

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

HOLTA ACCOUNT
425 SWEDE STREET
ONE MONTGOMERY PLAZA, SUITE 708
NORRISTOWN, PA 19401
(610) 275-7990

PNC BANK, N.A.
PHILADELPHIA, PA 020

3-5-310

DATE

NUMBER

AMOUNT

02/21/2013

4835

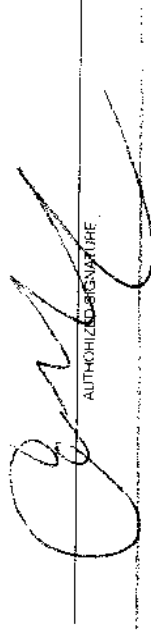
****\$767.26

PAY

*** SEVEN HUNDRED SIXTY-SEVEN & 26/100 DOLLARS

TO THE
ORDER OF
Sheriff of Columbia County

Springleaf v. Musselman



AUTHORIZED SIGNATURE

⑈004835⑈ ⑆031000053⑆ 8620847022⑈

4835

Security features. Details on back.



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
JONATHAN C MUSSELMAN

Case Number
2011CV396

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
03/29/2012	Advance Fee	Advance Fee	3348	\$0.00	\$1,350.00
03/29/2012	Advertising Sale (Newspaper)			\$15.00	\$0.00
03/29/2012	Advertising Sale Bills & Copies			\$17.50	\$0.00
03/29/2012	Crying Sale			\$10.00	\$0.00
03/29/2012	Docketing			\$15.00	\$0.00
03/29/2012	Levy			\$15.00	\$0.00
03/29/2012	Mailing Costs			\$72.00	\$0.00
03/29/2012	Posting Handbill			\$15.00	\$0.00
03/29/2012	Press Enterprise Inc.			\$1,222.26	\$0.00
03/29/2012	Sheriff Automation Fund			\$50.00	\$0.00
03/29/2012	Web Posting			\$100.00	\$0.00
05/31/2012	Service			\$315.00	\$0.00
05/31/2012	Service Mileage			\$24.00	\$0.00
05/31/2012	Copies			\$11.50	\$0.00
05/31/2012	Notary Fee			\$10.00	\$0.00
05/31/2012	Surcharge			\$220.00	\$0.00
10/02/2012	Tax Claim Search			\$5.00	\$0.00
				\$2,117.26	\$1,350.00
TOTAL BALANCE:				\$(767.26)	

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

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info@foxandfoxlaw.com

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

LEON H. FOX
1901-1982

JAMES P. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

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

February 18, 2013

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

Attn: Sheriff's Sale Division

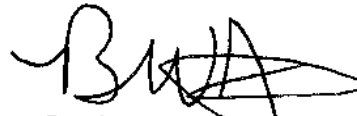
**Re: American General Consumer Discount Company v. Jonathan C. Musselman
C.C.P., Docket No. 2011-CV-396
Property Address: 607 Maple Street, Berwick, PA 18603
Our File No. 9650.53**

Dear Sir/Madam:

In accordance with the enclosed invoice from your office, I am enclosing our firm check in the sum of \$767.26 representing the remaining costs due following the sale in the above matter being stayed. I apologize for the delay in getting this payment to you and I appreciate your patience and follow ups regarding this outstanding balance.

Unless I hear from your to the contrary, I will presume that this account is now satisfied in full.

Sincerely,


Benjamin E. Witmer

/abm
Enclosure

Timothy Chamberlain

From: Benjamin Witmer [bwitmer@foxandfoxlaw.com]
Sent: Monday, January 28, 2013 10:37 AM
To: Timothy Chamberlain
Subject: Musselman execution response

Hi Sheriff Chamberlain:

Craig Fox of our office forwarded your email from this morning to me. I apologize that the outstanding costs haven't been submitted yet on this one. Somehow I overlooked your prior correspondence, but have forwarded it to my client today and will follow-up on getting it paid ASAP. I appreciate your follow-up and will address it shortly.

Ben

Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at Law, P.C.
One Montgomery Plaza, Suite 706
Norristown, PA 19401
(610) 275-7990
(610) 275-2866 (facsimile)
bwitmer@foxandfoxlaw.com

PO Box 380
Bloomsburg, PA 17815

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

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

Fax

To: Benjamin Witmer

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: ~~October 2, 2012~~ 11-16-12 2nd fax

Re: Musselman

CC:

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

• **Comments:** I received your stay, attached is a cost sheet showing a balance due of \$767.26.

