

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA
vs.
DAWN LONGENBERGER (et al.)

Case Number
2012CV562

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
07/10/2012	Advance Fee	Advance Fee	3806	\$0.00	\$1,350.00
07/10/2012	Advertising Sale (Newspaper)			\$15.00	\$0.00
07/10/2012	Advertising Sale Bills & Copies			\$17.50	\$0.00
07/10/2012	Crying Sale			\$10.00	\$0.00
07/10/2012	Docketing			\$15.00	\$0.00
07/10/2012	Levy			\$15.00	\$0.00
07/10/2012	Mailing Costs			\$66.00	\$0.00
07/10/2012	Posting Handbill			\$15.00	\$0.00
07/10/2012	Press Enterprise Inc.			\$1,079.70	\$0.00
07/10/2012	Sheriff Automation Fund			\$50.00	\$0.00
07/10/2012	Web Posting			\$100.00	\$0.00
01/16/2013	Service			\$300.00	\$0.00
01/16/2013	Service Mileage			\$24.00	\$0.00
01/16/2013	Copies			\$10.00	\$0.00
01/16/2013	Notary Fee			\$15.00	\$0.00
01/16/2013	Surcharge			\$210.00	\$0.00
01/17/2013	Tax Claim Search			\$5.00	\$0.00
				\$1,947.20	\$1,350.00

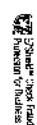
TOTAL BALANCE:	\$(597.20)
-----------------------	-------------------

4836

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

IOLTA 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

02/21/2013

4836

*****\$597.20

PAY

*** FIVE HUNDRED NINETY-SEVEN & 20/100 DOLLARS

TO THE
ORDER OF
Sheriff of Columbia County

Springleaf v. Gross

⑈004836⑈ ⑆031000053⑆ 862084702⑈

AUTHORIZED SIGNATURE



Security features. Details on back

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^{††}
W. FRANK JOHNSON, JR.[†]

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LEON H. FOX
1901-1982

JAMES P. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

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

February 18, 2013

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

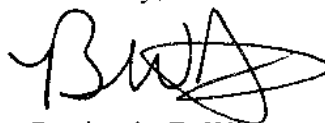
**Re: Springleaf Financial Services of Pennsylvania, Inc.
Successor by merger to American General
Financial Services, Inc. v. Gross and Longenberger
Docket No. 2012-CV-562
Our File No. 10100.01**

Dear Sir/Madam:

In accordance with the enclosed invoice from your office, I am enclosing our firm check in the sum of \$597.20 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

**FOX AND FOX
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425 SWEDEN STREET
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PETER H. THOMAS[□]
JOSEPH B. WASSEL^{□*}
BENJAMIN E. WITMER^{□*}
JESSICA A. MILLER^{□*}
W. FRANK JOHNSON, JR.[□]

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

January 16, 2013

VIA FACSIMILE – 570.389.5625

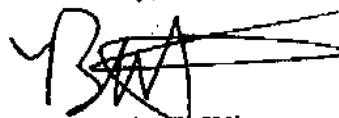
Sheriff of Columbia County
35 West Main Street
P.O. Box 360
Bloomsburg, PA 17815

**Re: Springleaf Financial Services of Pennsylvania, Inc.
Successor by merger to American General
Financial Services, Inc. v. Gross and Longenberger
Docket No. 2012-CV-562
Our File No. 10100.01**

Dear Sir/Madam:

As your records will reflect, the Sheriff's Sale of the above property was postponed previously to the February 6, 2013 Sale. At the present time, please accept this letter as a request to stay the sale at this point in time. No consideration for staying the Sale was received. Please forward to me confirmation that the Sale has been stayed and also let me know if there is a refund which will be received at your convenience. Thank you.

Sincerely,



Benjamin E. Witmer

/abm

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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: Columbia County Sheriff
Attn: Real Estate

FAX #:

570.389.5625

FROM:

Benjamin E. Witmer, Esquire

DATE:

January 16, 2013

RE:

Springleaf v. Gross and Longenberger

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 Benjamin E. Witmer, Esquire/Amy.

