.		PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
4.		Department of Public Welfare Attn.: Legal Department Health & Welfare Building P.O. Box 2875 Harrisburg, PA 17105-2875
5.	CMI-1099F CFNA - Pursel, Robert W. & Pursel, Susan L. Proof of Mailing LH NOS Regular Mail	Department of Public Welfare Bureau of Child Support Enforcement Health & Welfare Building, Room 432 Harrisburg, PA 17105-2875
6.		Tenant/Occupant 24 Ivy Drive Bloomsburg, PA 17815
7.		OneMain Financial, Inc c/o Citimortgage, Inc 1000 Technology Drive OFallon, MO 63368-2240
8.		CitiFinancial Services, Inc. 990 Scott Town Center Bloomsburg, PA 17815
9.		It Consumer Discount Company 201 Academy Street Williamsport, PA 17701
10.	CMI-1099F CFNA - Pursel, Robert W. & Pursel, Susan L. Proof of Mailing LH NOS Regular Mail	CitiFinancial Services, Inc. c/o Citimortgage, Inc 1000 Technology Drive OFallon MO 63368-2240



**FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL**

Am



# Exhibit "2"

**SHERIFF'S OFFICE OF COLUMBIA COUNTY**Timothy T. Chamberlain  
SheriffEarl D. Mordan, Jr.  
Chief DeputyONEMAIN FINANCIAL  
vs.  
ROBERT PURSEL (et al.)Case Number  
2012CV1188**SHERIFF'S RETURN OF SERVICE**

10/01/2012 01:45 PM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE ROBERT PURSEL, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR SUSAN PURSEL AT 24 IVEY DRIVE, BLOOMSBURG, PA 17815.

  
JEFFREY PRICE, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 02, 2012

NOTARY

Affirmed and subscribed to before me this

2ND

day of

OCTOBER

2012

Proth & Clerk of Sey. Courts  
My Com. Exp. 1st Monday in 2016

Attorney, RICHARD SQUIRE &amp; ASSOCIATES, LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, PA

(c) CountySuite Sheriff, Teleosoft, Inc.

**SHERIFF'S OFFICE OF COLUMBIA COUNTY**Timothy T. Chamberlain  
SheriffEarl D. Mordan, Jr.  
Chief DeputyONEMAIN FINANCIAL  
vs.  
ROBERT PURSEL (et al.)Case Number  
2012CV1188**SHERIFF'S RETURN OF SERVICE**

10/01/2012 01:45 PM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ROBERT PURSEL AT 24 IVEY DRIVE, BLOOMSBURG, PA 17815.

  
JEFFREY PRICE, DEPUTY

SO ANSWERS,



TIMOTHY T. CHAMBERLAIN, SHERIFF

October 02, 2012

Proth. &amp; Clerk of Sev. Courts

In front of me on Monday, 2016

NOTARY

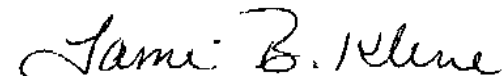
Affirmed and subscribed to before me this

2ND

day of

OCTOBER

2012



Attorney: RICHARD SQUIRE &amp; ASSOCIATES, LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, P.

(c) CountySuite Sheriff, Teleosoft, Inc.

**SHERIFF'S OFFICE OF COLUMBIA COUNTY**

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



ONEMAIN FINANCIAL  
vs.  
ROBERT PURSEL (et al.)

Case Number  
2012CV1188

**SHERIFF'S RETURN OF SERVICE**

11/07/2012 09:05 AM - DEPUTY PAUL D'ANGELO, 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 24 IVEY DRIVE, BLOOMSBURG, PA 17815.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

November 07, 2012

**NOTARY**

Affirmed and subscribed to before me this

7TH

day of

NOVEMBER

2012

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Sarah Jane Klingaman, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 4, 2016



Attorney, RICHARD SQUIRE & ASSOCIATES, LLC ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



ONEMAIN FINANCIAL  
vs.  
ROBERT PURSEL (et al.)