Call Sent 1-28-13

**FOX AND FOX
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ONE MONTGOMERY PLAZA
NORRISTOWN, PA 19401-4825**

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BENJAMIN E. WITMER^o
JESSICA A. MILLER^o

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

LEON H. FOX
1901-1982

JAMES P. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

October 2, 2012

Via Facsimile 570.389.5625

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

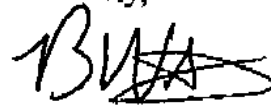
Attn: Sheriff's Sale Division

**Re: American General Consumer Discount Company v. Jonathan C. Musselman
C.C.P., Docket No. 2011-CV-396
Property Address: 607 Maple Street, Berwick, PA 18603
Our File No. 9650.53**

Dear Sir/Madam:

As your records will reflect, the above property is scheduled to be sold by the Sheriff on October 3, 2012. We need to ask that tomorrow's Sale be stayed. Thank you in advance for your kind attention.

Sincerely,



Benjamin E. Witmer

BEW/abm

cc: John H. Flick, Esquire (via facsimile - 570.387.1477)

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

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Shirlee Ann Miller
Estate Paralegal

*ADMITTED TO NEW JERSEY BAR ALSO
+ADMITTED TO FLORIDA BAR ALSO
MAJORS IN BUSINESS ADMINISTRATION

IN REPLY REFER
TO: FILE

FAX

TO:

NAME: Columbia County Sheriff, R/E Dept.
John H. Flick, Esquire

FAX #:

570.389.5625
570.387.1477

FROM:

Benjamin E. Witmer, Esquire

DATE:

October 2, 2012

RE:

Musselman Sheriff Sale, Writ No. 2012-ED-42

OF PAGES

2 (including cover sheet)

MESSAGE/
TITLE OF LEGAL
PAPER SERVED:

If for some reason you have not received the correct number of pages, as noted above, please call (610) 275-7990 and ask for Amy Murphy.

The information contained in this facsimile message is attorney-client privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original message to us at the above address via the U.S. Postal Service.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
JONATHAN C MUSSELMAN

Case Number
2011CV396

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
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05/31/2012	Surcharge			\$220.00	\$0.00
10/02/2012	Tax Claim Search			\$5.00	\$0.00
				\$2,117.26	\$1,350.00
TOTAL BALANCE:				\$ (767.26)	

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Plaintiff
AMERICAN GENERAL CONSUMER
DISCOUNT COMPANY

vs.

Defendant
JONATHAN C MUSSELMAN

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, October 3, 2012

Writ of Execution No. : 2011CV396

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 607 MAPLE STREET, BERWICK, PA 18603

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	\$72.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,222.26
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	\$315.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$11.50
Notary Fee	\$10.00
Surcharge	\$220.00

Total Sheriff Costs ~~\$2,282.26~~
\$5.00

Municipal Costs

Delinquent Taxes	\$5,012.80
Sewer	\$425.77

Total Municipal Costs \$5,438.57

Distribution Costs

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

Total Distribution Costs \$55.00

Grand Total: \$7,775.83

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)

(P) Courtesy of Sheriff, Tidewater Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
AMERICAN GENERAL CONSUMER
DISCOUNT COMPANY

vs.

Defendant
JONATHAN C MUSSELMAN

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, October 3, 2012

Writ of Execution No. : 2011CV396

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 607 MAPLE STREET, BERWICK, PA 18603

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	\$72.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,222.26
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	\$315.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$11.50
Notary Fee	\$10.00
Surcharge	\$220.00

Total Sheriff Costs \$2,282.26

Municipal Costs

Delinquent Taxes	\$5,012.80
Sewer	\$425.77

Total Municipal Costs \$5,438.57

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

Grand Total: \$7,775.83

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)

Columbia County Sheriff, Bloomsburg, PA

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

American Gen Cos Bk VS Jonathan Roseman

NO. 42-12 ED NO. 296-11 JD

DATE/TIME OF SALE: Oct. 3

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
AMERICAN GENERAL CONSUMER
DISCOUNT COMPANY

vs.