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 SALE COST SHEET

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

✓ DOCKET/RETURN	\$15.00	
✓ SERVICE PER DEF.	\$ <u>300.00</u>	
✓ LEVY (PER PARCEL	\$15.00	
✓ MAILING COSTS	\$ <u>66.00</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	\$ <u>35.00</u>	
✓ TRANSFER TAX FORM	\$ <u>25.00</u>	
✓ DISTRIBUTION FORM	\$ <u>25.00</u>	
✓ COPIES	\$ <u>10.00</u>	
✓ NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>502.50</u>

✓ WEB POSTING	\$150.00	
✓ PRESS ENTERPRISE INC. 8-15	\$ <u>1079.70</u>	
✓ SOLICITOR'S SERVICES	\$ <u>75.00</u>	
TOTAL *****		\$ <u>1229.70</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

✓ SEWER 20	\$ <u>888.96</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>888.96</u>

✓ SURCHARGE FEE (DSTE)	\$ <u>210.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>210.00</u>

TOTAL COSTS (OPENING BID) \$ 1947.20
1350.00
597.20

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Spangler Fm, SUS, VS Vicki Gross / Dawn Langenberg

NO. 94-212 ED NO. 562-2012 JD

DATE/TIME OF SALE: Nov 14 0900

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

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425 SWEDE STREET
SUITE 706
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NORRISTOWN, PA 19401-4825

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MASTERS IN BUSINESS ADMINISTRATION

November 13, 2012

VIA FACSIMILE – 570.389.5625

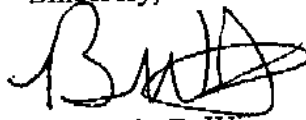
Sheriff of Columbia County
35 West Main Street
P.O. Box 360
Bloomsburg, PA 17815

Re: **Springleaf Financial Services of Pennsylvania, Inc.**
Successor by merger to American General
Financial Services, Inc. v. Gross and Longenberger
Docket No. 2012-CV-562
Our File No. 10100.01

Dear Sir/Madam:

As you are aware, I am the attorney for the Plaintiff, Springleaf Financial Services of Pennsylvania, Inc. There is presently a Sheriff Sale scheduled for November 14, 2012. I would respectfully request that this Sale be postponed until the February 6, 2013 Sale. I would kindly request that you confirm that this request has been granted. Thank you for your attention to this matter.

Sincerely,


Benjamin E. Witmer

/abm

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+ADMITTED TO FLORIDA BAR ALSO
MASTERS IN BUSINESS ADMINISTRATION

IN REPLY REFER
TO: FILE

FAX

TO:

NAME: Columbia County Sheriff

FAX #:

(570) 389-5625

FROM:

Benjamin E. Witmer, Esquire

DATE:

November 13, 2012

RE:

11/14/12 Sheriff's Sale - 1109 Sterling Avenue

OF PAGES

2

(including cover sheet)

MESSAGE/
TITLE OF LEGAL
PAPER SERVED:

URGENT

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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

(610) 275-2866 fax

Attorney for Plaintiff

SPRINGLEAF FINANCIAL SERVICES

OF PENNSYLVANIA, INC., successor

By merger to AMERICAN GENERAL

FINANCIAL SERVICES, INC.

132 West Front Street

Berwick, PA 18603

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

vs.

VERNON E. GROSS and

DAWN LONGENBERGER

1112 W. Front Street

Berwick, PA 18603

No. 2012-CV-562

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

FILED OCT -1 A 9 23

RECORDED

SECOND AMENDED 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 1109 Sterling Avenue, 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)

VERNON E. GROSS

1112 W. Front Street
Berwick, PA 18603

DAWN LONGENBERGER

1112 W. Front 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)
VERNON E. GROSS	1112 W. Front Street Berwick, PA 18603
DAWN LONGENBERGER	1112 W. Front 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 |
| 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 |
| i) | Internal Revenue Service | i) | Federal Estate Tax
Chief Examination Division
Group 1820
P.O. Box 331
Bensalem, PA 19020 |
| j) | USA/Internal Revenue Serv. | j) | Federal Estate Tax
Special Procedures Branch
1000 Liberty Avenue, Rm. 112
Pittsburgh, PA 15222-4003 |
| 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 |
| l) | Commonwealth of PA | l) | Inheritance Tax Office
1400 Spring Garden Street
Philadelphia, PA 19130 |