Case Number  
2012CV1188

## SHERIFF'S RETURN OF SERVICE

11/07/2012 09:05 AM - DEPUTY PAUL D'ANGELO, 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 24 IVEY DRIVE, BLOOMSBURG, PA 17815.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

November 07, 2012

NOTARY

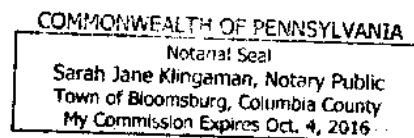
Affirmed and subscribed to before me this


7TH

day of

NOVEMBER

2012





Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, P.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



ONEMAIN FINANCIAL  
vs.  
ROBERT PURSEL (et al.)

Case Number  
2012CV1188

## SHERIFF'S RETURN OF SERVICE

10/01/2012 01:45 PM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE ROBERT PURSEL, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR SUSAN PURSEL AT 24 IVEY DRIVE, BLOOMSBURG, PA 17815.

  
JEFFREY PRICE, DEPUTY

SO ANSWERS,

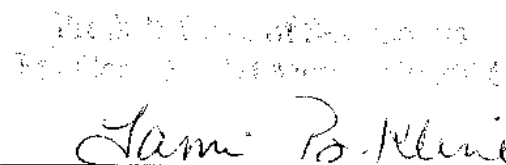
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 02, 2012

NOTARY

Affirmed and subscribed to before me this

2ND day of OCTOBER, 2012

  
JAMIE B. KLEIN

Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, P.



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



ONEMAIN FINANCIAL  
vs.  
ROBERT PURSEL (et al.)

Case Number  
2012CV1188

## SHERIFF'S RETURN OF SERVICE

10/01/2012 01:45 PM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ROBERT PURSEL AT 24 IVEY DRIVE, BLOOMSBURG, PA 17815.

  
JEFFREY PRICE, DEPUTY

SO ANSWERS,

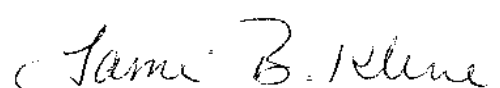
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 02, 2012

NOTARY

Affirmed and subscribed to before me this

2ND day of OCTOBER, 2012

  
Tami B. Kline

Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, P.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ONEMAIN FINANCIAL  
vs.  
ROBERT PURSEL (et al.)

Case Number  
2012CV1188

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	10/26/2012
<b>Notes:</b>	SHERIFF'S SALE BILL		
<b>Warrant:</b>			

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	24 IVEY DRIVE BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	POSTED		
<b>Relation:</b>			
<b>Date:</b>	11-07-12	<b>Time:</b>	0905
<b>Deputy:</b>	DANGELO	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> RICHARD SQUIRE & ASSOCIATES LLC	<b>Phone:</b>
--	---------------

### Service Attempts:

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

### Service Attempt Notes:

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

2012CV1188

2012CV1188

24 IVEY DRIVE, BLOOMSBURG, PA 17815

EXP: 10/26/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



ONEMAIN FINANCIAL  
vs.  
ROBERT PURSEL (et al.)

Case Number  
2012CV1188

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	10/26/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	CITIFINANCIAL SERVICE, INC.
<b>Primary Address:</b>	990 SCOTT TOWN CENTER BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	CHARLA LLOYD		
<b>Relation:</b>	MORTGAGE LOAN SPEC.		
<b>Date:</b>	10/03/12	<b>Time:</b>	1600
<b>Deputy:</b>	DANGELO	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> RICHARD SQUIRE & ASSOCIATES LLC	<b>Phone:</b>
--	---------------

### Service Attempts:

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

### Service Attempt Notes:

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

CITIFINANCIAL SERVICE, II

2012CV1188

990 SCOTT TOWN CENTER, BLOOMSBURG, PA 17815 EXP: 10/26/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ONEMAIN FINANCIAL  
vs.  
ROBERT PURSEL (et al.)