Defendant
JONATHAN C MUSSELMAN

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, June 6, 2012

Writ of Execution No. : 2011CV396

Advance Sheriff Costs: 1,350.00

Location of the real estate: 607 MAPLE STREET, BERWICK, PA 18603

Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	24.00
Crying Sale	10.00
Service	315.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	220.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,222.26
Web Posting	100.00
Notary Fee	10.00
Transfer Tax Form	25.00
Mailing Costs	72.00
Copies	11.50
Solicitor Services	75.00
Sheriff Automation Fund	50.00

Total Sheriff Costs 2,282.26

Municipal Costs

Current Taxes	646.83
Delinquent Taxes	4,798.16
Sewer	425.77

Total Municipal Costs 5,870.76

Distribution Costs

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

Total Distribution Costs 55.00

Grand Total: 8,208.02

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)

Copyright © 2000 Sheriff's Office, Inc.

County 024

PARCEL ID: 04B-04 30,000

TA AB 2012

ALTERNATE ID:

EFFECTIVE DATE:

[illegible]

4 * 349 * 52 +

51 • 16+

65 • 4

5. +

Interest for Sept.

Tax Sale Cost

Tax Cert. Cost

004

4,950.48*

Total

Sept. amount
4,950.48

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>315.00</u>
LEVY (PER PARCEL)	\$15.00
MAILING COSTS	\$ <u>72.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</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>11.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>605.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1224.26</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1449.26</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>646.83</u>
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>4198.16</u>
TOTAL ***** \$ <u>5444.99</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>425.77</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>425.77</u>	

SURCHARGE FEE (DSTE)	\$ <u>220.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ _____	

TOTAL COSTS (OPENING BID) \$ ~~605.00~~
\$ 202.02

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

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JOSEPH B. WASSEL^{□*}
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JESSICA A. MILLER^{□*}

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SHIRLEE ANN MILLER
ESTATE PARALEGAL

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

August 24, 2012

Via Facsimile 570.389.5625

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

Attn: Sheriff's Sale Division

**Re: American General Consumer Discount Company v. Jonathan C. Musselman
C.C.P., Docket No. 2011-CV-396
Property Address: 607 Maple Street, Berwick, PA 18603
Our File No. 9650.53**

Dear Sir/Madam:

As your records will reflect, the above property was rescheduled to be sold by the Sheriff on September 5, 2012. The defendant filed for bankruptcy on June 5, 2012. I would kindly request that this sale be postponed to the October 3, 2012 Sale. Thank you in advance for your kind attention.

Sincerely,



Benjamin E. Witmer

BEW/abm

cc: John H. Flick, Esquire (via facsimile – 570.387.1477)

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BENJAMIN E. WITMER #
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Shirlee Ann Miller
Estate Paralegal

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

IN REPLY REFER
TO: FILE

FAX

TO:

NAME: York County Sheriff, Real Estate Dept.
John H. Flick, Esquire

FAX #:

570.389.5625
570.387.1477

FROM:

Benjamin E. Witmer, Esquire

DATE:

August 24, 2012

RE:

Musselman Sheriff Sale, Writ No. 2012-ED-42

OF PAGES

2 (including cover sheet)

MESSAGE/
TITLE OF LEGAL
PAPER SERVED:

If for some reason you have not received the correct number of pages, as noted above, please call (610) 275-7990 and ask for Amy Murphy.

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PETER H. THOMAS[□]
JOSEPH B. WASSEL^{□*}
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□ ADMITTED TO PENNSYLVANIA BAR
* ADMITTED TO NEW JERSEY BAR ALSO
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♦ MASTERS IN BUSINESS ADMINISTRATION

LEON H. FOX
1901-1982

JAMES R. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

June 6, 2012

Via Facsimile 570.389.5625

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

Attn: Sheriff's Sale Division

**Re: American General Consumer Discount Company v. Jonathan C. Musselman
C.C.P., Docket No. 2011-CV-396
Property Address: 607 Maple Street, Berwick, PA 18603
Our File No. 9650.53**

Dear Sir/Madam:

As your records will reflect, the above property was scheduled to be sold by the Sheriff on June 6, 2012. Attorney John Flick was to act as local counsel and I understand he has been in touch with your department to notify you that a bankruptcy was filed on June 5, 2012. I would kindly request, as did Mr. Flick, that this sale be postponed to the September 5, 2012 Sale. Thank you in advance for your kind attention.