- | | | | |
|----|---|----|---|
| n) | Register of Wills
of Columbia County | n) | 35 West Main Street
Bloomsburg, PA 17815 |
| o) | Berwick Area Joint Sewer
Authority | o) | 1800 N. Market Street
Berwick, PA 18603 |
| p) | Mark T. Gross, Jr. | p) | 655 Knob Mountain Road
Berwick, PA 18603 |
| q) | Brenda M. Gross | q) | 655 Knob Mountain Road
Berwick, PA 18603 |
| r) | Berwick Area Joint Sewer
Authority | r) | 1108 Freas Avenue
Berwick, PA 18603 |

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

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

- | | | | |
|----|--|----|--|
| a) | Springleaf Financial
Services of Pennsylvania,
Inc., fka American General
Consumer Discount Company | a) | 132 W. Front Street
Berwick, PA 18603 |
|----|--|----|--|

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

Only those listed in 3 and 4 above.

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

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

Only those listed in 3 and 4 above.

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


Name

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

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: 9/19/12



Benjamin E. Witmer
Attorney for Plaintiff

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

(610) 275-2866 fax

Attorney for Plaintiff

SPRINGLEAF FINANCIAL SERVICES

OF PENNSYLVANIA, INC., successor

**By merger to AMERICAN GENERAL
FINANCIAL SERVICES, INC.**

132 West Front Street

Berwick, PA 18603

**COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA**

No. 2012-CV-562

vs.

VERNON E. GROSS and

DAWN LONGENBERGER

1112 W. Front Street

Berwick, PA 18603

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

SEP 24 A 10:21

RECEIVED

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY, Plaintiff in the above-captioned action, comes by its attorney and sets forth, as of the date the Praeipce for Writ of Execution was filed, the following information concerning the real property located at 1109 Sterling Avenue, Columbia County, Berwick, PA 18603 (see property descriptions attached).

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1112 W. Front Street
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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 |
| 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 |
| i) | Internal Revenue Service | i) | Federal Estate Tax
Chief Examination Division
Group 1820
P.O. Box 331
Bensalem, PA 19020 |
| j) | USA/Internal Revenue Serv. j) | j) | Federal Estate Tax
Special Procedures Branch
1000 Liberty Avenue, Rm. 112
Pittsburgh, PA 15222-4003 |
| k) | Commonwealth of Penn. | k) | Dept. of Public Welfare
TPL Casualty Unit
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P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486 |
| l) | Commonwealth of PA | l) | Inheritance Tax Office
1400 Spring Garden Street
Philadelphia, PA 19130 |

- | | | | |
|----|---|----|---|
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Bloomsburg, PA 17815 |
| o) | Berwick Area Joint Sewer
Authority | o) | 1800 N. Market Street
Berwick, PA 18603 |
| p) | Mark T. Gross, Jr. | p) | 655 Knob Mountain Road
Berwick, PA 18603 |
| q) | Brenda M. Gross | q) | 655 Knob Mountain Road
Berwick, PA 18603 |
| r) | Berwick Area Joint Sewer
Authority | o) | 1108 Freas Avenue
Berwick, PA 18603 |

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

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

- | | | | |
|----|--|----|--|
| a) | Springleaf Financial
Services of Pennsylvania,
Inc., fka American General
Consumer Discount Company | a) | 132 W. Front Street
Berwick, PA 18603 |
|----|--|----|--|

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

Only those listed in 3 and 4 above.

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

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

Only those listed in 3 and 4 above.

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

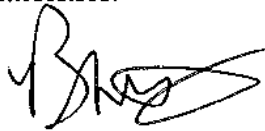
Name	Address (if address cannot be reasonably ascertained, please so indicate)
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Only those listed in 3 and 4 above.

