

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

NY Mellon Trust vs Musselman

NO. 175802012 ED NO. _____ JD

DATE/TIME OF SALE: _____

BID PRICE (INCLUDES COST) \$ 2578.72

POUNDAGE - 2% OF BID \$ 515.7

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2630.29

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 2630.29

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1130.29

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>	<u>Defendant</u>
THE BANK OF NEW YORK MELLON TRUST COMPANY	VIOLA MUSSELMAN VIOLA MUSSELMAN SURVIVING TENANT

Attorney for the Plaintiff:

ZUCKER, GOLDBERG & ACKERMAN, LLC
200 SHEFFIELD STREET
SUITE 301
MOUNTAINSIDE, NJ 07092

Sheriff's Sale Date: Wednesday, March 6, 2013

Writ of Execution No. : 2012CV274

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859

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.	\$1,721.22
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	\$180.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

Total Sheriff Costs **\$2,523.72**

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs **\$55.00**

Grand Total: **\$2,578.72**

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)

1001 County State Sheriff, Teluscott, 100

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

FRANCES GAMBARDILLA
BRIAN C. NICHOLAS †
STEVEN D. KROL
CHRISTOPHER G. FORD
DENISE CARLON A
CHRISTINE E. POTTER
RYAN S. MALC
ASHLEIGH LEVY MARIN ‡
DOUGLAS J. McDONOUGH
TIMOTHY J. ZIEGLER
STEPHANIE WOLCIK
ELIZABETH P. RIZZO
ROBERT D. BAILEY
JAIME R. ACKERMAN ♦
RACHEL G. PACKER ‡
KACIE W. BROWN
MONIKA S. PUNDALIK

* ALSO MEMBER OF NY, PA AND CA BAR
♦ ALSO MEMBER OF NY, PA AND ME BAR
† ALSO MEMBER OF NY AND ME BAR
‡ ALSO MEMBER OF NY BAR
‡ ALSO MEMBER OF PA BAR
‡ ALSO MEMBER OF NY AND DC BAR

ZUCKER, GOLDBERG & ACKERMAN, LLC ATTORNEYS AT LAW

200 SHEFFIELD STREET- SUITE 101
P.O. BOX 1024
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500
FACSIMILE: 908-233-1390
E-MAIL: office@zuckergoldberg.com

*For payoff/reinstatement figures
Please send your request to: zuckergoldberg.com/pr*

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1918-1979)
LOUIS D. GOLDBERG (1923-1967)
LEONARD H. GOLDBERG (1929-1979)
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:
P.O. Box 650
Hershey, PA 17033

OF COUNSEL:

SCOTT A. DIETTERICK, ESQ. ‡
KIMBERLY A. BONNER, ESQ. ‡
RALPH M. SALVIA, ESQ. ‡

‡ MEMBER OF PA BAR ONLY

XCP-161497

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

April 1, 2013

Re: The Bank of New York Mellon Trust Company, NA fka The Bank of New York Trustee as Successor in Interest to JP Morgan Chase Bank, NA as successor Trustee by merger to The First National Bank of Chicago, as Trustee for GE Capital Mortgage Services Inc. Home Equity Loan Pass-Through Certificates, Series 1999-HE2

vs. DONALD L. MUSSELMAN SR. a/k/a DONALD L. MUSSELMAN, deceased

**Premises: RR 1 BOX 148B A/K/A 323 AUSTIN TRAIL
Orangeville, PA 17859**

Docket No.: 2012-CV-274

Sale Date: March 6, 2013

Sheriff Sale No:

Dear Sir or Madam:

I am the attorney on the Writ for the above-referenced sale. Please be advised that I am assigning my bid to **The Bank of New York Mellon Trust Company, N.A., fka The Bank of New York Trust Company, N.A. as Successor in Interest to JP Morgan Chase Bank, NA as successor by merger to Bank One NA as successor by merger to The First National Bank of Chicago as Trustee for GE Capital Mortgage Services, Inc. Home Equity Loan Pass-Through Certificates, Series 1998-HE1, 3476 Stateview Blvd, Fort Mill, SC 29715**

Please issue the Deed to the specified assignee above. Attached are two (2) original Realty Transfer Tax Affidavits of Value and a self-addressed, stamped envelope for return of the deed. Enclosed is a check in the amount of \$1,130.29 for additional costs due

Should you have any questions, please feel free to call me. Thank you.

Very Truly Yours,
ZUCKER, GOLDBERG & ACKERMAN, LLC

BY: 

Scott A. Dietterick, Esquire- PA I.D. #55650

Kimberly A. Bonner, Esquire- PA I.D. #89705

Joel A. Ackerman, Esquire- PA I.D. #202729

Ashleigh Levy Marin, Esquire- PA I.D. #306799

Ralph M. Salvia, Esquire- PA I.D. #202946

Jaime R. Ackerman, Esquire- PA I.D. #311032 ✓

Attorneys for Plaintiff

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

E-mail: Office@zuckergoldberg.com

(908) 233-8500; (908) 233-1390 FAX



pennsylvania
DEPARTMENT OF REVENUE

BUREAU OF INDIVIDUAL TAXES
PO BOX 280693
HARRISBURG, PA 17128-0693

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
Date Recorded

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

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

Name **Zucker, Goldberg & Ackerman, LLC** Telephone Number **908-233-8500 ext 370**

Street Address 200 Sheffield Street	City Mountainside	State NJ	Zip Code 07092
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B. TRANSFER DATA C. DATE OF ACCEPTANCE OF DOCUMENT 3/6/2013

Grantor(s)/Lessor(s) Sheriff of COLUMBIA County	Grantee(s)/Lessee(s) The Bank of New York Mellon Trust Company, N.A., fka The Bank of New York Trust Company, N.A. as Successor in Interest to JP Morgan Chase Bank, NA as successor by merger to Bank One NA as successor by merger to The First National Bank of Chicago as Trustee for GE Capital Mortgage Services, Inc. Home Equity Loan Pass-Through Certificates, Series 1998-HE1
---	--

Street Address P.O. Box 380	Street Address 3476 Stateview Blvd
City Bloomsburg	City Fort Mill
State PA	State SC
Zip 17815	Zip 29715

D. REAL ESTATE LOCATION

Street Address RR 1 BOX 148B A/K/A 323 AUSTIN TRAIL	City, Township, Borough Orangeville
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County COLUMBIA	School District MILLVILLE AREA S D	Tax Parcel Number 17-16-019-07
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E. VALUATION DATA- WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration \$1,130.29	2 Other Consideration 0	3. Total Consideration = \$1,130.29
4. County Assessed Value \$19,748.00	5. Common Level Ratio Factor X 3.60	6. Fair Market Value \$71,092.80

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's interest conveyed 100%
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Check Appropriate Box for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy agency/straw party agreement)
- ☐ Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. **Instrument # 201110003**
- ☐ Corrective or confirmatory deed (Attach complete copy of prior deed being corrected or confirmed)
- ☐ Statutory corporate consolidation, merger or division (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.): **100% exemption for transfer to a holder of a mortgage in default through Judicial Sale, pursuant to 72 P.S.-1102-C.3 (1)**

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

Signature of Correspondent or Responsible Party
Jaime R. Ackerman, Esquire

Date **4/2/13**

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

DO NOT ACCEPT THIS CHECK UNLESS THE PINK LOCK & KEY ICONS FADE WHEN WARNED AND YOU CAN SEE HEXAGONS IN A DUAL-TONE TRUE WATERMARK WHEN HELD TO THE LIGHT

047296

47296

ZUCKER, GOLDBERG & ACKERMAN, LLC

ATTORNEYS AT LAW

PA ATTORNEY BUSINESS ACCOUNT

200 SHEFFIELD ST., SUITE 301

MOUNTAINSIDE, NJ 07092

PH. 908-233-8500

JPMORGAN CHASE BANK

MONTCLAIR, NJ 07042

55-233/212

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE

DATE

AMOUNT

4/17/2013

\$*****1,130.29

One Thousand One Hundred Thirty and 29/100-----

US Dollars

PAY
TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

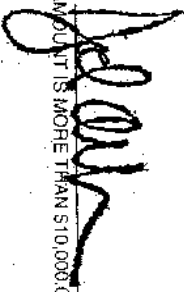
P.O. BOX 380

BLOOMSBURG, PA 17815

United States

161497_2012CV274

TWO SIGNATURES REQUIRED IF THE AMOUNT IS MORE THAN \$10,000.00



⑈047296⑈ ⑆021202337⑆ ⑆5108811828⑈

RUB OR BREATHE ON THE PINK LOCK & KEY ICONS—COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK—IF COLOR DOES NOT FADE DO NOT ACCEPT

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank of NY Mellon vs Vida Hussein

NO. 175-12 ED NO. 274-12 JD

DATE/TIME OF SALE: June 6, 1900

BID PRICE (INCLUDES COST) \$ 37200.00

POUNDAGE - 2% OF BID \$ 744.00

TRANSFER TAX - 2% OF FAIR MKT \$ 1421.86

MISC. COSTS \$ 256.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 39615.86

PURCHASER(S): William + Scott Watkins

ADDRESS: 48 Vista Rd Brawick Pa. 18603

NAMES(S) ON DEED: William + Scott Watkins

PURCHASER(S) SIGNATURE(S): William

TOTAL DUE: \$ 39615.86

LESS DEPOSIT: \$ 3900.00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 35715.86

SHERIFF'S SALE

Distribution Sheet

The Bank of New York Mellon Trust Co. VS. Viola Musselman, Surviving Tenant
 NO. 274-2012 JD
 NO. 175-2012 ED
 DATE OF SALE: March 6, 2013

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) March 6, 2013 and (time) 9:00 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to William & Scott Watkins for the price or sum of \$39,615.86 (Thirty Nine Thousand Six Hundred Fifteen and 86/100)Dollars. William & Scott Watkins being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ 37,200.00	
Poundage	744.00	
Transfer Taxes	1,421.86	
Total Needed to Purchase	lien search 250.00	\$ 39,615.86
Amount Paid Down		3,900.00
Balance Needed to Purchase		35,715.86

EXPENSES:

Columbia County Sheriff - Costs	\$ 422.50	
Poundage	744.00	\$ 1,166.50
Newspaper		1,721.22
Printing		-0-
Solicitor		75.00
Columbia County Prothonotary		10.00
Columbia County Recorder of Deeds -	Deed copy work	55.00
	Realty transfer taxes	710.93
	State stamps	710.93
Tax Collector ()		-0-
Columbia County Tax Assessment Office		5.00
State Treasurer		130.00
Other:		250.00
		10.00
		150.00
TOTAL EXPENSES:		\$ 4,994.58

	Total Needed to Purchase	\$ 39,615.86
	Less Expenses	4,994.58
	Net to First Lien Holder	34,621.28
	Plus Deposit	1,500.00
	Total to First Lien Holder	\$ 36,121.28

Sheriff's Office, Bloomsburg, Pa. }

So answers

Sheriff

WILLIAM J. WATKINS
DIANE M. WATKINS
48 VISTA RD
BERWICK, PA 18603

Pay to the
Order of

3/10/13 Date

\$ 3900.