Sincerely,

Benjamin E. Witmer

BEW/abm

cc: John H. Flick, Esquire (via facsimile – 570.387.1477)

LAW OFFICE OF MICHAEL P. GILES, ESQUIRE

P.O. Box 6202
Wyomissing, PA 19610-6202
Phone: 610.373.1135 Fax: 610.903.4421
Email: mpglawyer@msn.com or mpglawyer@verizon.net

June 5, 2012

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

VIA FACSIMILE (570)389-5625

RE: American General, et al. v. Musselman, No. 2011-cv-396

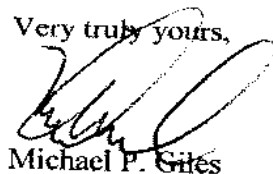
Dear Sir or Madam:

Please be advised that I represent the Defendant, Jonathan C. Musselman, in the above-captioned matter, and this letter will confirm that Mr. Musselman has filed a voluntary petition under chapter 13 of the U.S. Bankruptcy Code today (June 5, 2012) in the United States Bankruptcy Court for the Middle District of Pennsylvania. The case has been docketed at No. 12-03412. I have enclosed a true and correct, time-stamped copy of the petition to confirm the filing.

As a result of Mr. Musselman's bankruptcy filing, please stay the sheriff's sale of his property (607 Maple Street, Berwick, PA) scheduled for Wednesday, June 6, 2012 at 9:00 a.m. By copy of this letter, I am providing notice of the bankruptcy filing to Plaintiff's counsel, Benjamin E. Witmer, Esquire.

I want to thank you for your cooperation and assistance in this matter. If you have any questions, or need any further information, please feel free to contact me.

Very truly yours,



Michael P. Giles

MPG/sjg
Enclosure

cc: Benjamin E. Witmer, Esquire (w/ enclosure via facsimile 610.275.2866)

B1 (Official Form 1) (12/11)

United States Bankruptcy Court Middle District of Pennsylvania, Wilkes-Barre Division		Voluntary Petition
Name of Debtor (if individual, enter Last, First, Middle): Musselman, Jonathan, C		Name of Joint Debtor (Spouse) (Last, First, Middle):
All Other Names Used by the Debtor in the last 8 years (include married, maiden, and trade names):		All Other Names Used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all): 8325		Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all):
Street Address of Debtor (No. and Street, City, and State): 607 Maple Street Berwick, PA 18603		Street Address of Joint Debtor (No. and Street, City, and State):
County of Residence or of the Principal Place of Business: Columbia		County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address):		Mailing Address of Joint Debtor (if different from street address):
Location of Principal Assets of Business Debtor (if different from street address above):		
Type of Debtor (Form of Organization) (Check one box.) <input checked="" type="checkbox"/> Individual (includes Joint Debtors) See Exhibit D on page 2 of this form. <input type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)	Nature of Business (Check one box.) <input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input type="checkbox"/> Other	Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box) <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input checked="" type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding
Chapter 15 Debtors Country of debtor's center of main interests: Each country in which a foreign proceeding by, regarding, or against debtor is pending	Tax-Exempt Entity (Check box, if applicable.) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).	Nature of Debts (Check one box.) <input checked="" type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or house- hold purpose." <input type="checkbox"/> Debts are primarily business debts.
Filing Fee (Check one box.) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (Applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (Applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.		Chapter 11 Debtors Check one box: <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D) <input type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D) Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owned to insiders or affiliates) are less than \$2,343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter). Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
Statistical/Administrative Information <input type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input checked="" type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.		THIS SPACE IS FOR COURT USE ONLY
Estimated Number of Creditors <input checked="" type="checkbox"/> 1-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1,000-5,000 <input type="checkbox"/> 5,001-10,000 <input type="checkbox"/> 10,001-25,000 <input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> Over 100,000		
Estimated Assets <input type="checkbox"/> \$0 to \$50,000 <input checked="" type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		
Estimated Liabilities <input type="checkbox"/> \$0 to \$50,000 <input checked="" type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		

B1 (Official Form 1) (12/11)

Page 3

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

Name of Debtor(s): Musselman, Jonathan C.

