

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

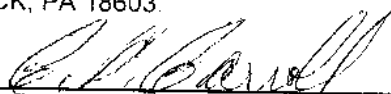


AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
JONATHAN C MUSSELMAN

Case Number
2011CV396

SHERIFF'S RETURN OF SERVICE

05/01/2012 09:45 AM - DEPUTY CHARLES CARROLL, 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 607 MAPLE STREET, BERWICK, PA 18603.


CHARLES CARROLL, DEPUTY

SO ANSWERS,

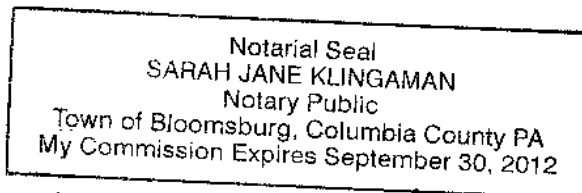

TIMOTHY T. CHAMBERLAIN, SHERIFF

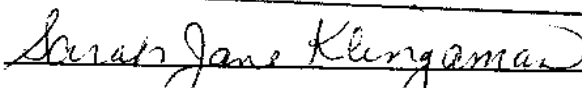
May 01, 2012

Affirmed and subscribed to before me this

NOTARY

1ST day of MAY, 2012





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY
vs.
JONATHAN C MUSSELMAN

Case Number
2011CV396

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 04/30/2012

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 607 MAPLE STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted Other

Adult In Charge: FRONT DOOR POSTED

Relation:

Date: 5/01/12

Time: 0945

Deputy: 59

Mileage:

Attorney / Originator:

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

Phone: 610-275-7990

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2011CV396

607 MAPLE STREET, BERWICK, PA 18603

EXP: 04/30/2012

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

Warrant:

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

Serve To:

Name: BERWICK AREA SCHOOL DISTRICT

Primary Address: 500 LINE ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Adele Jordan

Relation: Employee

Date: 04-10-12

Time: 1317

Deputy: S

Mileage:

Attorney / Originator:

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

Phone: 610-275-7990

Service Attempts:

Date: 04-09-12

Time: 1250

Mileage:

Deputy: S

Service Attempt Notes:

1. Closed On Mon Due to Hal

2.

3.

4.

5.

6.

BERWICK AREA SCHOOL

2011CV396

500 LINE ROAD, BERWICK, PA 18603

EXP: 04/30/2012

BERWICK BORO
MAKE CHECKS PAYBLE TO:
 Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS
 CLOSED HOLIDAYS
PHONE: 570-752-7442

FOR: COLUMBIA County				DATE	BILL NO.	
				03/01/2012	5173	
DESCRIPTION	ASSESSMENT	MILLS	LF	DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	28,632	7.146		200.51	204.60	225.06
SINKING		1.345		37.74	38.51	42.36
FIRE		1.25		35.07	35.79	37.58
LIGHT		1.75		49.11	50.11	52.62
BORO RE		11.1		311.46	317.82	333.71
The discount & penalty have been calculated for your convenience				PAY THIS AMOUNT		
				633.89	646.83	691.33
				April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MUSSELMAN JONATHAN C
 61 YOUNGS HILL RD
 BENTON PA 17814

CNTY		TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04B-04 -203-00,000		
607 MAPLE ST		
.1561 Acres	Land	2,719
	Buildings	25,913
Total Assessment		28,632

This tax returned to
 courthouse on:
 January 1, 2013

FILE COPY

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

3/27/2012

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: All Parties In Interest And Claimants

OWNER(S) : JONATHAN


PROPERTY: 607 Maple Street, Berwick, PA 18603
See attached description)

IMPROVEMENTS: Residential Dwelling

TAX PARCEL(S) : 04B-04-203

The above-captioned property is scheduled to be sold on Wednesday, June 6, 2012 at 9:00 a.m., at the Sheriff's office, Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the properties which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule. You should check with the Sheriff's Office, by calling (570) 389-5622, to determine the actual date and time of the filing of said schedule.