Dollars

3774

First
Keystone
COMMUNITY BANK

For 323 Austin Lane

William J. Watkins

1:03 13071251: 01 00852 90811 3774

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV274

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, MARCH 06, 2013
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, PARCEL OR LOT OF LAND SITUATE IN GREENWOOD TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A "PK" NAIL SET IN THE CENTERLINE OF PENNSYLVANIA STATE ROUTE NO. 4039, SAID NAIL BEING 259.66 FEET DISTANT ON A COURSE RUNNING SOUTH 27 DEGREES 32 MINUTES 55 SECONDS WEST FROM AN IRON PIPE FOUND ON THE SOUTH PROPERTY LINE OF LANDS OF DOYLE E. MUSSELMAN AND ON THE EAST RIGHT-OF-WAY OF SAID STATE ROUTE NO 4039;
THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES SOUTH 15 DEGREES 58 MINUTES 15 SECONDS WEST 40.00 FEET TO A POINT; SOUTH 14 DEGREES 23 MINUTES 40 SECONDS WEST 51.69 FEET TO A POINT; SOUTH 12 DEGREES 57 MINUTES 55 SECONDS WEST 53.64 FEET TO A POINT; SOUTH 12 DEGREES 08 MINUTES 55 SECONDS WEST 99.94 FEET TO A POINT AND SOUTH 11 DEGREES 38 MINUTES 15 SECONDS WEST 97.40 FEET TO A "PK" NAIL SET IN LINE OF OTHER LANDS OF JOHN A. AND MARGARET N. MUSSELMAN, GRANTOR HEREIN;
THENCE ALONG AND THROUGH OTHER LANDS OF SAID MUSSELMAN, AND PASSING THROUGH A REBAR SET 25.12 FEET FROM THE LAST MENTIONED CORNER, NORTH 80 DEGREES 00 MINUTES 00 SECONDS WEST 170.74 FEET TO A REBAR SET;
THENCE ALONG AND THROUGH THE SAME NORTH 18 DEGREES 53 MINUTES 05 SECONDS EAST 175.92 FEET TO A REBAR, SET;
THENCE ALONG AND THROUGH THE SAME NORTH 23 DEGREES 20 MINUTES 40 SECONDS EAST 172.99 FEET TO A REBAR SET;
THENCE ALONG AND THROUGH THE SAME, AND PASSING THROUGH A REBAR SET 30.00 FEET FROM THE NEXT MENTIONED CORNER, SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST 121.07 FEET TO THE PLACE OF BEGINNING. CONTAINING 1.156 ACRES OF LAND, LESS 0.130 ACRES FOR THE RIGHT-OF-WAY OF S.R. 4039, LEAVING A NET USABLE AREA OF 1.026 ACRES OF LAND IN ALL.
THE ABOVE DESCRIBED PARCEL OF LAND BEING SUBJECT TO THE WESTERLY ONE-HALF OF THE RIGHT-OF-WAY OF PENNSYLVANIA STATE ROUTE NO. 4039 SITUATED ON SAID PARCEL.
THE ABOVE DESCRIBED PARCEL OF LAND ALSO BEING SUBJECT TO THE RIGHT OF THE GRANTORS HEREIN, THEIR HEIRS AND ASSIGNS, TO THE USE OF AN EXISTING FARM ROAD WHICH CROSSES THE NORTHEAST CORNER OF SAID PROPERTY.
ALL OF THE ABOVE BEING MORE FULLY SHOWN ON A DRAFT PREPARED BY DRUMHELLER SURVEYING DATED JUNE 26, 1989, REVISED JULY 22, 1989.
PARCEL No. 17-16-019-07
BEING the same premises which John Musselman and Margaret M. Musselman, husband and wife, by Deed dated October 5, 1989 and recorded November 21, 1989 in and for Columbia County, Pennsylvania, in Deed Book Volume 441, Page 635, granted and conveyed unto Donald L. Musselman, Sr. and Viola Musselman. The said Donald L. Musselman, Sr. died November 17, 2010, leaving Viola Musselman surviving tenant by the entirety.
Property known as RR1 BOX 148B A/K/A 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859
PROPERTY ADDRESS: 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859
UPI / TAX PARCEL NUMBER: 17-16-019-07

Seized and taken into execution to be sold as the property of VIOLA MUSSELMAN, VIOLA MUSSELMAN SURVIVING TENANT in suit of THE BANK OF NEW YORK MELLON TRUST 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:
ZUCKER, GOLDBERG & ACKERMAN, LLC
MOUNTAINSIDE, NJ 908-233-8500

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

The Bank of New York Mellon Trust Company, NA fka : CIVIL DIVISION
The Bank of New York Trustee as Successor in Interest :
to JP Morgan Chase Bank, NA as successor Trustee by : NO.: 2012-CV-274
merger to The First National Bank of Chicago, as :
Trustee for GE Capital Mortgage Services Inc. Home : Execution No.:
Equity Loan Pass-Through Certificates, Series 1999-
HE2, : 2012-ED-175
:

Plaintiff,

vs.

DONALD L. MUSSELMAN SR. a/k/a DONALD L.
MUSSELMAN, deceased; VIOLA MUSSELMAN;

Defendant(s).

To the Sheriff of Columbia County:

To satisfy the Judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

See Exhibit "A" attached.

Amount Due	\$32,752.98
Interest from 4/11/2012 to date of sale	\$1,958.49
Total	\$34,711.47
	plus costs to be added

Prothonotary:

By: Barbara Silverthorn (KM)
acting Clerk

Date: 12-13-12

Prothonotary of Sec. Courts
My Comm. Expires 12/31/2014

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

The Bank of New York Mellon Trust Company, NA fka : CIVIL DIVISION
The Bank of New York Trustee as Successor in Interest :
to JP Morgan Chase Bank, NA as successor Trustee by : NO.: 2012-CV-274
merger to The First National Bank of Chicago, as :
Trustee for GE Capital Mortgage Services Inc. Home : Execution No.:
Equity Loan Pass-Through Certificates, Series 1999-
HE2, : 2012-ED-175

Plaintiff,

vs.

DONALD L. MUSSELMAN SR. a/k/a DONALD L.
MUSSELMAN, deceased; VIOLA MUSSELMAN;

Defendant(s).

Exhibit "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN GREENWOOD TOWNSHIP,
COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A "PK" NAIL SET IN THE CENTERLINE OF PENNSYLVANIA STATE ROUTE NO. 4039,
SAID NAIL BEING 259.66 FEET DISTANT ON A COURSE RUNNING SOUTH 27 DEGREES 32 MINUTES
55 SECONDS WEST FROM AN IRON PIPE FOUND ON THE SOUTH PROPERTY LINE OF LANDS OF
DOYLE E. MUSSELMAN AND ON THE EAST RIGHT-OF-WAY OF SAID STATE ROUTE NO 4039;

THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 15
DEGREES 58 MINUTES 15 SECONDS WEST 40.00 FEET TO A POINT; SOUTH 14 DEGREES 23 MINUTES
40 SECONDS WEST 51.69 FEET TO A POINT; SOUTH 12 DEGREES 57 MINUTES 55 SECONDS WEST
53.64 FEET TO A POINT; SOUTH 12 DEGREES 08 MINUTES 55 SECONDS WEST 99.94 FEET TO A POINT
AND SOUTH 11 DEGREES 38 MINUTES 15 SECONDS WEST 97.40 FEET TO A "PK" NAIL SET IN LINE OF
OTHER LANDS OF JOHN A. AND MARGARET N. MUSSELMAN, GRANTOR HEREIN;

THENCE ALONG AND THROUGH OTHER LANDS OF SAID MUSSELMAN, AND PASSING THROUGH A
REBAR SET 25.12 FEET FROM THE LAST MENTIONED CORNER, NORTH 80 DEGREES 00 MINUTES 00
SECONDS WEST 170.74 FEET TO A REBAR SET;

THENCE ALONG AND THROUGH THE SAME NORTH 18 DEGREES 53 MINUTES 05 SECONDS EAST
175.92 FEET TO A REBAR, SET;

THENCE ALONG AND THROUGH THE SAME NORTH 23 DEGREES 20 MINUTES 40 SECONDS EAST
172.99 FEET TO A REBAR SET;

THENCE ALONG AND THROUGH THE SAME, AND PASSING THROUGH A REBAR SET 30.00 FEET
FROM THE NEXT MENTIONED CORNER, SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST 121.07
FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.156 ACRES OF LAND, LESS 0.130 ACRES FOR THE RIGHT-OF-WAY OF S.R. 4039,
LEAVING A NET USABLE AREA OF 1.026 ACRES OF LAND IN ALL.

THE ABOVE DESCRIBED PARCEL OF LAND BEING SUBJECT TO THE WESTERLY ONE-HALF OF THE
RIGHT-OF-WAY OF PENNSYLVANIA STATE ROUTE NO. 4039 SITUATED ON SAID PARCEL.

THE ABOVE DESCRIBED PARCEL OF LAND ALSO BEING SUBJECT TO THE EASEMENT OF THE GRANTORS HEREIN, THEIR HEIRS AND ASSIGNS, TO THE USE OF AN EXISTING FARM ROAD WHICH CROSSES THE NORTHEAST CORNER OF SAID PROPERTY.

ALL OF THE ABOVE BEING MORE FULLY SHOWN ON A DRAFT PREPARED BY DRUMHELLER SURVEYING DATED JUNE 26, 1989, REVISED JULY 22, 1989.

PARCEL No. 17-16-019-07

BEING the same premises which John Musselman and Margaret M. Musselman, husband and wife, by Deed dated October 5, 1989 and recorded November 21, 1989 in and for Columbia County, Pennsylvania, in Deed Book Volume 441, Page 635, granted and conveyed unto Donald L. Musselman, Sr. and Viola Musselman. The said Donald L. Musselman, Sr. died November 17, 2010, leaving Viola Musselman surviving tenant by the entirety.

Property known as RR 1 BOX 148B A/K/A 323 AUSTIN TRAIL, ORANGEVILLE, PA, 17859

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

The Bank of New York Mellon Trust Company, NA fka : CIVIL DIVISION
The Bank of New York Trustee as Successor in Interest :
to JP Morgan Chase Bank, NA as successor Trustee by : NO.: 2012-CV-274
merger to The First National Bank of Chicago, as :
Trustee for GE Capital Mortgage Services Inc. Home : Execution No.:
Equity Loan Pass-Through Certificates, Series 1999- :
HE2, :

2012-ED-175

Plaintiff,

vs.

DONALD L. MUSSELMAN SR. a/k/a DONALD L.
MUSSELMAN, deceased; VIOLA MUSSELMAN;

Defendant(s).

AFFIDAVIT PURSUANT TO RULE 3129.1

The Bank of New York Mellon Trust Company, NA fka The Bank of New York Trustee as Successor in Interest to JP Morgan Chase Bank, NA as successor Trustee by merger to The First National Bank of Chicago, as Trustee for GE Capital Mortgage Services Inc. Home Equity Loan Pass-Through Certificates, Series 1999-HE2, Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at RR 1 Box 148B a/k/a 323 Austin Trail, Orangeville, PA 17859.