Signatures

Signature(s) of Debtor(s) (Individual/Joint)

I declare under penalty of perjury that the information provided in this petition is true and correct.
[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under Chapter 7, I am aware that I may proceed under chapter 7, 11, 12 or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.
[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by § 342(b) of the Bankruptcy Code.

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

X /s/ Jonathan C. Musselman
Signature of Debtor

X _____
Signature of Joint Debtor

Telephone Number (If not represented by attorney)
6/5/2012

Date

Signature of a Foreign Representative

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

(Check only one box.)

☐ I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by § 1515 of title 11 are attached.

☐ Pursuant to § 1511 of title 11, United States Code, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

X _____
(Signature of Foreign Representative)

(Printed Name of Foreign Representative)

Date

Signature of Attorney*

X /s/ Michael P. Giles

Signature of Attorney

Michael P. Giles 57230

Printed Name of Attorney for Debtor(s)

Law Office of Michael P. Giles

Firm Name

P.O. Box 6202

Address

Wyomissing, PA 19610-6202

(610) 373-1135 Fax: (610) 903-4421

Telephone Number

6/5/2012

Date

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

Signature of Debtor (Corporation/Partnership)

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

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

Signature of Authorized Individual

Printed Name of Authorized Individual

Title of Authorized Individual

Date

Signature of Non-Attorney Bankruptcy Petition Preparer

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

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

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

Address

X _____

Date

Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose social security number is provided above.

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

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

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

BI (Official Form 1) (12/11)

Page 2

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

FAX COVER SHEET

TO	Sheriff of Columbia County
COMPANY	
FAX NUMBER	15703895625
FROM	MICHAEL P GILES
DATE	2012-06-05 21:14:54 GMT
RE	Amer.Gen., etal. v. Musselman, No.2011-cv-396

COVER MESSAGE

PLEASE SEE THE ATTACHED LETTER.

LAW OFFICE OF MICHAEL P. GILES, ESQUIRE
P.O. Box 6202
Wyomissing, PA 19610-6202
Phone: 610.373.1135 Fax: 610.903.4421
Email: mpglawyer@msn.com or mpglawyer@verizon.net



May 31, 2012

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

JONATHAN MUSSELMAN

NO.: 2011CV396

Dear Timothy:

The amount due on the sewer account #126840 for the property located at 607 Maple Street Berwick through June 30, 2012 is \$425.77.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

} SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV396

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

**WEDNESDAY, JUNE 06, 2012
AT 9:00 O'CLOCK A.M.**

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

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

BEGINNING at a point in the westerly line of Maple Street, said point being a distance of sixty-six feet (66') northwardly from the northwesterly corner of the intersection of Maple and Woodlin Streets; thence, northwardly along the westerly line of said Maple Street for a distance of sixty-six feet (66') to a point; thence, extending of that sixty-six foot (66') width or breadth in length or depth westwardly and at right angles with said Maple Street for a distance of one hundred three and twenty-five one hundredths feet (103.25') to the easterly line of an alley.

BEING Parcel No. 04B-04-203.

TITLE IS VESTED IN Jonathan C. Musselman, by Deed from Leoma M. Tuggle, dated 12/31/2007 and recorded 1/16/2008 in Instrument No. 200800524.

BEING the same premises which Leoma M. Tuggle, dated 12/31/2007 and recorded 1/16/2008 at Columbia County, Pennsylvania at Instrument No. 200800524, granted and conveyed unto Jonathan C. Musselman, in fee.

BEING KNOWN AS 607 Maple Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

PROPERTY ADDRESS: 607 MAPLE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04-203

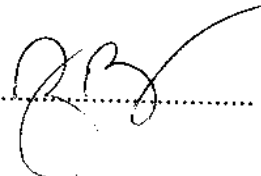
Seized and taken into execution to be sold as the property of JONATHAN C MUSSELMAN in suit of AMERICAN GENERAL CONSUMER DISCOUNT COMPANY.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

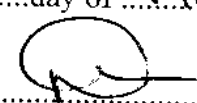
Attorney for the Plaintiff:
FOX AND FOX ATTORNEYS AT LAW, P.C.
NORRISTOWN, PA 610-275-7990

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

law deposes and says that Press Enterprise is ipal office and place of business at 3185 olumbia and State of Pennsylvania, and was as been published daily, continuously in said e attached notice May 16, 23, 30, 2012 as he officers or publisher or designated agent of ch legal advertisement was published; that ed in the subject matter of said notice and ie foregoing statement as to time, place, and