Case Number  
2012CV1188

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	10/26/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	ROBERT PURSEL
<b>Primary Address:</b>	24 IVEY DRIVE BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally Adult In Charge Posted Other		
<b>Adult In Charge:</b>	Robert Pursel		
<b>Relation:</b>	Dad		
<b>Date:</b>	10/1/12	<b>Time:</b>	1345
<b>Deputy:</b>	6	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> RICHARD SQUIRE & ASSOCIATES LLC	<b>Phone:</b>
--	---------------

### Service Attempts:

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

### Service Attempt Notes:

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

PURSEL, ROBERT

2012CV1188

24 IVEY DRIVE, BLOOMSBURG, PA 17815

EXP: 10/26/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ONEMAIN FINANCIAL  
vs.  
ROBERT PURSEL (et al.)

Case Number  
2012CV1188

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:**   
**Manner:** < Not Specified > **Expires:** 10/26/2012 **Warrant:**   
**Notes:** PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** SUSAN PURSEL  
**Primary Address:** 24 IVEY DRIVE  
 BLOOMSBURG, PA 17815  
**Phone:** **DOB:**   
**Alternate Address:**   
**Phone:**

### Final Service:

**Served:** Personally Adult In Charge Posted Other  
**Adult In Charge:** Robert Pursel  
**Relation:** Dad's Spouse  
**Date:** 10/1/12 **Time:** 1345  
**Deputy:** 6 **Mileage:**

### Attorney / Originator:

**Name:** RICHARD SQUIRE & ASSOCIATES LLC **Phone:**

### Service Attempts:

Date:	Time:	Mileage:	Deputy:

### Service Attempt Notes:

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

PURSEL, SUSAN

2012CV1188

24 IVEY DRIVE, BLOOMSBURG, PA 17815

EXP: 10/26/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ONEMAIN FINANCIAL  
vs.  
ROBERT PURSEL (et al.)

Case Number  
2012CV1188

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	10/26/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Denise D. Ottaviani
<b>Primary Address:</b>	116 Frosty Valley Road Bloomsburg, PA 17815
<b>Phone:</b>	570-784-9310 <b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other
<b>Adult In Charge:</b>	Denise Ottaviani
<b>Relation:</b>	Tax Collector
<b>Date:</b>	10/11/12
<b>Time:</b>	1410
<b>Deputy:</b>	6
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> RICHARD SQUIRE & ASSOCIATES LLC	<b>Phone:</b>
--	---------------

### Service Attempts:

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

### Service Attempt Notes:

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

OTTAVIANI, DENISE D.

2012CV1188

116 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815 EXP: 10/26/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



ONEMAIN FINANCIAL  
vs.  
ROBERT PURSEL (et al.)

Case Number  
2012CV1188

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	10/26/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Columbia County Tax Office
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815
<b>Phone:</b>	570-389-5649
<b>DOB:</b>	
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally <u>Adult In Charge</u> Posted Other
<b>Adult In Charge:</b>	Heather Hyatt
<b>Relation:</b>	Clerk
<b>Date:</b>	10/01/12
<b>Time:</b>	10:15
<b>Deputy:</b>	#2
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> RICHARD SQUIRE & ASSOCIATES LLC	<b>Phone:</b>
--	---------------

### Service Attempts:

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

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV1188

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 10/26/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ONEMAIN FINANCIAL  
vs.  
ROBERT PURSEL (et al.)

Case Number  
2012CV1188

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/26/2012

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia Col

Primary Address: 11 WEST MAIN STREET  
2ND FLOOR  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Maureen Cole

Relation: Clerk

Date: 10/01/12 Time: 10:20

Deputy: #2 Mileage:

### Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2012CV1188

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 10/26/2012



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ONEMAIN FINANCIAL  
vs.  
ROBERT PURSEL (et al.)

Case Number  
2012CV1188

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	10/26/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	HEMLOCK MUNICIPAL SEWER COOPERA
<b>Primary Address:</b>	82 BUCKHORN ROAD BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Faxed		
<b>Relation:</b>			
<b>Date:</b>	9-28-12	<b>Time:</b>	1030
<b>Deputy:</b>	# /	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b>	RICHARD SQUIRE & ASSOCIATES LLC	<b>Phone:</b>	
--------------	---------------------------------	---------------	--

### Service Attempts:

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

### Service Attempt Notes:

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

HEMLOCK MUNICIPAL SEW

2012CV1188

82 BUCKHORN ROAD, BLOOMSBURG, PA 17815

EXP: 10/26/2012

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
Craig Oppenheimer, Esquire  
I.D. Nos. 04267 / 85165 / 313264

One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
(215) 886-8790 Fax (215) 886-8791  
Attorneys for Plaintiff

OneMain Financial, Inc., a Delaware  
Corporation

PLAINTIFF,

v.