1. Name and Address of Owner(s) or Reputed Owner(s):

VIOLA MUSSELMAN, SURVIVING TENANT BY THE ENTIRETY
RR 1 Box 148B a/k/a 323 Austin Trail
Orangeville, PA 17859

2. Name and Address of Defendant(s) in the Judgment:

VIOLA MUSSELMAN
RR 1 Box 148B a/k/a 323 Austin Trail
Orangeville, PA 17859

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

THE BANK OF NEW YORK MELLON TRUST COMPANY, NA FKA THE BANK OF NEW YORK TRUSTEE AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, NA AS SUCCESSOR TRUSTEE BY MERGER TO THE FIRST NATIONAL BANK OF CHICAGO, AS TRUSTEE FOR GE CAPITAL MORTGAGE SERVICES INC. HOME EQUITY LOAN PASS-THROUGH CERTIFICATES, SERIES 1999-HE2
Plaintiff

Name and Address of the last record holder of every mortgage of record:

THE BANK OF NEW YORK MELLON TRUST COMPANY, NA FKA THE BANK OF NEW YORK TRUSTEE AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, NA AS SUCCESSOR TRUSTEE BY MERGER TO THE FIRST NATIONAL BANK OF CHICAGO, AS TRUSTEE FOR GE CAPITAL MORTGAGE SERVICES INC. HOME EQUITY LOAN PASS-THROUGH CERTIFICATES, SERIES 1999-HE2
Plaintiff

GE CAPITAL MORTGAGE SERVICES, INC.
3 Executive Campus, Suite 01C
P.O. Box 5039
Cherry Hill, NJ 08034-0389

GE MORTGAGE SERVICES, LLC, FORMERLY KNOWN AS GE CAPITAL MORTGAGE SERVICES, INC.,
BY AMENDMENT TO ARTICLES OF INCORPORATION ON 10/27/2011
1 Home Campus
Des Moines, IA 50328

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

COLUMBIA COUNTY TAX CLAIM BUREAU
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS
RR 1 BOX 148B A/K/A 323 AUSTIN TRAIL
Orangeville, PA 17859

UNKNOWN SPOUSE
RR 1 BOX 148B
Orangeville, PA 17859

PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION
Dept. 280601
Harrisburg, PA 17128-0601

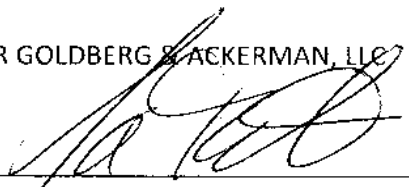
I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

Dated:

12/4/12

ZUCKER GOLDBERG & ACKERMAN, LLC

BY:


Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
File No.: XCP-161497
(908) 233-8500; (908) 233-1390 FAX
E-mail: Office@zuckergoldberg.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

The Bank of New York Mellon Trust Company, NA fka : CIVIL DIVISION
The Bank of New York Trustee as Successor in Interest :
to JP Morgan Chase Bank, NA as successor Trustee by : NO.: 2012-CV-274
merger to The First National Bank of Chicago, as :
Trustee for GE Capital Mortgage Services Inc. Home : Execution No.:
Equity Loan Pass-Through Certificates, Series 1999- :
HE2, : 2012-ED-175

Plaintiff,

vs.

DONALD L. MUSSELMAN SR. a/k/a DONALD L.
MUSSELMAN, deceased; VIOLA MUSSELMAN;

Defendant(s).

Exhibit "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN GREENWOOD TOWNSHIP,
COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A "PK" NAIL SET IN THE CENTERLINE OF PENNSYLVANIA STATE ROUTE NO. 4039,
SAID NAIL BEING 259.66 FEET DISTANT ON A COURSE RUNNING SOUTH 27 DEGREES 32 MINUTES
55 SECONDS WEST FROM AN IRON PIPE FOUND ON THE SOUTH PROPERTY LINE OF LANDS OF
DOYLE E. MUSSELMAN AND ON THE EAST RIGHT-OF-WAY OF SAID STATE ROUTE NO 4039;

THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 15
DEGREES 58 MINUTES 15 SECONDS WEST 40.00 FEET TO A POINT; SOUTH 14 DEGREES 23 MINUTES
40 SECONDS WEST 51.69 FEET TO A POINT; SOUTH 12 DEGREES 57 MINUTES 55 SECONDS WEST
53.64 FEET TO A POINT; SOUTH 12 DEGREES 08 MINUTES 55 SECONDS WEST 99.94 FEET TO A POINT
AND SOUTH 11 DEGREES 38 MINUTES 15 SECONDS WEST 97.40 FEET TO A "PK" NAIL SET IN LINE OF
OTHER LANDS OF JOHN A. AND MARGARET N. MUSSELMAN, GRANTOR HEREIN;

THENCE ALONG AND THROUGH OTHER LANDS OF SAID MUSSELMAN, AND PASSING THROUGH A
REBAR SET 25.12 FEET FROM THE LAST MENTIONED CORNER, NORTH 80 DEGREES 00 MINUTES 00
SECONDS WEST 170.74 FEET TO A REBAR SET;

THENCE ALONG AND THROUGH THE SAME NORTH 18 DEGREES 53 MINUTES 05 SECONDS EAST
175.92 FEET TO A REBAR, SET;

THENCE ALONG AND THROUGH THE SAME NORTH 23 DEGREES 20 MINUTES 40 SECONDS EAST
172.99 FEET TO A REBAR SET;

THENCE ALONG AND THROUGH THE SAME, AND PASSING THROUGH A REBAR SET 30.00 FEET
FROM THE NEXT MENTIONED CORNER, SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST 121.07
FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.156 ACRES OF LAND, LESS 0.130 ACRES FOR THE RIGHT-OF-WAY OF S.R. 4039,
LEAVING A NET USABLE AREA OF 1.026 ACRES OF LAND IN ALL.

THE ABOVE DESCRIBED PARCEL OF LAND BEING SUBJECT TO THE WESTERLY ONE-HALF OF THE
RIGHT-OF-WAY OF PENNSYLVANIA STATE ROUTE NO. 4039 SITUATED ON SAID PARCEL.

THE ABOVE DESCRIBED PARCEL OF LAND ALSO BEING SUBJECT TO THE EASEMENT RIGHT OF THE GRANTORS HEREIN, THEIR HEIRS AND ASSIGNS, TO THE USE OF AN EXISTING FARM ROAD WHICH CROSSES THE NORTHEAST CORNER OF SAID PROPERTY.

ALL OF THE ABOVE BEING MORE FULLY SHOWN ON A DRAFT PREPARED BY DRUMHELLER SURVEYING DATED JUNE 26, 1989, REVISED JULY 22, 1989.

PARCEL No. 17-16-019-07

BEING the same premises which John Musselman and Margaret M. Musselman, husband and wife, by Deed dated October 5, 1989 and recorded November 21, 1989 in and for Columbia County, Pennsylvania, in Deed Book Volume 441, Page 635, granted and conveyed unto Donald L. Musselman, Sr. and Viola Musselman. The said Donald L. Musselman, Sr. died November 17, 2010, leaving Viola Musselman surviving tenant by the entirety.

Property known as RR 1 BOX 148B A/K/A 323 AUSTIN TRAIL, ORANGEVILLE, PA, 17859

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

The Bank of New York Mellon Trust Company, NA fka : CIVIL DIVISION
The Bank of New York Trustee as Successor in Interest :
to JP Morgan Chase Bank, NA as successor Trustee by : NO.: 2012-CV-274
merger to The First National Bank of Chicago, as :
Trustee for GE Capital Mortgage Services Inc. Home : Execution No.:
Equity Loan Pass-Through Certificates, Series 1999- :
HE2, :

2012-ED-175

Plaintiff,

vs.

DONALD L. MUSSELMAN SR. a/k/a DONALD L.
MUSSELMAN, deceased; VIOLA MUSSELMAN;

Defendant(s).

AFFIDAVIT PURSUANT TO RULE 3129.1

The Bank of New York Mellon Trust Company, NA fka The Bank of New York Trustee as Successor in Interest to JP Morgan Chase Bank, NA as successor Trustee by merger to The First National Bank of Chicago, as Trustee for GE Capital Mortgage Services Inc. Home Equity Loan Pass-Through Certificates, Series 1999-HE2, Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at RR 1 Box 148B a/k/a 323 Austin Trail, Orangeville, PA 17859.

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RR 1 Box 148B a/k/a 323 Austin Trail
Orangeville, PA 17859

2. Name and Address of Defendant(s) in the Judgment:

VIOLA MUSSELMAN
RR 1 Box 148B a/k/a 323 Austin Trail
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3. Name and Address of every judgment creditor whose judgment is a record lien on the real property to be sold:

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Plaintiff

Name and Address of the last record holder of every mortgage of record:

THE BANK OF NEW YORK MELLON TRUST COMPANY, NA FKA THE BANK OF NEW YORK TRUSTEE AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, NA AS SUCCESSOR TRUSTEE BY MERGER TO THE FIRST NATIONAL BANK OF CHICAGO, AS TRUSTEE FOR GE CAPITAL MORTGAGE SERVICES INC. HOME EQUITY LOAN PASS-THROUGH CERTIFICATES, SERIES 1999-HE2
Plaintiff

GE CAPITAL MORTGAGE SERVICES, INC.
3 Executive Campus, Suite 01C
P.O. Box 5039
Cherry Hill, NJ 08034-0389

GE MORTGAGE SERVICES, LLC, FORMERLY KNOWN AS GE CAPITAL MORTGAGE SERVICES, INC.,
BY AMENDMENT TO ARTICLES OF INCORPORATION ON 10/27/2011
1 Home Campus
Des Moines, IA 50328

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

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Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS
RR 1 BOX 148B A/K/A 323 AUSTIN TRAIL
Orangeville, PA 17859

UNKNOWN SPOUSE
RR 1 BOX 148B
Orangeville, PA 17859

PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION
Dept. 280601
Harrisburg, PA 17128-0601

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. §4904 relating to unsworn falsification to authorities.

Dated: 12/4/12

ZUCKER GOLDBERG & ACKERMAN, LLC

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
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Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
File No.: XCP-161497
(908) 233-8500; (908) 233-1390 FAX
E-mail: Office@zuckergoldberg.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

The Bank of New York Mellon Trust Company, NA fka : CIVIL DIVISION
The Bank of New York Trustee as Successor in Interest :
to JP Morgan Chase Bank, NA as successor Trustee by : NO.: 2012-CV-274
merger to The First National Bank of Chicago, as :
Trustee for GE Capital Mortgage Services Inc. Home : Execution No.:
Equity Loan Pass-Through Certificates, Series 1999- :
HE2, : 2012-ED-175

Plaintiff,

vs.

DONALD L. MUSSELMAN SR. a/k/a DONALD L.
MUSSELMAN, deceased; VIOLA MUSSELMAN;

Defendant(s).