30th day of May 2012



(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
JONATHAN C MUSSELMAN

Case Number
2011CV396

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	04/30/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="text-align: center; font-family: cursive;">MOTHER - DEBRA 336-4599</div>		
Warrant:			

Serve To:

Name:	JONATHAN C MUSSELMAN		
Primary Address:	607 MAPLE STREET BERWICK, PA 18603		
*Phone:	266-9613	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	04-03-12	04-05-12	04-09-12	04-11-12	04-12-12	4/13/12
Time:	1910	1825	1050	1304	1002	1145
Mileage:						
Deputy:	8	8	8	8	8+6	59

Service Attempt Notes:

1. Will Not Come To Door Have Been to the House before
2. No One Home
3. No One Home
4. No One Home
5. No One Home
6. NA-LC - NEIGHBOR THINKS HE WORKS AT BENIGN FOUNDRY (CHECKED FOUNDRY)
7. 4/24/12 @ 1120, NA-LC, 59
8. 5/3/12 @ 1917 No One Comes to Door - All Cans On + Lights
9. 0510-12 1330 SPOKE WITH MOTHER - NO INFO AVAILABLE - S-3

MUSSELMAN, JONATHAN

2011CV396

607 MAPLE STREET, BERWICK, PA 18603

EXP: 04/30/2012

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

AMERICAN GENERAL CONSUMER
DISCOUNT COMPANY _____

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

vs.

NO. 2011-cv-396

JONATHAN C. MUSSELMAN _____

PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

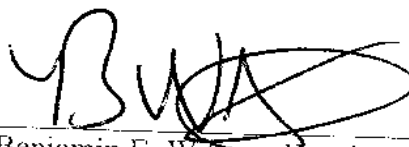
2012-EO-42

TO THE PROTHONOTARY

Issue Writ of Execution in the above matter

Amount Due: \$ 61,877.19
Interest from: 1/12/11 \$ 15.08 per day

FILED
PROTHONOTARY
JAN 13 2012
CLERK OF COURT'S OFFICE
JAN 13 2012
JAN 13 2012



Benjamin E. Witmer, Esquire
Attorney for the Plaintiff

NOTE: Please attach description of Property

NO. 2011-cv-396

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

AMERICAN GENERAL CONSUMER
DISCOUNT COMPANY

vs.

JONATHAN C. MUSSELMAN

2012-ED-42
PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Benjamin E. Witmer, Esquire
FOX AND FOX ATTORNEYS AT LAW, P.C.
425 Swede Street
Suite 706 – One Montgomery Plaza
Norristown, PA 19401
Attorney ID # 89100

LEGAL DESCRIPTION

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

BEGINNING at a point in the westerly line of Maple Street, said point being a distance of sixty-six feet (66') northwardly from the northwesterly corner of the intersection of Maple and Woodlin Streets; thence, northwardly along the westerly line of said Maple Street for a distance of sixty-six feet (66') to a point; thence, extending of that sixty-six foot (66') width or breadth in length or depth westwardly and at right angles with said Maple Street for a distance of one hundred three and twenty-five one hundredths feet (103.25') to the easterly line of an alley.

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BEING KNOWN AS 607 Maple Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

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

AMERICAN GENERAL CONSUMER
DISCOUNT COMPANY _____

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

vs.

NO. 2011-cv-396

JONATHAN C. MUSSELMAN _____

PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2012-ED-42

Commonwealth of Pennsylvania:
County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

607 Maple Street, Berwick, PA 18603

Amount Due: \$ 61,877.19 _____

Interest from: 1/12/11 \$ 15.08 per day _____

Total: \$ 61,877.19 Plus costs

As endorsed:

Jami B. Kane _____
Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania

Date: March 29, 2012 _____
(Seal)

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

Clerk

NO. 2011-cv-396

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

AMERICAN GENERAL CONSUMER
DISCOUNT COMPANY

vs.