Robert W. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815

Susan L. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA, PENNSYLVANIA

NO. 2012-CV-1188 *2012-ED-129*

CIVIL ACTION

MORTGAGE FORECLOSURE

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

TO: Susan L. Pursel  
24 Ivey Drive  
Bloomsburg, PA 17815

Your house (real estate) at 24 Ivey Drive, Bloomsburg, PA 17815 is scheduled to be sold at Columbia County Sheriff Sale, on Dec 12 at 9 AM, at the Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815 to enforce the court judgment of \$75,367.95 plus interest to the sale date obtained by OneMain Financial, Inc., a Delaware Corporation against you.

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

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

1. The sale will be canceled if you pay back to OneMain Financial, Inc., a Delaware Corporation, the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire, M. Troy Freedman, Esquire or Craig Oppenheimer, Esquire at (215) 886-8790.

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 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. (See notice below on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES 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 Columbia Sheriff's Office at (570)389-5624.
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 Columbia County Courthouse at (570)389-5624.
4. If the amount due from the buyer is not paid to the Sheriff, you will, remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**North Penn Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
(570)784-8760**

Document Receipt

---

Trans # 37662 Carrier / service: POST 2PM 9/28/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000016977

Doc Ref #: 129ED2012

PHILADELPHIA PA 19106

Document Receipt

---

Trans # 37661 Carrier / service: POST 2PM 9/28/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000016960

DEPARTMENT 281230

Doc Ref #: 129ED2012

HARRISBURG PA 17128

Document Receipt

---

Trans # 37660 Carrier / service: POST 2PM 9/28/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000016953

Doc Ref #: 129ED2012

HARRISBURG PA 17105

Document Receipt

---

Trans # 37659 Carrier / service: POST 2PM 9/28/2012

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000016946

Doc Ref #: 129ED2012

KING OR PA 19406  
PRUSSIA

Document Receipt

---

Trans # 37658 Carrier / service: POST 2PM 9/28/2012

Ship to: 37658

DEPT OF PUBLIC WELFARE

HEALTH & WELFARE BUILDING ROOM  
432

Tracking #: 9171924291001000016939

Doc Ref #: 129ED2012

HARRISBURG PA 17105



Document Receipt

---

Trans # 37657 Carrier / service: POST 2PM 9/28/2012

Ship to: 37657

DEPT OF PUBLIC WELFARE

PO BOX 2675

HARRISBURG PA 17105

Tracking #: 9171924291001000016922

Doc Ref #: 129ED2012

Document Receipt

---

Trans # 37656 Carrier / service: POST 2PM 9/28/2012

Ship to: 37656

PA DEPT OF REVENUE

PO BOX 281230

Tracking #: 9171924291001000016915

Doc Ref #: 129ED2012

HARRISBURG PA 17128

Document Receipt

---

Trans # 37655 Carrier / service: POST 2PM 9/28/2012

Ship to: 37655

ITT CONSUMER DISCOUNT COMPANY

7 BALDWIN CT

Tracking #: 9171924291001000016908

Doc Ref #: 129ED2012

SHAMOKIN DAM PA 17876

# REAL ESTATE OUTLINE

ED # 129-12

DATE RECEIVED 9-27-12  
DOCKET AND INDEX 9-28-12

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>26575</u>

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

SALE DATE	<u>Dec, 12, 12</u>	TIME <u>0900</u>
POSTING DATE	<u>Nov, 7, 12</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK	<u>Nov 21</u>
	2 <sup>ND</sup> WEEK	<u>28</u>
	3 <sup>RD</sup> WEEK	<u>Dec, 5, 12</u>

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV1188

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, DECEMBER 12, 2012**  
**AT 9:00 O'CLOCK A.M.**

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

---

ALL THAT CERTAIN Parcel of land in Township of Hemlock, Columbia County, Commonwealth of Pennsylvania, as more fully described in Book 260 Page 412, ID #18-02-020, being known and designated as a Metes and Bounds Property.