Exhibit "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN GREENWOOD TOWNSHIP,
COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A "PK" NAIL SET IN THE CENTERLINE OF PENNSYLVANIA STATE ROUTE NO. 4039,
SAID NAIL BEING 259.66 FEET DISTANT ON A COURSE RUNNING SOUTH 27 DEGREES 32 MINUTES
55 SECONDS WEST FROM AN IRON PIPE FOUND ON THE SOUTH PROPERTY LINE OF LANDS OF
DOYLE E. MUSSELMAN AND ON THE EAST RIGHT-OF-WAY OF SAID STATE ROUTE NO 4039;

THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 15
DEGREES 58 MINUTES 15 SECONDS WEST 40.00 FEET TO A POINT; SOUTH 14 DEGREES 23 MINUTES
40 SECONDS WEST 51.69 FEET TO A POINT; SOUTH 12 DEGREES 57 MINUTES 55 SECONDS WEST
53.64 FEET TO A POINT; SOUTH 12 DEGREES 08 MINUTES 55 SECONDS WEST 99.94 FEET TO A POINT
AND SOUTH 11 DEGREES 38 MINUTES 15 SECONDS WEST 97.40 FEET TO A "PK" NAIL SET IN LINE OF
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THENCE ALONG AND THROUGH OTHER LANDS OF SAID MUSSELMAN, AND PASSING THROUGH A
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THENCE ALONG AND THROUGH THE SAME NORTH 18 DEGREES 53 MINUTES 05 SECONDS EAST
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THENCE ALONG AND THROUGH THE SAME NORTH 23 DEGREES 20 MINUTES 40 SECONDS EAST
172.99 FEET TO A REBAR SET;

THENCE ALONG AND THROUGH THE SAME, AND PASSING THROUGH A REBAR SET 30.00 FEET
FROM THE NEXT MENTIONED CORNER, SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST 121.07
FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.156 ACRES OF LAND, LESS 0.130 ACRES FOR THE RIGHT-OF-WAY OF S.R. 4039,
LEAVING A NET USABLE AREA OF 1.026 ACRES OF LAND IN ALL.

THE ABOVE DESCRIBED PARCEL OF LAND BEING SUBJECT TO THE WESTERLY ONE-HALF OF THE
RIGHT-OF-WAY OF PENNSYLVANIA STATE ROUTE NO. 4039 SITUATED ON SAID PARCEL.

THE ABOVE DESCRIBED PARCEL OF LAND ALSO BEING SUBJECT TO THE RIGHT OF THE GRANTORS HEREIN, THEIR HEIRS AND ASSIGNS, TO THE USE OF AN EXISTING FARM ROAD WHICH CROSSES THE NORTHEAST CORNER OF SAID PROPERTY.

ALL OF THE ABOVE BEING MORE FULLY SHOWN ON A DRAFT PREPARED BY DRUMHELLER SURVEYING DATED JUNE 26, 1989, REVISED JULY 22, 1989.

PARCEL No. 17-16-019-07

BEING the same premises which John Musselman and Margaret M. Musselman, husband and wife, by Deed dated October 5, 1989 and recorded November 21, 1989 in and for Columbia County, Pennsylvania, in Deed Book Volume 441, Page 635, granted and conveyed unto Donald L. Musselman, Sr. and Viola Musselman. The said Donald L. Musselman, Sr. died November 17, 2010, leaving Viola Musselman surviving tenant by the entirety.

Property known as RR 1 BOX 148B A/K/A 323 AUSTIN TRAIL, ORANGEVILLE, PA, 17859

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

The Bank of New York Mellon Trust Company, NA fka : CIVIL DIVISION
The Bank of New York Trustee as Successor in Interest :
to JP Morgan Chase Bank, NA as successor Trustee by : NO.: 2012-CV-274
merger to The First National Bank of Chicago, as :
Trustee for GE Capital Mortgage Services Inc. Home : Execution No.:
Equity Loan Pass-Through Certificates, Series 1999- :
HE2, : 2012-ED-175

Plaintiff,

vs.

DONALD L. MUSSELMAN SR. a/k/a DONALD L.
MUSSELMAN, deceased; VIOLA MUSSELMAN;

Defendant(s).

Exhibit "A"

LEGAL DESCRIPTION

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55 SECONDS WEST FROM AN IRON PIPE FOUND ON THE SOUTH PROPERTY LINE OF LANDS OF
DOYLE E. MUSSELMAN AND ON THE EAST RIGHT-OF-WAY OF SAID STATE ROUTE NO 4039;

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AND SOUTH 11 DEGREES 38 MINUTES 15 SECONDS WEST 97.40 FEET TO A "PK" NAIL SET IN LINE OF
OTHER LANDS OF JOHN A. AND MARGARET N. MUSSELMAN, GRANITOR HEREIN;

THENCE ALONG AND THROUGH OTHER LANDS OF SAID MUSSELMAN, AND PASSING THROUGH A
REBAR SET 25.12 FEET FROM THE LAST MENTIONED CORNER, NORTH 80 DEGREES 00 MINUTES 00
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THENCE ALONG AND THROUGH THE SAME NORTH 23 DEGREES 20 MINUTES 40 SECONDS EAST
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LEAVING A NET USABLE AREA OF 1.026 ACRES OF LAND IN ALL.

THE ABOVE DESCRIBED PARCEL OF LAND BEING SUBJECT TO THE WESTERLY ONE-HALF OF THE
RIGHT-OF-WAY OF PENNSYLVANIA STATE ROUTE NO. 4039 SITUATED ON SAID PARCEL.

THE ABOVE DESCRIBED PARCEL OF LAND ALSO BEING SUBJECT TO THE RIGHT OF THE GRANTORS HEREIN, THEIR HEIRS AND ASSIGNS, TO THE USE OF AN EXISTING FARM ROAD WHICH CROSSES THE NORTHEAST CORNER OF SAID PROPERTY.

ALL OF THE ABOVE BEING MORE FULLY SHOWN ON A DRAFT PREPARED BY DRUMHELLER SURVEYING DATED JUNE 26, 1989, REVISED JULY 22, 1989.

PARCEL No. 17-16-019-07

BEING the same premises which John Musselman and Margaret M. Musselman, husband and wife, by Deed dated October 5, 1989 and recorded November 21, 1989 in and for Columbia County, Pennsylvania, in Deed Book Volume 441, Page 635, granted and conveyed unto Donald L. Musselman, Sr. and Viola Musselman. The said Donald L. Musselman, Sr. died November 17, 2010, leaving Viola Musselman surviving tenant by the entirety.

Property known as RR 1 BOX 148B A/K/A 323 AUSTIN TRAIL, ORANGEVILLE, PA, 17859

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

The Bank of New York Mellon Trust Company, NA : CIVIL DIVISION
fka The Bank of New York Trustee as Successor in :
Interest to JP Morgan Chase Bank, NA as successor : NO.: 2012-CV-274
Trustee by merger to The First National Bank of :
Chicago, as Trustee for GE Capital Mortgage Services :
Inc. Home Equity Loan Pass-Through Certificates, :
Series 1999-HE2 :

Plaintiff,

vs.

DONALD L. MUSSELMAN SR. a/k/a DONALD L.
MUSSELMAN, deceased; VIOLA MUSSELMAN;

Defendants.

2012-ED-175

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

VIOLA MUSSELMAN
RR 1 Box 148B a/k/a 323 Austin Trail
Orangeville, PA 17859

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street
Bloomsburg, PA 17815 on at prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement
of the measured boundaries of the property, together with a brief mention of the buildings and any
other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

RR 1 Box 148B A/K/A 323 Austin Trail, Orangeville, PA, 17859

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2012-CV-274

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

VIOLA MUSSELMAN, SURVIVING TENANT BY THE ENTIRETY

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold 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.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Lawyer Referral Service of the Columbia
County Bar Association**

**Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
Phone (800) 692-7375**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: 12/4/12

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

File No.: XCP-161497

(908) 233-8500; (908) 233-1390 FAX

E-mail: Office@zuckergoldberg.com

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

The Bank of New York Mellon Trust Company, NA fka : CIVIL DIVISION
The Bank of New York Trustee as Successor in Interest :
to JP Morgan Chase Bank, NA as successor Trustee by : NO.: 2012-CV-274
merger to The First National Bank of Chicago, as :
Trustee for GE Capital Mortgage Services Inc. Home : Execution No.:
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HE2, : 2012-ED-175

Plaintiff,

vs.

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MUSSELMAN, deceased; VIOLA MUSSELMAN;

Defendant(s).

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55 SECONDS WEST FROM AN IRON PIPE FOUND ON THE SOUTH PROPERTY LINE OF LANDS OF
DOYLE E. MUSSELMAN AND ON THE EAST RIGHT-OF-WAY OF SAID STATE ROUTE NO 4039;

THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 15
DEGREES 58 MINUTES 15 SECONDS WEST 40.00 FEET TO A POINT; SOUTH 14 DEGREES 23 MINUTES
40 SECONDS WEST 51.69 FEET TO A POINT; SOUTH 12 DEGREES 57 MINUTES 55 SECONDS WEST
53.64 FEET TO A POINT; SOUTH 12 DEGREES 08 MINUTES 55 SECONDS WEST 99.94 FEET TO A POINT
AND SOUTH 11 DEGREES 38 MINUTES 15 SECONDS WEST 97.40 FEET TO A "PK" NAIL SET IN LINE OF
OTHER LANDS OF JOHN A. AND MARGARET N. MUSSELMAN, GRANTOR HEREIN;

THENCE ALONG AND THROUGH OTHER LANDS OF SAID MUSSELMAN, AND PASSING THROUGH A
REBAR SET 25.12 FEET FROM THE LAST MENTIONED CORNER, NORTH 80 DEGREES 00 MINUTES 00
SECONDS WEST 170.74 FEET TO A REBAR SET;

THENCE ALONG AND THROUGH THE SAME NORTH 18 DEGREES 53 MINUTES 05 SECONDS EAST
175.92 FEET TO A REBAR, SET;

THENCE ALONG AND THROUGH THE SAME NORTH 23 DEGREES 20 MINUTES 40 SECONDS EAST
172.99 FEET TO A REBAR SET;

THENCE ALONG AND THROUGH THE SAME, AND PASSING THROUGH A REBAR SET 30.00 FEET
FROM THE NEXT MENTIONED CORNER, SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST 121.07
FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.156 ACRES OF LAND, LESS 0.130 ACRES FOR THE RIGHT-OF-WAY OF S.R. 4039,
LEAVING A NET USABLE AREA OF 1.026 ACRES OF LAND IN ALL.

THE ABOVE DESCRIBED PARCEL OF LAND BEING SUBJECT TO THE WESTERLY ONE-HALF OF THE
RIGHT-OF-WAY OF PENNSYLVANIA STATE ROUTE NO. 4039 SITUATED ON SAID PARCEL.

THE ABOVE DESCRIBED PARCEL OF LAND ALSO BEING SUBJECT TO THE RIGHT OF THE GRANTORS HEREIN, THEIR HEIRS AND ASSIGNS, TO THE USE OF AN EXISTING FARM ROAD WHICH CROSSES THE NORTHEAST CORNER OF SAID PROPERTY.

ALL OF THE ABOVE BEING MORE FULLY SHOWN ON A DRAFT PREPARED BY DRUMIELLER SURVEYING DATED JUNE 26, 1989, REVISED JULY 22, 1989.