Benjamin E. Witmer
Attorney for Plaintiff

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

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		

Serve To:

Name:	Connie C. Gingher		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Connie Gingher		
Relation:	Tax Collector		
Date:	04-09-12	Time:	09:25
Deputy:	8	Mileage:	

Attorney / Originator:

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

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

GINGHER, CONNIE C.

2011CV396

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 04/30/2012

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		

Serve To:

Name:	BERWICK BOROUGH
Primary Address:	1800 N. MARKET STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Gregory Harkins		
Relation:	Cook Officer		
Date:	04-09-12	Time:	0935
Deputy:	8	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK BOROUGH

2011CV396

1800 N. MARKET STREET, BERWICK, PA 18603

EXP: 04/30/2012

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		

Serve To:

Name:	SPRINGLEAF FINANCIAL SERVICES OF
Primary Address:	132 WEST FRONT STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Kim Koch		
Relation:	Employee		
Date:	04-09-12	Time:	1058
Deputy:	8	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

SPRINGLEAF FINANCIAL

2011CV396

132 WEST FRONT STREET, BERWICK, PA 18603

EXP: 04/30/2012

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

Warrant:

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

Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

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

Phone: 610-275-7990

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BERWICK SEWER

2011CV396

1108 FREAS AVE, BERWICK, PA 18603

EXP: 04/30/2012

**In the Court of Common Pleas of COLUMBIA County, Pennsylvania
DOMESTIC RELATIONS SECTION**

NOTICE OF LIEN

TO:

TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

FROM:

(IV-D Agency or name of obligee and/or his or her private
attorney or entity acting on behalf of the obligee, address)

DOMESTIC RELATIONS SECTION
PO BOX 380
BLOOMSBURG PA 17815

Phone: (570) 387-8870 Fax: (570) 387-8876
Email:

Obligor:

JONATHAN C. MUSSELMAN
607 MAPLE STREET
BERWICK, PA 18603

Obligee:

TIFFANY N. MINNICH

IV-D Case #: 145112580
(or non-IV-D docket #)

SSN: 202-58-8325 **Date of Birth:** 07/06/78

This lien results, by operation of law, from a support order, entered on AUGUST 11, 2011
by Pennsylvania Court of Common Pleas in COLUMBIA County, tribunal number 11259.

As of APRIL 9, 2012, the obligor owes unpaid support in the amount of \$457.57. This judgment
may be subject to interest.

Prospective amounts of support, not paid when due, are judgments that are added to the lien
amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named
obligor which is located or existing within the State/county of filing, including any property specifically
described below.

Specific description of property:
607 MAPLE STREET, BERWICK, PA 18603

All aspects of this lien, including its priority and enforcement, are governed by the law of the State
where the property is located. An obligor must follow the laws and procedures of the State where the
property is located or recorded. An obligor may also contact the entity sending the lien. This lien
remains in effect until released or withdrawn by the issuing agency, the obligee, the entity acting on
behalf of the obligee, or in accordance with the laws of the State where the property is located.

**Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the
recording information, at the address provided above.**

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

Joseph Horvat
Authorized Agent

4-9-12
Date

Joseph Horvat
Print name, e-mail address, phone and fax number

B. ☐ Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee

I am: ☐ the obligee of the above referenced order [or]

☐ an attorney or entity representing the above named obligee

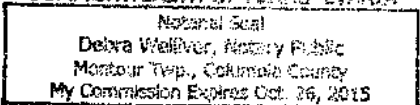
I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of _____. For additional information regarding this lien, including the pay-off amount, please contact the obligee listed above.

Signature

Date

Print name, e-mail address, phone and fax number

I certify that Joseph Horvat appeared before me and is known to me as the individual who signed the above.

State of COMMONWEALTH OF PENNSYLVANIA)
County of _____) ss.


Notary Public Debra Welliver
Date 4-9-12

My appointment expires 10-26-15

NOTICE : Respondents are not required to respond to this information collection unless it displays a valid OMB control number.