BEING known as 24 Ivey Drive, Bloomsburg, PA 17815.

BEING Parcel No. 18-02-020.

BEING the same property conveyed by Fee Simple Deed from Elizabeth B. Young, Executrix of the Estate of Bertha E. Crossley, Deceased, to Robert W. Pursel and Susan L. Pursel, husband and wife tenancy by entirety, dated March 6, 1973 recorded on March 6, 1973 in Book 260, Page 412 in Columbia County Records, Commonwealth of Pennsylvania.

PROPERTY ADDRESS: 24 IVEY DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-02-02

Seized and taken into execution to be sold as the property of ROBERT PURSEL, SUSAN PURSEL in suit of ONEMAIN FINANCIAL.

---

**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:  
RICHARD SQUIRE & ASSOCIATES LLC  
JENKINTOWN, PA

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

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ATTORNEYS AT LAW**

Richard M. Squire \*  
M. Troy Freedman  
Andrew P. Sonin\*^  
\* Also Admitted in MD

**Montgomery County Office**  
**One Jenkintown Station**  
**115 West Avenue, Suite 104**  
**Jenkintown, PA 19046**  
**Tel.: (215) 886-8790 Fax: (215) 886-8791**  
[www.squirelaw.com](http://www.squirelaw.com)

**Chester County Office**  
**33 South Brick Lane**  
**Elverson, PA 19520**  
**Tel.: (610) 913-8442**  
**Fax: (610) 913-6381**

Please reply to: Montgomery County Office

TO: Columbia County Sheriff's Department

FROM: Craig Oppenheimer, Esq

DATE: September 24, 2012

RE: OneMain Financial, Inc., a Delaware Corporation v.  
Robert W. Pursel and Susan L. Pursel  
Docket No. 2012-CV-1188 2012-ED-129  
Sheriff's Sale scheduled for \_\_\_\_\_

---

Dear Sir or Madam:

Enclosed please find a check for \$\_\_\_\_\_ which represents a sale deposit for the  
aforementioned scheduled sheriff sale. Kindly effectuate personal service (or adult in charge) of  
the Writ of Execution/Notice of Sheriff Sale upon the following defendants:

Robert W. Pursel  
24 Ivey Drive, Bloomsburg, PA 17815

Susan L. Pursel  
24 Ivey Drive, Bloomsburg, PA 17815

Please post property with Handbill of Sale: 24 Ivey Drive, Bloomsburg, PA 17815

Kindly return the completed service forms in the self-addressed stamped envelope provided for  
your convenience.

If you have any questions, please do not hesitate to contact this office.

Thank you.

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
Craig Oppenheimer, Esquire  
I.D. Nos. 04267 / 85165 / 313264

Attorneys for Plaintiff

One Jenkintown Station, Suite 104  
115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790 Fax: 215-886-8791

OneMain Financial, Inc., a Delaware  
Corporation

PLAINTIFF,

v.

Robert W. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815

Susan L. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2012-CV-1188 2012-ED-129

CIVIL ACTION

MORTGAGE FORECLOSURE

**WRIT OF EXECUTION**  
(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

24 Ivey Drive, Bloomsburg, PA 17815 Parcel No.: 18-02-020  
(See attached legal description)

Amount Due	\$	75,367.95
Interest From 11/1/2012 to Date of Sale @ \$17.95 per diem	\$	
Total:	\$	
* plus fees and costs		

Seal of Court

Date 9-27-12

Tami B. Kline  
PROTHONOTARY

BY:

Kelly P. Brewer  
Deputy Prothonotary

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA  
OneMain Financial, Inc., a Delaware Corporation  
Plaintiff,

v.

Robert W. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815

Susan L. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815  
Defendants.