PARCEL No. 17-16-019-07

BEING the same premises which John Musselman and Margaret M. Musselman, husband and wife, by Deed dated October 5, 1989 and recorded November 21, 1989 in and for Columbia County, Pennsylvania, in Deed Book Volume 441, Page 635, granted and conveyed unto Donald L. Musselman, Sr. and Viola Musselman. The said Donald L. Musselman, Sr. died November 17, 2010, leaving Viola Musselman surviving tenant by the entirety.

Property known as RR 1 BOX 148B A/K/A 323 AUSTIN TRAIL, ORANGEVILLE, PA, 17859

SHERIFF'S SALE COST SHEET

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

-- DOCKET/RETURN	\$15.00	
-- SERVICE PER DEF.	\$ <u>180.00</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>16.00</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>6.00</u>	
-- NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>432.50</u>

-- WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1746.22</u>	
-- SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1746.22</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
-- DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

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

-- SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2578.72

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON TRUST COMPANY
vs.
VIOLA MUSSELMAN (et al.)

Case Number
2012CV274

SHERIFF'S RETURN OF SERVICE

01/30/2013 08:57 AM - DEPUTY RAYMOND TONKINSON, 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 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

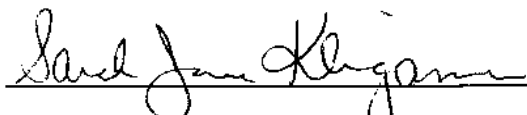
January 30, 2013

NOTARY

Affirmed and subscribed to before me this

30TH day of JANUARY, 2013

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



Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAINVIEW, NJ 07046

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 01/30/2013

Fee: \$5.00

Cert. NO: 13538

MUSSELMAN DONALD L & VIOLA SR
323 AUSTIN TRAIL
ORANGEVILLE PA 17859

District: GREENWOOD TWP
Deed: 0441 -0635
Location: 323 AUSTIN TRAIL
Parcel Id:17 -16 019-07,000

Assessment: 19,748
Balances as of 01/30/2013

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

By: Columbia County Sher. FF

Per: Tim Chamberlain

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON TRUST COMPANY
vs.
VIOLA MUSSELMAN (et al.)

Case Number
2012CV274

SHERIFF'S RETURN OF SERVICE

12/17/2012 02:30 PM - DEPUTY PAUL D'ANGELO, 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: VIOLA MUSSELMAN AT 20 NEYHART ROAD, APT# LOT C 1, ORANGEVILLE, PA 17859.

PAUL D'ANGELO, DEPUTY

SO ANSWERS:

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 18, 2012

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

18TH day of DECEMBER, 2012

Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAINVIEW, NJ 07048

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON TRUST COMPANY
vs.
VIOLA MUSSELMAN (et al.)

Case Number
2012CV274

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	01/11/2013
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	323 AUSTIN TRAIL ORANGEVILLE, PA 17859
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:	<u>Posted</u>		
Relation:			
Date:	<u>1-30-13</u>	Time:	<u>08:57</u>
Deputy:	<u>8</u>	Mileage:	

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone: 908-233-8500
---	----------------------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2012CV274

323 AUSTIN TRAIL, ORANGEVILLE, PA 17859

EXP: 01/11/2013

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

FRANCES GAMBARDIELLA
BRIAN C. NICHOLAS ♦
STEVEN D. KROL
CHRISTOPHER G. FORD
DENISE CARLON Δ
CHRISTINE E. POTTER
RYAN S. MALC
ASHLEIGH LEVY MARIN E
DOUGLAS J. McDONOUGH
TIMOTHY J. ZIEGLER
STEPHANIE WOLCHOK
ELIZABETH P. RIZZO
ROBERT D. BAILEY
JAIME R. ACKERMAN ♦
RACHEL G. PACKER ‡
KACIE W. BROWN

* ALSO MEMBER OF NY, PA AND CA BAR
♦ ALSO MEMBER OF NY, PA AND ME BAR
Δ ALSO MEMBER OF NY AND ME BAR
Δ ALSO MEMBER OF NY BAR
E ALSO MEMBER OF PA BAR
‡ ALSO MEMBER OF NY AND DC BAR

ZUCKER, GOLDBERG & ACKERMAN, LLC
ATTORNEYS AT LAW

200 SHEFFIELD STREET- SUITE 101
P.O. BOX 1024
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500
FACSIMILE: 908-233-1390
E-MAIL: office@zuckergoldberg.com

*For payoff/reinstatement figures
Please send your request to: zuckergoldberg.com/pr*

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1918-1979)
LOUIS D. GOLDBERG (1923-1967)
LEONARD H. GOLDBERG (1929-1979)
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:
P.O. Box 550
Hershey, PA 17033

OF COUNSEL:

SCOTT A. DIETTERICK, ESQ. ¥
KIMBERLY A. BONNER, ESQ. ¥
RALPH M. SALVIA, ESQ. ¥

¥ MEMBER OF PA BAR ONLY

XCP-161497

January 24, 2013

Prothonotary of Columbia County
Columbia County Courthouse
Bloomsburg, PA 17815

Re: The Bank of New York Mellon Trust Company, et. al.
vs. Viola Musselman

Premises: RR 1 Box 148B A/K/A 323 Austin Trail, Orangeville, PA 17859.

Docket No.: 2012-CV-274

Dear Sir or Madam:

Enclosed for filing please find an original of an Affidavit of Service of Defendant/Owner and Other Parties of Interest regarding the above referenced matter. Please file the original and return a time-stamped copy of the extra face page which is enclosed in the self-addressed stamped envelope.

If you have any questions or concerns, please do not hesitate to contact Dan Schlesinger of our office at (908) 233-8500 ext. 326.

Very Truly Yours,
ZUCKER, GOLDBERG & ACKERMAN, LLC

BY:

Daniel Schlesinger

Daniel Schlesinger, Legal Assistant
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
Email: Office@zuckergoldberg.com
File No.: XCP-161497
(908) 233-8500; (908) 233-1390 FAX

dsc

enclosures

cc: Sheriff of Columbia County (w/encl.)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

The Bank of New York Mellon Trust Company, NA
fka The Bank of New York Trustee as Successor in
Interest to JP Morgan Chase Bank, NA as
successor Trustee by merger to The First National
Bank of Chicago, as Trustee for GE Capital
Mortgage Services Inc. Home Equity Loan Pass-
Through Certificates, Series 1999-HE2,

Plaintiff,

vs.

Donald L. Musselman SR. a/k/a Donald L.
Musselman, deceased; Viola Musselman;

Defendants.

CIVIL DIVISION

NO.: 2012-CV-274

TYPE OF PLEADING

**Pa. R.C.P. RULE 3129.2(C) AFFIDAVIT OF SERVICE
OF DEFENDANT/OWNER AND
OTHER PARTIES OF INTEREST**

FILED ON BEHALF OF:

The Bank of New York Mellon Trust Company, NA
fka The Bank of New York Trustee as Successor in
Interest to JP Morgan Chase Bank, NA as successor
Trustee by merger to The First National Bank of
Chicago, as Trustee for GE Capital Mortgage Services
Inc. Home Equity Loan Pass-Through Certificates,
Series 1999-HE2

COUNSEL OF RECORD FOR THIS PARTY:

ZUCKER, GOLDBERG & ACKERMAN, LLC

Scott A. Dietterick, Esquire PA I.D. #55650
Kimberly A. Bonner, Esquire- PA I.D. #89705
Joel A. Ackerman, Esquire- PA I.D. #202729
Ashleigh Levy Marin, Esquire- PA I.D. #306799
Ralph M. Salvia, Esquire- PA I.D. #202946
Jaime R. Ackerman, Esquire- PA I.D. #311032

200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
(908) 233-1390 FAX
office@zuckergoldberg.com
File No.: XCP- 161497/dsc

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

The Bank of New York Mellon Trust Company, NA : CIVIL DIVISION
fka The Bank of New York Trustee as Successor in :
Interest to JP Morgan Chase Bank, NA as successor : NO.: 2012-CV-274
Trustee by merger to The First National Bank of :
Chicago, as Trustee for GE Capital Mortgage Services :
Inc. Home Equity Loan Pass-Through Certificates, :
Series 1999-HE2 :
Plaintiff, :

vs.

Donald L. Musselman Sr. a/k/a Donald L.
Musselman, deceased; Viola Musselman;
Defendants.

**Pa.R.C.P. RULE 3129(c) AFFIDAVIT OF SERVICE OF
DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST**

I, Daniel Schlesinger, a paralegal with the firm of Zucker, Goldberg & Ackerman, LLC, attorneys for Plaintiff, The Bank of New York Mellon Trust Company, NA fka The Bank of New York Trustee as Successor in Interest to JP Morgan Chase Bank, NA as successor Trustee by merger to The First National Bank of Chicago, as Trustee for GE Capital Mortgage Services Inc. Home Equity Loan Pass-Through Certificates, Series 1999-HE2, being duly sworn according to law depose and make the following Affidavit regarding the service of Plaintiff's Notice of Sheriff's Sale of Real Property in this matter on Defendant/Owner and Other Parties of Interest as follows:


1. Defendant, Viola Musselman, surviving tenant by the entirety, is the record owner of the real property.
2. On or about December 28, 2012, Defendant Viola Musselman was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Certified Mail, return receipt requested, at the address of 20 Neyhart Road, Apt Lot C1, Orangeville, PA 17859. A true and correct copy of said Notice and Proof of Service are marked Exhibit "A", attached hereto and made a part hereof.
3. On or about January 15, 2013, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class

U.S. Mail, Postage Pre-Paid, with a Certificate of Mailing. True and correct copies of said Notices and Certificates of Mailing are marked Exhibit "B", attached hereto and made a part hereof.

Finally, the undersigned deposes and says that the Defendants/Owners and all other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.C.P. 3129.2.

Dated: January 24, 2013

ZUCKER, GOLDBERG & ACKERMAN, LLC
Attorneys for Plaintiff



DANIEL SCHLESINGER
Paralegal/Legal Assistant

Sworn to and subscribed before
me this 24 day of January, 2013



Notary Public

MY COMMISSION EXPIRES:

SHEREZA DEONARINE
Notary Public of New Jersey
ID# 2407261
My Commission Expires 4/12/2016

SHEREZA DEONARINE
Notary Public of New Jersey
ID# 2407261
My Commission Expires 4/12/2016

EXHIBIT A

7196 9006 9296 4176 3810

71.96 9006 9296 41.76 381.0

VIOLA MUSSELMAN
20 Neyhart Road Apt Lot C1
Orangeville, PA 17859

20 Neyhart Road Apt Lot C1
Orangeville, PA 17859



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

The Bank of New York Mellon Trust Company, NA : CIVIL DIVISION
fka The Bank of New York Trustee as Successor in :
Interest to JP Morgan Chase Bank, NA as successor : NO.: 2012-CV-274
Trustee by merger to The First National Bank of :
Chicago, as Trustee for GE Capital Mortgage Services :
Inc. Home Equity Loan Pass-Through Certificates, :
Series 1999-HE2 :

Plaintiff,

vs.

DONALD L. MUSSELMAN SR. a/k/a DONALD L.
MUSSELMAN, deceased; VIOLA MUSSELMAN;

Defendants.