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:

9/21/12



Benjamin E. Witmer
Attorney for Plaintiff

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
(610) 275-2866 fax

Attorney for Plaintiff

SPRINGLEAF FINANCIAL SERVICES
OF PENNSYLVANIA, INC., successor
By merger to AMERICAN GENERAL
FINANCIAL SERVICES, INC.
132 West Front Street
Berwick, PA 18603

vs.

VERNON E. GROSS and
DAWN LONGENBERGER
1112 W. Front Street
Berwick, PA 18603

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

No. 2012-CV-562

FILED
NOTARIAL
SEP 14 A 10:21
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

AMENDED AFFIDAVIT OF SERVICE

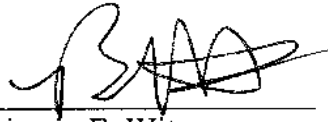
Benjamin E. Witmer, attorney for Plaintiff, American General Consumer Discount Company, being duly sworn according to law, states the following:

1. True and correct copies of a Notice of Sheriff's Sale of Real Property with reference to this scheduled Sheriff's Sale were forwarded to the attached parties in interest on August 28, 2012, September 4, 2012 and September 19, 2012 via regular first class mail, Certificate of Mailing, postage pre-paid.

2. True and correct copies of the Notices are attached hereto as Exhibit "A" and copies of the certificates of mailing are attached hereto collectively as Exhibit "B".

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

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



Benjamin E. Witmer
Attorney for Plaintiff

Sworn to and Subscribed

before me this 21st day

of September, 2012.

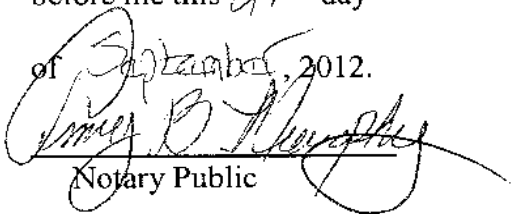
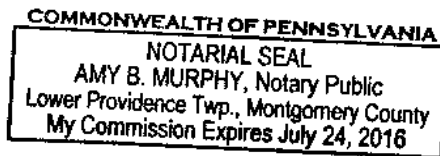

Notary Public

EXHIBIT “A”

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

(610) 275-7990
FAX (610) 275-2866
www.foxandfoxlaw.com
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*}

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

August 28, 2012

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: All Parties In Interest And Claimants

OWNER(S): VERNON E. GROSS and DAWN LONGENBERGER


PROPERTY: 1109 Sterling Avenue, Berwick, PA 18603
See attached description)

IMPROVEMENTS: Residential Dwelling

TAX PARCEL(S): 04C-03-013

The above-captioned property is scheduled to be sold on Wednesday, October 3, 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

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

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

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

LEON H. FOX
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1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

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

September 4, 2012

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: All Parties In Interest And Claimants

OWNER(S): VERNON E. GROSS and DAWN LONGENBERGER

PROPERTY: 1109 Sterling Avenue, Berwick, PA 18603
Sec attached description)

IMPROVEMENTS: Residential Dwelling

TAX PARCEL(S): 04C-03-013

The above-captioned property is scheduled to be sold on Wednesday, November 14, 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

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

(610) 275-7990
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info@foxandfoxlaw.com

LEON H. FOX
1901-1982

JAMES P. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

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

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

September 19, 2012

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: All Parties In Interest And Claimants

OWNER(S): VERNON E. GROSS and DAWN LONGENBERGER

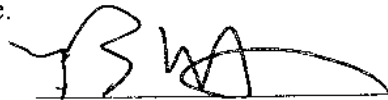
PROPERTY: 1109 Sterling Avenue, Berwick, PA 18603
(See attached description)

IMPROVEMENTS: Residential Dwelling

TAX PARCEL(S): 04C-03-013

The above-captioned property is scheduled to be sold on Wednesday, November 14, 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.