---

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Filed: 

Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
✓ Craig Oppenheimer, Esquire  
Richard M. Squire & Associates, LLC  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
(215) 886-8790 Fax (215) 886-8791  
Attorneys for Plaintiff

---

24 Ivey Drive, Bloomsburg, PA 17815  
Parcel No.: 18-02-020



Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
Craig Oppenheimer, Esquire  
I.D. Nos. 04267 / 85165 / 313264

One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
(215) 886-8790 Fax (215) 886-8791  
Attorneys for Plaintiff

OneMain Financial, Inc., a Delaware  
Corporation

PLAINTIFF,

v.

Robert W. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815

Susan L. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA, PENNSYLVANIA

NO. 2012-CV-1188 2012-ED-129

CIVIL ACTION

MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

OneMain Financial, Inc., a Delaware Corporation, Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 24 Ivey Drive, Bloomsburg, PA 17815 Parcel No.: 18-02-020.

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

Robert W. Pursel  
24 Ivey Drive  
Bloomsburg, PA 17815

Susan L. Pursel  
24 Ivey Drive  
Bloomsburg, PA 17815

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

Robert W. Pursel  
24 Ivey Drive  
Bloomsburg, PA 17815

Susan L. Pursel  
24 Ivey Drive  
Bloomsburg, PA 17815

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

OneMain Financial, Inc., a Delaware Corporation  
c/o CitiMortgage, Inc  
1000 Technology Drive  
O'Fallon, MO 63368-2240

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

OneMain Financial, Inc., a Delaware Corporation  
c/o CitiMortgage, Inc  
1000 Technology Drive  
O'Fallon, MO 63368-2240

3 CitiFinancial Services, Inc  
990 Scott Town Center  
Bloomsburg, PA 17815

4 ITT Consumer Discount Co  
7 Baldwin Ct  
Shamokin Dam, PA 17876

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

None other.

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

Domestic Relations  
15 Perry Avenue  
Bloomsburg, PA 17815

Tax Claim Bureau  
11 West Main Street - PO Box 380  
Bloomsburg, Pa 17815

5 PA Department of Revenue  
Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17128-1230

Department of Public Welfare  
Attn : Legal Department  
Health & Welfare Building  
P. O. Box 2675  
Harrisburg, PA 17105-2675

7 Department of Public Welfare  
Bureau of Child Support Enforcement  
Health & Welfare Bldg., Room 432  
Harrisburg, PA 17105-2675

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

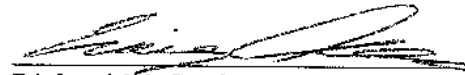
Tenant/Occupant  
24 Ivey Drive  
Bloomsburg, PA 17815

### VERIFICATION

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

**Richard M. Squire & Associates, LLC**

By:



Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
✓ Craig Oppenheimer, Esquire  
115 West Avenue, Suite 104  
Jenkintown, PA 19046  
(215) 886-8790  
Attorneys for Plaintiff

Date: September 24, 2012

## LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land in Township of Hemlock, Columbia County, Commonwealth of Pennsylvania, as more fully described in Book 260 Page 412, ID #18-02-020, being known and designated as a Metes and Bounds Property.

BEING known as 24 Ivey Drive, Bloomsburg, PA 17815.

BEING Parcel No. 18-02-020.

BEING the same property conveyed by Fee Simple Deed from Elizabeth B. Young, Executrix of the Estate of Bertha E. Crossley, Deceased, to Robert W. Pursel and Susan L. Pursel, husband and wife tenancy by entirety, dated March 6, 1973 recorded on March 6, 1973 in Book 260, Page 412 in Columbia County Records, Commonwealth of Pennsylvania.

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
Craig Oppenheimer, Esquire  
I.D. Nos. 04267 / 85165 / 313264

One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
(215) 886-8790 Fax (215) 886-8791  
Attorneys for Plaintiff

OneMain Financial, Inc., a Delaware  
Corporation

PLAINTIFF,

v.

Robert W. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815

Susan L. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA, PENNSYLVANIA

NO. 2012-CV-1188 2012-ED-129

CIVIL ACTION

MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

OneMain Financial, Inc., a Delaware Corporation, Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 24 Ivey Drive, Bloomsburg, PA 17815 Parcel No.:18-02-020.