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

VIOLA MUSSELMAN
RR 1 Box 148B a/k/a 323 Austin Trail
Orangeville, PA 17859

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street,
Bloomsburg, PA 17815 on March 6, 2013 at 9:00 AM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement
of the measured boundaries of the property, together with a brief mention of the buildings and any
other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

RR 1 Box 148B A/K/A 323 Austin Trail, Orangeville, PA, 17859

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2012-CV-274



THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

VIOLA MUSSELMAN, SURVIVING TENANT BY THE ENTIRETY

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold 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.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Lawyer Referral Service of the Columbia
County Bar Association**

**Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
Phone (800) 692-7375**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.



3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: 12/4/12

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

File No.: XCP-161497

(908) 233-8500; (908) 233-1390 FAX

E-mail: Office@zuckergoldberg.com

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

The Bank of New York Mellon Trust Company, NA fka : CIVIL DIVISION
The Bank of New York Trustee as Successor in Interest :
to JP Morgan Chase Bank, NA as successor Trustee by : NO.: 2012-CV-274
merger to The First National Bank of Chicago, as :
Trustee for GE Capital Mortgage Services Inc. Home : Execution No.:
Equity Loan Pass-Through Certificates, Series 1999- :
HE2, :

Plaintiff,

vs.

DONALD L. MUSSELMAN SR. a/k/a DONALD L.
MUSSELMAN, deceased; VIOLA MUSSELMAN;

Defendant(s).

Exhibit "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN GREENWOOD TOWNSHIP,
COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A "PK" NAIL SET IN THE CENTERLINE OF PENNSYLVANIA STATE ROUTE NO. 4039,
SAID NAIL BEING 259.66 FEET DISTANT ON A COURSE RUNNING SOUTH 27 DEGREES 32 MINUTES
55 SECONDS WEST FROM AN IRON PIPE FOUND ON THE SOUTH PROPERTY LINE OF LANDS OF
DOYLE E. MUSSELMAN AND ON THE EAST RIGHT-OF-WAY OF SAID STATE ROUTE NO 4039;

THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 15
DEGREES 58 MINUTES 15 SECONDS WEST 40.00 FEET TO A POINT; SOUTH 14 DEGREES 23 MINUTES
40 SECONDS WEST 51.69 FEET TO A POINT; SOUTH 12 DEGREES 57 MINUTES 55 SECONDS WEST
53.64 FEET TO A POINT; SOUTH 12 DEGREES 08 MINUTES 55 SECONDS WEST 99.94 FEET TO A POINT
AND SOUTH 11 DEGREES 38 MINUTES 15 SECONDS WEST 97.40 FEET TO A "PK" NAIL SET IN LINE OF
OTHER LANDS OF JOHN A. AND MARGARET N. MUSSELMAN, GRANTOR HEREIN;

THENCE ALONG AND THROUGH OTHER LANDS OF SAID MUSSELMAN, AND PASSING THROUGH A
REBAR SET 25.12 FEET FROM THE LAST MENTIONED CORNER, NORTH 80 DEGREES 00 MINUTES 00
SECONDS WEST 170.74 FEET TO A REBAR SET;

THENCE ALONG AND THROUGH THE SAME NORTH 18 DEGREES 53 MINUTES 05 SECONDS EAST
175.92 FEET TO A REBAR, SET;

THENCE ALONG AND THROUGH THE SAME NORTH 23 DEGREES 20 MINUTES 40 SECONDS EAST
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FROM THE NEXT MENTIONED CORNER, SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST 121.07
FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.156 ACRES OF LAND, LESS 0.130 ACRES FOR THE RIGHT-OF-WAY OF S.R. 4039,
LEAVING A NET USABLE AREA OF 1.026 ACRES OF LAND IN ALL.



E ABOVE DESCRIBED PARCEL OF LAND BEING SUBJECT TO THE WESTERLY ONE-HALF OF THE
RIGHT-OF-WAY OF PENNSYLVANIA STATE ROUTE NO. 4039 SITUATED ON SAID PARCEL.

THE ABOVE DESCRIBED PARCEL OF LAND ALSO BEING SUBJECT TO THE RIGHT OF THE GRANTORS HEREIN, THEIR HEIRS AND ASSIGNS, TO THE USE OF AN EXISTING FARM ROAD WHICH CROSSES THE NORTHEAST CORNER OF SAID PROPERTY.

ALL OF THE ABOVE BEING MORE FULLY SHOWN ON A DRAFT PREPARED BY DRUMHELLER SURVEYING DATED JUNE 26, 1989, REVISED JULY 22, 1989.

PARCEL No. 17-16-019-07

BEING the same premises which John Musselman and Margaret M. Musselman, husband and wife, by Deed dated October 5, 1989 and recorded November 21, 1989 in and for Columbia County, Pennsylvania, in Deed Book Volume 441, Page 635, granted and conveyed unto Donald L. Musselman, Sr. and Viola Musselman. The said Donald L. Musselman, Sr. died November 17, 2010, leaving Viola Musselman surviving tenant by the entirety.

Property known as RR 1 BOX 148B A/K/A 323 AUSTIN TRAIL, ORANGEVILLE, PA, 17859



2. Article Number



7196 9006 9296 4176 3610

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee)

Yes

1. Article Addressed to:

VIOLA MUSSELMAN
20 Neyhart Road Apt Lot C1
Orangeville, PA 17859

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

Viola Musseلمان

B. Date of Delivery

12/24/12

C. Signature

Viola Musseلمان

D. If delivery address different from item 1? If YES, enter delivery address below:

Agent Addressed
Yes
No

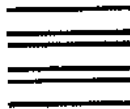
Reference Information

161487

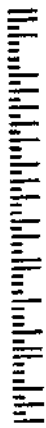
PANOSS

7196 9006 9296 4176 3610-102
12/24/2012

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10



Zucker, Goldberg & Ackerman, LLC
PO Box 9076
Temecula, CA 92589-9076

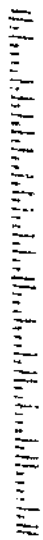


EXHIBIT B

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

The Bank of New York Mellon Trust Company, NA : CIVIL DIVISION
fka The Bank of New York Trustee as Successor in :
Interest to JP Morgan Chase Bank, NA as successor : NO.: 2012-CV-274
Trustee by merger to The First National Bank of :
Chicago, as Trustee for GE Capital Mortgage :
Services Inc. Home Equity Loan Pass-Through :
Certificates, Series 1999-HE2 :
Plaintiff, :

vs.

DONALD L. MUSSELMAN SR. a/k/a
DONALD L. MUSSELMAN, deceased; VIOLA
MUSSELMAN;

Defendants.

NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST
PURSUANT TO Pa.R.C.P. 3129(b)

TO:

UNKNOWN TENANT OR TENANTS
RR 1 BOX 148B A/K/A 323 AUSTIN TRAIL
Orangeville, PA 17859

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105

COLUMBIA COUNTY TAX CLAIM BUREAU
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

GE MORTGAGE SERVICES, LLC,
FORMERLY KNOWN AS GE CAPITAL
MORTGAGE SERVICES, INC., BY
AMENDMENT TO ARTICLES OF
INCORPORATION ON 10/27/2011
1 Home Campus
Des Moines, IA 50328

UNKNOWN SPOUSE
RR 1 BOX 148B
Orangeville, PA 17859

PA DEPT. OF REVENUE- INHERITANCE
TAX DIVISION
Dept. 280601
Harrisburg, PA 17128-0601

COLUMBIA COUNTY DOMESTIC
RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

GE CAPITAL MORTGAGE SERVICES, INC.
3 Executive Campus, Suite 01C
P.O. Box 5039
Cherry Hill, NJ 08034-0389

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in:

35 West Main Street
Bloomsburg, PA 17815

On 3/6/2013 at 9:00am, the following described real estate which VIOLA MUSSELMAN, surviving tenant by the entirety are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

Zucker, Goldberg & Ackerman, LLC
XCP-161497
161497D1004C01082013P1

RR 1 BOX 148B A/K/A 323 AUSTIN TRAIL,
Orangeville, PA 17859
Columbia County

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The said Writ of Execution has been issued on a judgment in the action of

The Bank of New York Mellon Trust Company, NA
fka The Bank of New York Trustee as Successor in
Interest to JP Morgan Chase Bank, NA as successor
Trustee by merger to The First National Bank of
Chicago, as Trustee for GE Capital Mortgage
Services Inc. Home Equity Loan Pass-Through
Certificates, Series 1999-HE2

Plaintiff

vs.

DONALD L. MUSSELMAN SR. a/k/a DONALD L.
MUSSELMAN, deceased, et al

Defendant(s)

at EX. NO. 2012-CV-274 in the amount of \$32752.98 plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days
from the sale date.

Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the
Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the
Sheriff.

If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should
contact your attorney as soon as possible.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated: 1/9/13

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; Pa I.D. #306799
Ralph M. Salvia; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032
200 Sheffield Street, Suite 301
Mountainside, NJ 07092
File No.: XCP-161497
(908) 233-8500; (908) 233-1390 FAX
E-mail: Office@zuckergoldberg.com

Zucker, Goldberg & Ackerman, LLC
XCP-161497
161497D1004C01082013P3

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

The Bank of New York Mellon Trust Company, NA : CIVIL DIVISION
fka The Bank of New York Trustee as Successor in :
Interest to JP Morgan Chase Bank, NA as successor : NO.: 2012-CV-274
Trustee by merger to The First National Bank of :
Chicago, as Trustee for GE Capital Mortgage Service : Execution No.:
Inc. Home Equity Loan Pass-Through Certificates, :
Series 1999-HE2, :

Plaintiff,

vs.

DONALD L. MUSSELMAN SR. a/k/a DONALD L.
MUSSELMAN, deceased; VIOLA MUSSELMAN;

Defendant(s).

Exhibit "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN GREENWOOD TOWNSHIP,
COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A "PK" NAIL SET IN THE CENTERLINE OF PENNSYLVANIA STATE ROUTE NO. 4039,
SAID NAIL BEING 259.66 FEET DISTANT ON A COURSE RUNNING SOUTH 27 DEGREES 32 MINUTES
55 SECONDS WEST FROM AN IRON PIPE FOUND ON THE SOUTH PROPERTY LINE OF LANDS OF
DOYLE E. MUSSELMAN AND ON THE EAST RIGHT-OF-WAY OF SAID STATE ROUTE NO 4039;

THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 15
DEGREES 58 MINUTES 15 SECONDS WEST 40.00 FEET TO A POINT; SOUTH 14 DEGREES 23 MINUTES
40 SECONDS WEST 51.69 FEET TO A POINT; SOUTH 12 DEGREES 57 MINUTES 55 SECONDS WEST
53.64 FEET TO A POINT; SOUTH 12 DEGREES 08 MINUTES 55 SECONDS WEST 99.94 FEET TO A POINT
AND SOUTH 11 DEGREES 38 MINUTES 15 SECONDS WEST 97.40 FEET TO A "PK" NAIL SET IN LINE OF
OTHER LANDS OF JOHN A. AND MARGARET N. MUSSELMAN, GRANTOR HEREIN;

THENCE ALONG AND THROUGH OTHER LANDS OF SAID MUSSELMAN, AND PASSING THROUGH A
REBAR SET 25.12 FEET FROM THE LAST MENTIONED CORNER, NORTH 80 DEGREES 00 MINUTES 00
SECONDS WEST 170.74 FEET TO A REBAR SET;

THENCE ALONG AND THROUGH THE SAME NORTH 18 DEGREES 53 MINUTES 05 SECONDS EAST
175.92 FEET TO A REBAR, SET;

THENCE ALONG AND THROUGH THE SAME NORTH 23 DEGREES 20 MINUTES 40 SECONDS EAST
172.99 FEET TO A REBAR SET;

THENCE ALONG AND THROUGH THE SAME, AND PASSING THROUGH A REBAR SET 30.00 FEET
FROM THE NEXT MENTIONED CORNER, SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST 121.07
FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.156 ACRES OF LAND, LESS 0.130 ACRES FOR THE RIGHT-OF-WAY OF S.R. 4039,
LEAVING A NET USABLE AREA OF 1.026 ACRES OF LAND IN ALL.