JONATHAN C. MUSSELMAN

2012-ED-42
WRIT OF EXECUTION
(Mortgage Foreclosure)

COSTS:

Prothonotary:	\$	_____
Judgment Fee:	\$	_____
Satisfaction:	\$	_____

Benjamin E. Witmer, Esquire
FOX AND FOX ATTORNEYS AT LAW, P.C.
425 Swede Street
Suite 706 – One Montgomery Plaza
Norristown, PA 19401
Attorney ID # 89100

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BEING KNOWN AS 607 Maple Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

FOX AND FOX Attorneys at Law, P.C.
BY: Benjamin E. Witmer, Esquire
Identification No. 89100
706 One Montgomery Plaza
Norristown, PA 19401
(610) 275-7990

Attorney for Plaintiff

AMERICAN GENERAL CONSUMER
DISCOUNT COMPANY
30 Baldwin Blvd., Suite 90
Shamokin Dam, PA 17876

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

vii.

NO. 2011-cv-396

JONATHAN C. MUSSELMAN
607 Maple Street
Berwick, PA 18603

WRIT OF EXECUTION

NOTICE

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

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

If you have an exemption, you should do the following

promptly:

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

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

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

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

MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

1. \$300 statutory exemption
2. Bibles, school books, sewing machines uniforms and equipment.
3. most wages and unemployment compensation
4. Social Security Benefits
5. Certain retirement fund and accounts
6. Certain veteran and armed forces benefits
7. Certain insurance proceeds
8. Such other exemptions as may be provided by law

CLAIM FOR EXEMPTION

TO THE SHERIFF:

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

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

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

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

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

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

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

_____;

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

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

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

(Address)

(Telephone Number)

We verify that the statements made in this Claim for Exemption
are true and correct. We understand that false statements
herein are made subject to the penalties of 18 Pa. C.S. 4904
relating to unsworn falsification to authorities.

Date: _____ Defendant:

Date: _____ Defendant:

THIS CLAIM TO BE FILED WITH:

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

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

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

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

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

LEGAL DESCRIPTION

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

BEGINNING at a point in the westerly line of Maple Street, said point being a distance of sixty-six feet (66') northwardly from the northwesterly corner of the intersection of Maple and Woodlin Streets; thence, northwardly along the westerly line of said Maple Street for a distance of sixty-six feet (66') to a point; thence, extending of that sixty-six foot (66') width or breadth in length or depth westwardly and at right angles with said Maple Street for a distance of one hundred three and twenty-five one hundredths feet (103.25') to the easterly line of an alley.

BEING Parcel No. 04B-04-203.

TITLE IS VESTED IN Jonathan C. Musselman, by Deed from Leoma M. Tuggle, dated 12/31/2007 and recorded 1/16/2008 in Instrument No. 200800524.

BEING the same premises which Leoma M. Tuggle, dated 12/31/2007 and recorded 1/16/2008 at Columbia County, Pennsylvania at Instrument No. 200800524, granted and conveyed unto Jonathan C. Musselman, in fee.

BEING KNOWN AS 607 Maple Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

FOX AND FOX Attorneys at Law, P.C.

BY: Benjamin E. Witmer, Esquire

Identification No. 89100

706 One Montgomery Plaza

Norristown, PA 19401

(610) 275-7990

Attorney for Plaintiff

AMERICAN GENERAL CONSUMER
DISCOUNT COMPANY
30 Baldwin Blvd., Suite 90
Shamokin Dam, PA 17876

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

vi.

NO. 2011-cv-396

JONATHAN C. MUSSELMAN
607 Maple Street
Berwick, PA 18603

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: JONATHAN C. MUSSELMAN
607 Maple Street
Berwick, PA 18603

Your real estate located at 607 Maple Street, Berwick, Columbia County, Pennsylvania 18603 (See property description attached) is scheduled to be sold at Sheriff's Sale on Wednesday, June 6, 2012 at 9:00 a.m., at the Sheriff's office, Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the presently outstanding court judgment of \$21,973.22, plus interest at the contract rate and costs, obtained by American General Consumer Discount Company against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

2. You may be able to stop the sale by filing a petition asking the court to strike or open the judgment, if the judgment was improperly entered. You may also ask the court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

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

RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property

will be sold to the highest bidder. You may find out the price bid by calling the Sheriff's Office at (570) 389-5622 or Benjamin E. Witmer, Esquire, at (610) 275-7990.

2. You may be able to petition the court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Sheriff's Office at (570) 389-5622 or Benjamin E. Witmer, Esquire at (610) 275-7990.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property(s) until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money

bid for your house will be filed by the Sheriff on the 30th day after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days of the preparation of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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