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

Robert W. Pursel  
24 Ivey Drive  
Bloomsburg, PA 17815

Susan L. Pursel  
24 Ivey Drive  
Bloomsburg, PA 17815

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

Robert W. Pursel  
24 Ivey Drive  
Bloomsburg, PA 17815

Susan L. Pursel  
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990 Scott Town Center  
Bloomsburg, PA 17815

ITT Consumer Discount Co  
7 Baldwin Ct  
Shamokin Dam, PA 17876

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

None other.

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

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15 Perry Avenue  
Bloomsburg, PA 17815

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11 West Main Street - PO Box 380  
Bloomsburg, Pa 17815

PA Department of Revenue  
Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17128-1230

Department of Public Welfare  
Attn : Legal Department  
Health & Welfare Building  
P. O. Box 2675  
Harrisburg, PA 17105-2675

Department of Public Welfare  
Bureau of Child Support Enforcement  
Health & Welfare Bldg., Room 432  
Harrisburg, PA 17105-2675

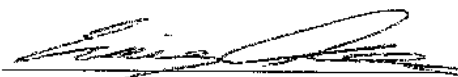
7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Tenant/Occupant  
24 Ivey Drive  
Bloomsburg, PA 17815

### VERIFICATION

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

**Richard M. Squire & Associates, LLC**

By:   
Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
✓ Craig Oppenheimer, Esquire  
115 West Avenue, Suite 104  
Jenkintown, PA 19046  
(215) 886-8790  
Attorneys for Plaintiff

Date: September 24, 2012

## LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land in Township of Hemlock, Columbia County, Commonwealth of Pennsylvania, as more fully described in Book 260 Page 412, ID #18-02-020, being known and designated as a Metes and Bounds Property.

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Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
Craig Oppenheimer, Esquire  
I.D. Nos. 04267 / 85165 / 313264

One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
(215) 886-8790 Fax (215) 886-8791  
Attorneys for Plaintiff

OneMain Financial, Inc., a Delaware  
Corporation

PLAINTIFF,

v.

Robert W. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815

Susan L. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA, PENNSYLVANIA

NO. 2012-CV-1188 2012-ED-129

CIVIL ACTION

MORTGAGE FORECLOSURE

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

TO: Robert W. Pursel  
24 Ivey Drive  
Bloomsburg, PA 17815

Your house (real estate) at 24 Ivey Drive, Bloomsburg, PA 17815 is scheduled to be sold at Columbia County Sheriff Sale, on \_\_\_\_\_ at \_\_\_\_\_, at the Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815 to enforce the court judgment of \$75,367.95 plus interest to the sale date obtained by OneMain Financial, Inc., a Delaware Corporation against you.

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

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

1. The sale will be canceled if you pay back to OneMain Financial, Inc., a Delaware Corporation, the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire, M. Troy Freedman, Esquire or Craig Oppenheimer, Esquire at (215) 886-8790.

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 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. (See notice below on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE DOES 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 Columbia Sheriff's Office at (570)389-5624.
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 Columbia County Courthouse at (570)389-5624.
4. If the amount due from the buyer is not paid to the Sheriff, you will, remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**North Penn Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
(570)784-8760**

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
Craig Oppenheimer, Esquire  
I.D. Nos. 04267 / 85165 / 313264

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790 Fax: 215-886-8791

OneMain Financial, Inc., a Delaware Corporation  
PLAINTIFF,

v.