Zucker, Goldberg & Ackerman, LLC
«Field2»-«Field1»
«Field1»D1004C02/12/2008P4

THE ABOVE DESCRIBED PARCEL OF LAND BEING SUBJECT TO THE WESTERLY ONE-HALF OF THE RIGHT-OF-WAY OF PENNSYLVANIA STATE ROUTE NO. 4039 SITUATED ON SAID PARCEL.

THE ABOVE DESCRIBED PARCEL OF LAND ALSO BEING SUBJECT TO THE RIGHT OF THE GRANTORS HEREIN, THEIR HEIRS AND ASSIGNS, TO THE USE OF AN EXISTING FARM ROAD WHICH CROSSES THE NORTHEAST CORNER OF SAID PROPERTY.

ALL OF THE ABOVE BEING MORE FULLY SHOWN ON A DRAFT PREPARED BY DRUMHELLER SURVEYING DATED JUNE 26, 1989, REVISED JULY 22, 1989.

PARCEL No. 17-16-019-07

BEING the same premises which John Musselman and Margaret M. Musselman, husband and wife, by Deed dated October 5, 1989 and recorded November 21, 1989 in and for Columbia County, Pennsylvania, in Deed Book Volume 441, Page 635, granted and conveyed unto Donald L. Musselman, Sr. and Viola Musselman. The said Donald L. Musselman, Sr. died November 17, 2010, leaving Viola Musselman surviving tenant by the entirety.

Property known as RR 1 BOX 148B A/K/A 323 AUSTIN TRAIL, ORANGEVILLE, PA, 17859



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

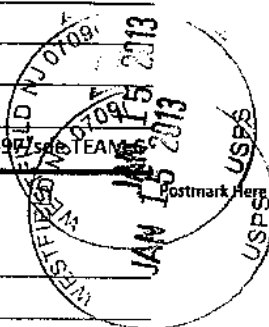
From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XCP-161497/sde TEAM C

To: UNKNOWN TENANT OR TENANTS
RR 1 BOX 148B A/K/A 323 AUSTIN TRAIL
Orangeville, PA 17859

County of P.Q.: COLUMBIA

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



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

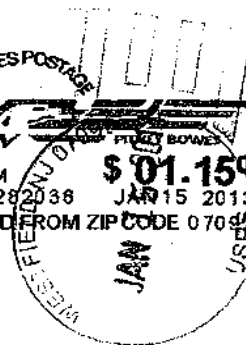
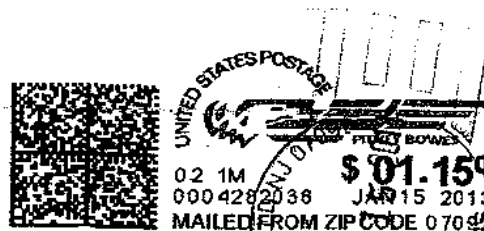
From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XCP-161497/sde TEAM C

To: COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105

County of P.Q.: COLUMBIA

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





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From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

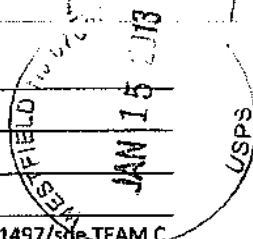
XCP-161497/sde TEAM C

To: COLUMBIA COUNTY TAX CLAIM BUREAU
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Postmark Here

County of P.Q.: COLUMBIA

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



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From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

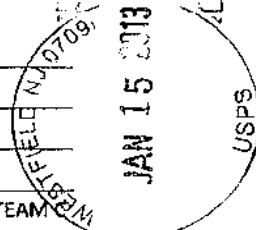
XCP-161497/sde TEAM C

To: GE MORTGAGE SERVICES, LLC, FORMERLY KNOWN AS
GE CAPITAL MORTGAGE SERVICES, INC., BY
AMENDMENT TO ARTICLES OF INCORPORATION ON
10/27/2011
1 Home Campus
Des Moines, IA 50328

Postmark Here

County of P.Q.: COLUMBIA

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





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

From: **Scott A. Dietterick, Esquire**
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

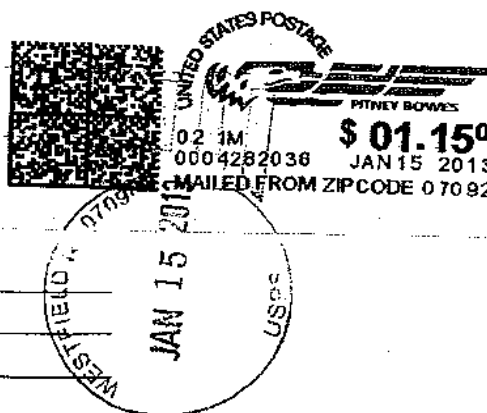
XCP-161497/sde TEAM C

To: **GE CAPITAL MORTGAGE SERVICES, INC.**
3 Executive Campus, Suite 01C
P.O. Box 5039
Cherry Hill, NJ 08034-0389

Postmark Here

County of P.Q.: COLUMBIA

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



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c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

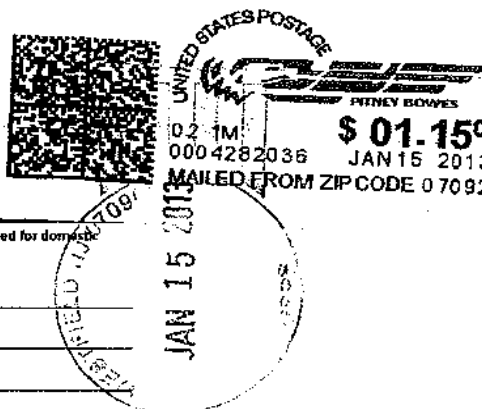
XCP-161497/sde TEAM C

To: **COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE**
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Postmark Here

County of P.Q.: COLUMBIA

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





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c/o Zucker, Goldberg & Ackerman, LLC
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Mountainside, NJ 07092

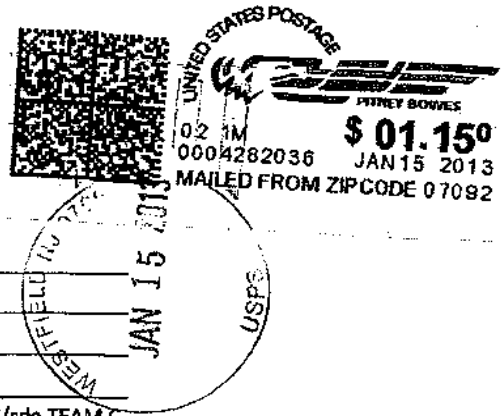
XCP-161497/sde TEAM C

To: PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION
Dept. 280601
Harrisburg, PA 17128-0601

Postmark Here

County of P.Q.: COLUMBIA

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



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Mountainside, NJ 07092

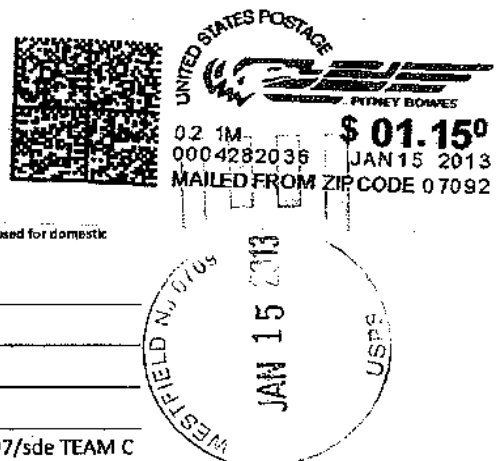
XCP-161497/sde TEAM C

To: UNKNOWN SPOUSE
RR 1 BOX 148B
Orangeville, PA 17859

Postmark Here

County of P.Q.: COLUMBIA

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



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON TRUST COMPANY
vs.
VIOLA MUSSELMAN (et al.)

Case Number
2012CV274

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/11/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS H- 683-4043 C-		
Warrant:			

Serve To:

Name:	VIOLA MUSSELMAN
Primary Address:	323 AUSTIN TRAIL ORANGEVILLE, PA 17859
Phone:	DOB:
Alternate Address:	20 NEYHART ROAD APT# LOT C 1 ORANGEVILLE, PA 17859
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	VIOLA MUSSELMAN
Relation:	
Date:	12/17/12
Time:	1430
Deputy:	DANGELO
Mileage:	

Attorney / Originator:

Name:	ZUCKER, GOLDBERG & ACKERMAN, LLC
Phone:	908-233-8500

Service Attempts:

Date:	12.14.12	12.14.12	12.14.12			
Time:	0925	0940	1530			
Mileage:						
Deputy:	DANGELO	DANGELO	DANGELO			

Service Attempt Notes:

1. NOT SURE IF ANYONE LIVES 323 AUSTIN TRAIL !
2. HANS 40 NEYHART RD ADDRESS
3. ROAD STILL THERE
- 4.
- 5.
- 6.

MUSSELMAN, VIOLA

2012CV274

323 AUSTIN TRAIL, ORANGEVILLE, PA 17859

EXP: 01/11/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON TRUST COMPANY
vs.
VIOLA MUSSELMAN (et al.)

Case Number
2012CV274

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/11/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted <u>Other</u>		
Adult In Charge:	SHERY EVANS		
Relation:	TAX OFF CLERK		
Date:	12/14/12	Time:	0930
Deputy:	SG/11	Mileage:	

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone: 908-233-8500
---	----------------------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2012CV274

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 01/11/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON TRUST COMPANY
vs.
VIOLA MUSSELMAN (et al.)

Case Number
2012CV274

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/11/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Co.		
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815		
Phone:		DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	MARCEW POLE		
Relation:	SECRETARY		
Date:	12/14/12	Time:	0940
Deputy:	S-945-11	Mileage:	

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone: 908-233-8500
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS OF 2012CV274 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 01/11/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON TRUST COMPANY
vs.
VIOLA MUSSELMAN (et al.)