OMB Control #: 0970-0153 Expiration Date: 05/31/2014 (Please note, this expiration date is for the OMB form and not the lien itself.)

3/27/2012

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: All Parties In Interest And Claimants

OWNER(S) : JONATHAN


PROPERTY: 607 Maple Street, Berwick, PA 18603
See attached description)

IMPROVEMENTS: Residential Dwelling

TAX PARCEL(S) : 04B-04-203

The above-captioned property is scheduled to be sold on Wednesday, June 6, 2012 at 9:00 a.m., at the Sheriff's office, Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the properties which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule. You should check with the Sheriff's Office, by calling (570) 389-5622, to determine the actual date and time of the filing of said schedule.



Benjamin E. Witmer
Attorney for Plaintiff

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

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

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia

Primary Address: 15 Perry Avenue
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Dot Frank

Relation:

Date: 04-09-12

Time: 0815

Deputy: 8

Mileage:

Attorney / Originator:

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

Phone: 610-275-7990

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS

2011CV396

15 PERRY AVENUE, BLOOMSBURG, PA 17815

EXP: 04/30/2012

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

DATE:03-APR-12

FEE:\$5.00

CERT. NO11702

MUSSELMAN JONATHAN C
61 YOUNGS HILL RD
BENTON PA 17814

DISTRICT: BERWICK BORO
DEED 20080-0524
LOCATION: 607 MAPLE ST BERWICK
PARCEL: 04B-04 -203-00,000

YEAR	BILL ROLE	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2010	PRIM	2,385.82	46.74	115.00	2,547.56
2011	PRIM	2,168.86	46.74	30.00	2,245.60
TOTAL DUE :					\$4,793.16

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July ,2012

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2011

REQUESTED BY: Columbia County Sheriff - Tim Chamberlain.

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

Warrant:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Heather Hyatt

Relation:

Clerk

Date:

3-29-12

Time:

1600

Deputy:

C

Mileage:

Attorney / Originator:

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

Phone: 610-275-7990

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX

2011CV396

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 04/30/2012

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		

Serve To:

Name:	REGISTER OF WILLS
Primary Address:	35 WEST MAIN STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	VAL McHEATH
Relation:	Clerk
Date:	3/29/12
Time:	1325
Deputy:	6
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

REGISTER OF WILLS

2011CV396

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

EXP: 04/30/2012

Document Receipt

Trans # 19054 Carrier / service: POST 2PM 3/29/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000013617

Doc Ref #: 42ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 19053 Carrier / service: POST 2PM 3/29/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000013600

Doc Ref #: 42ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 19052 Carrier / service: POST 2PM 3/29/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000013594

Doc Ref #: 42ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 19051 Carrier / service: POST 2PM 3/29/2012

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000013587

Doc Ref #: 42ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans #	19049	Carrier / service:	POST	2PM	3/29/2012
---------	-------	--------------------	------	-----	-----------

Ship to: 19049

TMS MORTGAGE INC.

PO BOX 160128

Tracking #: 9171924291001000013570

Doc Ref #: 42ED2012

SACRAMENTO CA 95816

Document Receipt

Trans # 19048 Carrier / service: POST 2PM 3/29/2012

Ship to: 19048

COMMONWEALTH OF PA

1400 SPRING GARDEN STREET

Tracking #: 9171924291001000013563

Doc Ref #: 42ED2012

PHILADELPHIA PA 19130

Document Receipt

Trans # 19047 Carrier / service: POST 2PM 3/29/2012

Ship to: 19047

COMMONWEALTH OF PA

PO BOX 8486

Tracking #: 9171924291001000013556

Doc Ref #: 42ED2012

HARRISBURG PA 17105

Document Receipt

Trans #	19046	Carrier / service:	POST	2PM	3/29/2012
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Ship to: 19046

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE RM 112

Tracking #: 9171924291001000013549

Doc Ref #: 42ED2012

PITTSBURGH PA 15222

Document Receipt

Trans #	19045	Carrier / service:	POST	2PM	3/29/2012
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Ship to: 19045