Robert W. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815

Susan L. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2012-CV-1188 2012-ED-129

CIVIL ACTION

MORTGAGE FORECLOSURE

**CERTIFICATION**

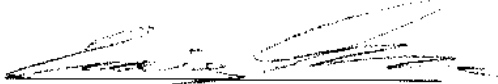
Craig Oppenheimer, Esquire, hereby verifies that he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date: September 24, 2012

By:

  
\_\_\_\_\_  
Richard M. Squire, Esq. (PA I.D.# 04267)  
\_\_\_\_\_  
M. Troy Freedman, Esq. (PA I.D.# 85165)  
\_\_\_\_\_  
Craig Oppenheimer, Esq. (PA I.D.# 313264)  
115 West Avenue, Suite 104  
Jenkintown, PA 19046  
215-886-8790  
215-886-8791 (fax)  
[rsquire@squirelaw.com](mailto:rsquire@squirelaw.com)  
[tfreedman@squirelaw.com](mailto:tfreedman@squirelaw.com)  
[coppenheimer@squirelaw.com](mailto:coppenheimer@squirelaw.com)  
Attorneys for Plaintiff

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
Craig Oppenheimer, Esquire  
I.D. Nos. 04267 / 85165 / 313264

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790 Fax: 215-886-8791

OneMain Financial, Inc., a Delaware Corporation  
PLAINTIFF,

v.

Robert W. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815

Susan L. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2012-CV-1188 2012-ED-129

CIVIL ACTION

MORTGAGE FORECLOSURE

**AFFIDAVIT OF LAST KNOWN ADDRESSES**

I, Craig Oppenheimer, Esquire, being duly sworn according to law, hereby depose and say that I am one of the attorneys for Plaintiff in the above matter and that the last known address for the Defendants herein are as follows:

Defendants: Robert W. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815


Susan L. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815

Date: September 24, 2012

By: 

Richard M. Squire, Esq. (PA I.D.# 04267)

M. Troy Freedman, Esq. (PA I.D.# 85165)

 Craig Oppenheimer, Esq. (PA I.D.# 313264)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

[rsquire@squirelaw.com](mailto:rsquire@squirelaw.com)

[tfreedman@squirelaw.com](mailto:tfreedman@squirelaw.com)

[coppenheimer@squirelaw.com](mailto:coppenheimer@squirelaw.com)

By: Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
Craig Oppenheimer, Esquire  
I.D. Nos. 04267 / 85165 / 313264

One Jenkintown Station, Suite 104

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OneMain Financial, Inc., a Delaware Corporation  
PLAINTIFF,

v.

Robert W. Pursel  
24 Ivey Dr  
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Susan L. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2012-CV-1188 2012-ED-129

CIVIL ACTION

MORTGAGE FORECLOSURE

**VERIFICATION OF NON-MILITARY SERVICE**

Craig Oppenheimer, Esquire, hereby verifies that he is one of the attorneys for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the Defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act of Congress of 2003, as amended.

(b) that Defendants are over 18 years of age and reside at 24 Ivey Drive, Bloomsburg, PA 17815.

This statement is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: September 24, 2012

By: 

Richard M. Squire, Esq. (PA I.D.# 04267)

M. Troy Freedman, Esq. (PA I.D.# 85165)

Craig Oppenheimer, Esq. (PA I.D.# 313264)

115 West Avenue, Suite 104

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By: Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
ID. Nos. 04267 / 85165

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

OneMain Financial, Inc., a Delaware Corporation  
PLAINTIFF,

v.

Robert W. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815

Susan L. Pursel  
24 Ivey Dr  
Bloomsburg, PA 17815

DEFENDANTS.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2012-CV-1188 2012-ED-129

CIVIL ACTION

MORTGAGE FORECLOSURE

**WAIVER OF WATCHMEN/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 Oppenheimer, Esquire  
Attorney for Plaintiff

Dated: September 24, 2012

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ESCROW ACCOUNT**  
ONE JENKINTOWN STATION SUITE 104  
115 WEST AVENUE 215-886-8790  
JENKINTOWN, PA 19046

26575  
SUSQUEHANNA BANK

26575  
60-912313  
220

**\*\*One Thousand Three hundred Fifty dollars and Zero cents\*\***

PAY  
TO THE  
ORDER  
OF  
Sheriff of Columbia County  
P.O. Box 380  
Bloomsburg PA 17815

For CMI-1099 - Pursel - Sale Deposit

DATE

09/24/2012

AMOUNT

\$1,350.00

**VOID AFTER 90 DAYS**

AUTHORIZED SIGNATURE

⑈026575⑈ ⑆0313091231⑆ 02 920105 50⑈

Security Features Included

Details on Back.