Case Number
2012CV274

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 01/11/2013

Zone:

Warrant:

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

Serve To:

Name: Dennette Farr

Primary Address: 858 Chestnut Road
Millville, PA 17846

Phone: 570-458-5775

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: DENNETTE FARR

Relation:

Date: 12-14-12

Time: 0910

Deputy: DANCELO

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

FARR, DENNETTE

2012CV274

858 CHESTNUT ROAD, MILLVILLE, PA 17846

EXP: 01/11/2013

Document Receipt

Trans # 45279 Carrier / service: POST 2PM 12/13/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000019121

Doc Ref #: 175ED2012

Document Receipt

Trans # 45278 Carrier / service: POST 2PM 12/13/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE
DEPARTMENT 281230

Tracking #: 9171924291001000019114

Doc Ref #: 175ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 45277 Carrier / service: POST 2PM 12/13/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000019107

Doc Ref #: 175ED2012

Document Receipt

Trans # 45276 Carrier / service: POST 2PM 12/13/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000019091

Doc Ref #: 175ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 45275 Carrier / service: POST 2PM 12/13/2012

Ship to: 45275

PA DEPT OF REVENUE

DEPT 280601

Tracking #: 9171924291001000019084

Doc Ref #: 175ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 45274 Carrier / service: POST 2PM 12/13/2012

Ship to: 45274

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000019077

Doc Ref #: 175ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 45273 Carrier / service: POST 2PM 12/13/2012

Ship to: 45273

GE MORTGAGE SERVICES, LLC

1 HOME CAMPUS

Tracking #: 9171924291001000019060

Doc Ref #: 175ED2012

DES MOINES IA 50328

Document Receipt

Trans # 45272 Carrier / service: POST 2PM 12/13/2012

Ship to: 45272

GE CAPITAL MORTGAGE SERVICES,
INC.

PO BOX 5039

Tracking #: 9171924291001000019053

Doc Ref #: 175ED2012

CHERRY HILL NJ 08034

REAL ESTATE OUTLINE

ED # 175-12

DATE RECEIVED 12-13-12
DOCKET AND INDEX 12-13-12

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 <u>1500.00</u>	<input checked="" type="checkbox"/>	CK# <u>2886</u>

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

SALE DATE	<u>Mar 6, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>Jan 30, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Feb 13</u>	
	2 ND WEEK <u>20</u>	
	3 RD WEEK <u>27, 13</u>	

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

THE BANK OF NEW YORK MELLON TRUST COMPANY, NA
FKA THE BANK OF NEW YORK TRUSTEE AS SUCCESSOR IN
INTEREST TO JP MORGAN CHASE BANK, NA AS
SUCCESSOR TRUSTEE BY MERGER TO THE FIRST
NATIONAL BANK OF CHICAGO, AS TRUSTEE FOR GE
CAPITAL MORTGAGE SERVICES INC. HOME EQUITY LOAN
PASS-THROUGH CERTIFICATES, SERIES 1999-HE2,

Plaintiff,

vs.

DONALD L. MUSSELMAN SR. A/K/A DONALD L.
MUSSELMAN, DECEASED; VIOLA MUSSELMAN;

Defendants.

CIVIL DIVISION

NO.: 2012-CV-274

2012-ED-175

AFFIDAVIT OF LAST KNOWN ADDRESS

STATE OF NEW JERSEY

SS:

COUNTY OF UNION

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Scott A. Dietterick, Esquire, Kimberly A. Bonner, Esquire, Joel A. Ackerman, Esquire, Ashleigh L. Marin, Esquire, Ralph M. Salvia, Esquire, Jaime R. Ackerman, Esquire, attorney for Plaintiff, who being duly sworn according to law deposes and says that the owner of the property located at RR 1 BOX 148B A/K/A 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859 is VIOLA MUSSELMAN, surviving tenant by the entirety, with a last known address of RR 1 BOX 148B, A/K/A 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859, to the best of his knowledge, information and belief.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated:

12/4/12

By:

Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓
Atty File No.: XCP-161497
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
Email: Office@zuckergoldberg.com
(908) 233-8500; (908) 233-1390 FAX

SWORN TO AND SUBSCRIBED BEFORE

ME THIS ⁴ DAY OF December, 2012.

NOTARY PUBLIC

SHEREZA DEONARINE
Notary Public of New Jersey
ID# 2407261
My Commission Expires 4/12/2016

Zucker, Goldberg & Ackerman, LLC
Notary Public

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

The Bank of New York Mellon Trust Company, NA fka : CIVIL DIVISION
The Bank of New York Trustee as Successor in Interest :
to JP Morgan Chase Bank, NA as successor Trustee by : NO.: 2012-CV-274
merger to The First National Bank of Chicago, as :
Trustee for GE Capital Mortgage Services Inc. Home : Execution No.:
Equity Loan Pass-Through Certificates, Series 1999-
HE2, : 2012-ED-175

Plaintiff,

vs.

DONALD L. MUSSELMAN SR. a/k/a DONALD L.
MUSSELMAN, deceased; VIOLA MUSSELMAN;

Defendant(s).

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF NEW JERSEY)
) SS
COUNTY OF UNION)

Before me, the undersigned authority, a notary public in and for said County and State, personally appeared Scott A. Dietterick, Esquire, Kimberly A. Bonner, Esquire, Joel Ackerman, Esquire, Ashleigh L. Marin, Esquire, Ralph M. Salvia, Esquire, Jaime R. Ackerman, Esquire, attorney for Plaintiff, who being duly sworn according to law deposes and says that the Defendant(s) is(are) not in the military service of the ; UNITED STATES OF AMERICA to the best of his knowledge, information and belief.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: 12/4/12

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032

200 Sheffield Street, Suite 101

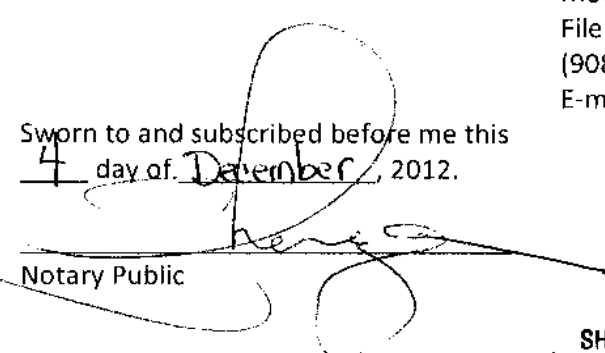
Mountainside, NJ 07092

File No.: XCP-161497

(908) 233-8500; (908) 233-1390 FAX

E-mail: Office@zuckergoldberg.com

Sworn to and subscribed before me this
4 day of December, 2012.


Notary Public

SHEREZA DEONARINE
Notary Public of New Jersey
ID# 2407261
My Commission Expires 4/12/2016

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

The Bank of New York Mellon Trust Company, NA fka : CIVIL DIVISION
The Bank of New York Trustee as Successor in Interest :
to JP Morgan Chase Bank, NA as successor Trustee by : NO.: 2012-CV-274
merger to The First National Bank of Chicago, as :
Trustee for GE Capital Mortgage Services Inc. Home : Execution No.:
Equity Loan Pass-Through Certificates, Series 1999- :
HE2, : 2012-ED-175
:

Plaintiff,

vs.

DONALD L. MUSSELMAN SR. a/k/a DONALD L.
MUSSELMAN, deceased; VIOLA MUSSELMAN;

Defendant(s).

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.

Dated: 12/4/12

ZUCKER, GOLDBERG & ACKERMAN, LLC

By: 

Scott A. Diatterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓

Atty File No.: XCP-161497

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

Email: Office@zuckergoldberg.com

(908) 233-8500; (908) 233-1390 FAX

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO.: 2012-CV-274

PLAINTIFF: The Bank of New York Mellon Trust Company, NA fka The Bank of New York Trustee as
Successor in Interest to JP Morgan Chase Bank, NA as successor Trustee by merger to The First National Bank of Chicago,
as Trustee for GE Capital Mortgage Services Inc. Home Equity Loan Pass-Through Certificates, Series 1999-HE2

DEFENDANT(S): DONALD L. MUSSELMAN SR. a/k/a DONALD L. MUSSELMAN, deceased; VIOLA MUSSELMAN;

TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

SERVE AT: RR 1 Box 148B, a/k/a 323 Austin Trail, Orangeville, PA 17859

Sir: ☒ Please serve Defendant, VIOLA MUSSELMAN, OR an adult individual with whom
Defendant resides with a true and correct copy of the Notice of Sale. If unable to
complete service, please attempt service at least once after 6:00 p.m.

Should you have any questions please contact Linda Lancaster of our office at 908-233-8500.

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____
Name: _____
Date: _____ Title: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

Zucker, Goldberg & Ackerman, LLC

ATTN: Dan Schlesinger

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

Zucker, Goldberg & Ackerman, LLC

Dated:

Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XCP-161497

For Office Use only:

C_161497_SRE2_C

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2012-CV-274

PLAINTIFF: The Bank of New York Mellon Trust Company, NA fka The Bank of New York
Trustee as Successor in Interest to JP Morgan Chase Bank, NA as successor Trustee by merger to The
First National Bank of Chicago, as Trustee for GE Capital Mortgage Services Inc. Home Equity Loan Pass-
Through Certificates, Series 1999-HE2

DEFENDANT(S): DONALD L. MUSSELMAN SR. a/k/a DONALD L. MUSSELMAN, deceased; VIOLA
MUSSELMAN;

TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

SERVE AT: RR 1 BOX 148B A/K/A 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859

Sir: ☒ Please **POST** the Handbill at the above Mortgaged Premises.

Should you have any questions please contact Linda Lancaster of our office at 908-233-8500.

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____
Name: _____
Date: _____ Title: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:
Zucker, Goldberg & Ackerman, LLC
ATTN: Dan Schlesinger
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

Dated: November 30, 2012

Zucker, Goldberg & Ackerman, LLC

Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XCP-161497

For office use only:

C_161497_SRE1_C

DO NOT ACCEPT THIS CHECK UNLESS THE PINK LOCK & KEY ICONS FADE WHEN WARNED AND YOU CAN SEE HEXAGONS IN A DUAL-TONE TRUE WATERMARK WHEN HELD TO THE LIGHT

002886

02886

JPMORGAN CHASE BANK, N.A.
MONTCLAIR, NJ 07042

ZUCKER, GOLDBERG & ACKERMAN, LLC
ATTORNEYS AT LAW
ATTORNEY SHERIFF ADVANCE ACCOUNT
200 SHEFFIELD ST., SUITE 301
MOUNTAINSIDE, NJ 07092
PH. 908-233-8500

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE

DATE
8/23/2012

AMOUNT
*****1,500.00

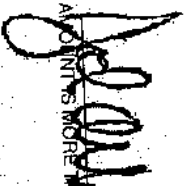
One Thousand Five Hundred and 00/100-----

US Dollars

PAY
TO THE
ORDER
OF
COLUMBIA COUNTY SHERIFF
P.O. BOX 380
BLOOMSBURG, PA 17815
United States

161497;;161497_Sheriff Sale Ad

TWO SIGNATURES REQUIRED IF THE AMOUNT IS MORE THAN \$10,000.00



⑈002886⑈ ⑈021202337⑈

454955118⑈

RUB OR BREATHE ON THE PINK LOCK & KEY ICONS--COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK--IF COLOR DOES NOT FADE DO NOT ACCEPT