INTERNAL REVENUE SERVICE

PO BOX 331

Tracking #: 9171924291001000013532

Doc Ref #: 42ED2012

BENSALEM PA 19020

Document Receipt

Trans #	19044	Carrier / service:	POST	2PM	3/29/2012
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Ship to: 19044

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000013525

Doc Ref #: 42ED2012

HARRISBURG PA 17128

Document Receipt

Trans #	19043	Carrier / service:	POST	2PM	3/29/2012
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Ship to: 19043

PA DEPT OF REVENUE

PO BOX 218230

Tracking #: 9171924291001000013518

Doc Ref #: 42ED2012

HARRISBURG PA 17128

Document Receipt

Trans #	19042	Carrier / service:	POST	2PM	3/29/2012
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Ship to: 19042

PA DEPT OF PUBLIC WELFARE

PO BOX 8018

Tracking #: 9171924291001000013501

Doc Ref #: 42ED2012

HARRISBURG PA 17105

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

REAL ESTATE OUTLINE

ED # 42-12

DATE RECEIVED 3-29-12
DOCKET AND INDEX 3-29-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR	<input checked="" type="checkbox"/>	CK# <u>3348</u>

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

SALE DATE June 6, 12 TIME 1000
POSTING DATE May 2, 12
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>May 16</u>
2 ND WEEK	<u>23</u>
3 RD WEEK	<u>30, 12</u>

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 _____

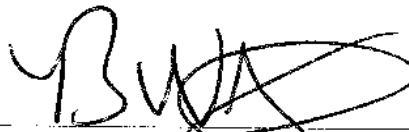
**PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

2012- E O - 42

TO THE PROTHONOTARY

Issue Writ of Execution in the above matter

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



Benjamin E. Witmer, Esquire
Attorney for the Plaintiff

FILED
PROTHONOTARY
2012- E O - 42
CLERK OF COURT'S OFFICE
COLUMBIA COUNTY, PA

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

NO. 12-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.

BEING Parcel No. 04B-04-203.

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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

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 - E.D. 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:

Tami B. Kline
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

LEGAL DESCRIPTION

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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

v.

JONATHAN C. MUSSELMAN

607 Maple Street

Berwick, PA 18603

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO. 2011-cv-396

4/2

AFFIDAVIT PURSUANT TO RULE 3129.1,2,3

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY, Plaintiff in the above-captioned action, comes by its attorney and sets forth, as of the date the Praecipe for Writ of Execution was filed, the following information concerning the real property located at 607 Maple Street, Columbia County, Berwick, PA 18603 (see property descriptions attached).

1. Name and address of Owners or Reputed Owners:

Name

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

JONATHAN C. MUSSELMAN

607 Maple Street
Berwick, PA 18603

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

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

JONATHAN C. MUSSELMAN	607 Maple Street Berwick, PA 18603
-----------------------	---------------------------------------

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

a) Columbia County Tax Claim Bureau	a) 35 W. Main Street Bloomsburg, PA 17815
b) Domestic Relations of Columbia County	b) 35 W. Main Street Bloomsburg, PA 17815
c) Borough of Berwick 570-752-2723	c) 1800 N. Market Street Berwick, PA 18603
d) Berwick Area School District (570)759-6400	d) 500 Line Road Berwick, PA 18603
e) PA Dept. of Public Welfare	e) Bureau of Child Support Enforcement P.O. Box 8018 Harrisburg, PA 17105-8018
f) PA Dept. of Revenue	f) The Bureau of Compliance Attn: Sheriff Sale Section P.O. Box 218230 Harrisburg, PA 17128-1230

6
g) Commonwealth of PA

g) Bureau of Individual Tax
Inheritance Tax Division
6th fl., Strawberry Square
Dept. #280601
Harrisburg, A 17128

h) Inheritance Tax Division h)

PA Department of Revenue
Bureau of Individual Taxes
Dept. 280601
Harrisburg, PA 17128-0601

7
i) Internal Revenue Service i)

Federal Estate Tax
Chief Examination Division
Group 1820
P.O. Box 331
Bensalem, PA 19020

8
j) USA/Internal Revenue Serv. j)

Federal Estate Tax
Special Procedures Branch
1000 Liberty Avenue, Rm. 112
Pittsburgh, PA 15222-4003

9
k) Commonwealth of Penn.

k) Dept. of Public Welfare
TPL Casualty Unit
Estate Recovery Program
P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486

10
l) Commonwealth of PA

l) Inheritance Tax Office
1400 Spring Garden Street
Philadelphia, PA 19130

11
n) Register of Wills
of Columbia County

n) 35 West Main Street
Bloomsburg, PA 17815

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

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

- | | | | | |
|----|----|---|----|--|
| 12 | a) | Springleaf Financial Services of Pennsylvania, Inc., fka American General Consumer Discount Company | a) | 132 W. Front Street
Berwick, PA 18603 |
| 13 | b) | TMS Mortgage, Inc.
dba The Money Store | b) | P.O. Box 160128
Sacramento, CA 95816-0128 |

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

Only those listed in 3 and 4 above.

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

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

Only those listed in 3 and 4 above.

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

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

vi.

JONATHAN C. MUSSELMAN

607 Maple Street

Berwick, PA 18603

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO. 2011-cv-396

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, _____ 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.

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

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

LEGAL DESCRIPTION

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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

vii.

JONATHAN C. MUSSELMAN
607 Maple Street
Berwick, PA 18603

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO. 2011-cv-396

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.

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BEING KNOWN AS 607 Maple Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

3/27/2012

TO: All Parties In Interest And Claimants

OWNER(S) : JONATHAN

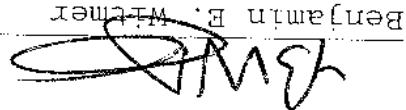
PROPERTY: 607 Maple Street, Berwick, PA 18603
See attached description)

IMPROVEMENTS: Residential Dwelling

TAX PARCEL(S) : 04B-04-203

The above-captioned property is scheduled to be sold on Wednesday, at 9:00 a.m., at the Sheriff's office, Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the properties which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule. You should check with the Sheriff's Office, by calling (570) 389-5622, to determine the actual date and time of the filing of said schedule.


Benjamin E. Wilmer

Attorney for Plaintiff

LEGAL DESCRIPTION

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BEING Parcel No. 04B-04-203.

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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.
425 SWEDE STREET
SUITE 706
ONE MONTGOMERY PLAZA
NORRISTOWN, PA 19401-4825

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

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

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

LEON H. FOX
1901-1982

JAMES P. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

March 27, 2012

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

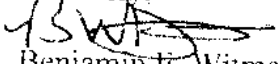
Re: American General Consumer Discount Company v.
Jonathan C. Musselman

Dear Sir/Madam:

Please serve the Defendant, Jonathan C. Musselman, 607 Maple Street, Berwick, PA 18603, with the Writ of Execution, Notice of Sheriff Sale and related sheriff sale documents attached. I have enclosed our firm check in the amount of \$1,350.00 to cover your costs.

Should you have any questions please call me. Thank you for your time and attention to this request.

Sincerely,


Benjamin E. Witmer
Bew/bw

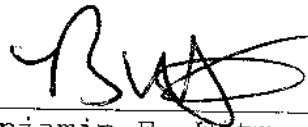
Name

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

Only those listed in 3 and 4 above.

I verify that I am the attorney for the plaintiff,
Springleaf Financial Services of Pennsylvania, Inc., fka
American General Consumer Discount Company, in this action; that
I am authorized to take this Verification on their behalf; and
that the statements made in this Verification are true and
correct to the best of my personal knowledge, information and
belief. I understand that false statements herein are made
subject to the penalties of 18 Pa. C.S. Section 4909 relating to
unsworn falsification to authorities.

Date: 3/27/12



Benjamin E. Witmer
Attorney for Plaintiff

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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

viii.

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO. 2011-cv-396


JONATHAN C. MUSSELMAN

607 Maple Street

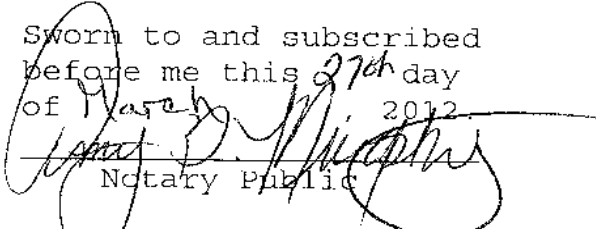
Berwick, PA 18603

ACT 91 CERTIFICATION

I, Benjamin E. Witmer, Esquire, attorney for plaintiff, American General Consumer Discount Company, being duly sworn according to law, depose and say that to the best of his knowledge, information and belief, a notice of possible eligibility for the emergency mortgage assistance program were sent to the defendant at his address, pursuant to Act 91 of the 1983 on October 6, 2010. Plaintiff has not been notified of any action by the Pennsylvania Housing Finance Agency which would bar it from proceeding with this foreclosure under Act 91.


Benjamin E. Witmer
Attorney for Plaintiff

Sworn to and subscribed
before me this 27th day
of March, 2012


Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

AMY B. MURPHY, Notary Public

Upper Merion Twp., Montgomery County

My Commission Expires July 24, 2012

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

x.

JONATHAN C. MUSSELMAN

607 Maple Street
Berwick, PA 18603


NO. 2011-cv-396

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he is over the age of eighteen years and competent to make this affidavit and the following averments are based upon the results of an internet search and/or the records and information provided to the undersigned by Plaintiff. To the best of his knowledge, the above-captioned Defendants' last known address is as set forth in the caption and they are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

FOX AND FOX ATTORNEYS AT LAW, P.C.

BY:


NAME: Benjamin E. Witmer,
Attorney for Plaintiff

Sworn to and subscribed
before me this 27th day
of March, 2012


Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

AMY B. MURPHY, Notary Public
Upper Merion Twp. Montgomery County
My Commission Expires July 24, 2012

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Attorney for Plaintiff

AMERICAN GENERAL CONSUMER

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xi.

JONATHAN C. MUSSELMAN

607 Maple Street

Berwick, PA 18603

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO. 2011-cv-396

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.



Benjamin E. Witmer,
Attorney for Plaintiff

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(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

v.

NO. 2011-cv-396

JONATHAN C. MUSSELMAN

607 Maple Street


Berwick, PA 18603

AFFIDAVIT OF WHEREABOUTS OF DEFENDANT

I, Benjamin E. Witmer, Esquire, attorney for plaintiff, American General Consumer Discount Company, being duly sworn according to law, depose and say that to the best of his knowledge, information and belief that the last known address of Defendant is 607 Maple Street, Berwick, PA 18603.

FOX AND FOX ATTORNEYS AT LAW, P.C.

BY:


NAME: Benjamin E. Witmer,
Attorney for Plaintiff

Sworn to and subscribed

before me this 27th day

of November, 2012


Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

AMY B. MURPHY, Notary Public

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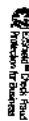
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**FOX AND FOX
ATTORNEYS AT LAW, P.C.**

IO LTA ACCOUNT
425 SWEDE STREET
ONE MONTGOMERY PLAZA, SUITE 706
NORRISTOWN, PA 19401
(610) 275-7990

PNC BANK, N.A.
PHILADELPHIA, PA 020



3-5-310

DATE

NUMBER

AMOUNT

03/27/2012

3348

**\$1,350.00

PAY

TO THE
ORDER OF Sheriff of Columbia County

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

American General v Musselman

AUTHORIZED SIGNATURE

⑈003348⑈ ⑆031000053⑆ 8520847022⑈

3348



Security features. Details on back.