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Benjamin E. Witmer
Attorney for Plaintiff

EXHIBIT “B”



Certificate Of Mailing

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

From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at Law, P.C.
425 Swede Street
Suite 706 -- One Montgomery Plaza
Norristown, PA 19401
To: Commonwealth of PA
Dept. of Revenue
Attn: Sheriff Sales
Bureau of Compliance, Clearance S
Dept. #281230
Harrisburg, PA 17128-1230

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

10100.01



Certificate Of Mailing

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

From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at Law, P.C.
425 Swede Street
Suite 706 -- One Montgomery Plaza
Norristown, PA 19401
To: Commonwealth of PA
Bureau of Individual Tax
Inheritance Tax Division
6th Floor, Strawberry Square
Dept. #280601
Harrisburg, PA 17128

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

10100.01



Certificate Of Mailing

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

From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at Law, P.C.
425 Swede Street
Suite 706 -- One Montgomery Plaza
Norristown, PA 19401
To: Commonwealth of PA
Dept. of Public Welfare
TPL Casualty Unit
Estate Recovery Program
P.O. Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

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

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0001368467 AUG 28 2012

Certificate Of Mailing

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From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at Law, P.C.
425 Swede Street
Suite 706 -- One Montgomery Plaza
Norristown, PA 19401
To: Inheritance Tax Division
PA Department of Revenue
Bureau of Individual Taxes
Dept. 280601
Harrisburg, PA 17128-0601

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

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From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at Law, P.C.
425 Swede Street
Suite 706 -- One Montgomery Plaza
Norristown, PA 19401
To: Register of Wills of Columbia
35 West Main Street
Bloomsburg, PA 17815

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From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at Law, P.
425 Swede Street
Suite 706 One Montgomery Plaza
Norristown, PA 19401

To: Berwick Area School District
500 Line Road
Berwick, PA 18603

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

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From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at Law, P.
425 Swede Street
Suite 706 One Montgomery Plaza
Norristown, PA 19401

To: Commonwealth of PA
Inheritance Tax Office
1400 Spring Garden Street
Philadelphia, PA 19130

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From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at Law, P.
425 Swede Street
Suite 706 One Montgomery Plaza
Norristown, PA 19401

To: Springleaf Financial Services of
Pennsylvania, Inc. a/k/a American
General Consumer Discount Company
132 W. Front Street
Berwick, PA 18603

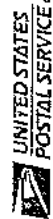
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From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at Law, P.
425 Swede Street
Suite 706 One Montgomery Plaza
Norristown, PA 19401

To: Berwick Area Joint Sewer Authority
1800 N. Market Street
Berwick, PA 18603

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From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at Law, P.
425 Swede Street
Suite 706 One Montgomery Plaza
Norristown, PA 19401

To: USA/Internal Revenue Service
Federal Estate Tax
Special Procedures Branch
1000 Liberty Avenue, Room 3042
Pittsburgh, PA 15222-4002

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From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at Law, P.C.
425 Swede Street
Suite 706 - One Montgomery Plaza
Norristown, PA 19401

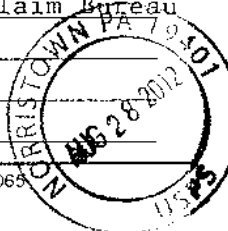
To: Columbia County Tax Claim Bureau
35 W. Main Street
Bloomsburg, PA 17815

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From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at Law, P.C.
425 Swede Street
Suite 706 - One Montgomery Plaza
Norristown, PA 19401

To: Vernon E. Gross
1112 W. Front Street
Berwick, PA 18603

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From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at Law, P.
425 Swede Street
Suite 706 - One Montgomery Plaza
Norristown, PA 19401

To: Domestic Relations of Columbia Co
35 W. Main Street
Bloomsburg, PA 17815

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Certificate Of Mailing

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From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at Law, P.
425 Swede Street
Suite 706 - One Montgomery Plaza
Norristown, PA 19401

To: Dawn Longenberger
1112 W. Front Street
Berwick, PA 18603

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From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at Law, P.
425 Swede Street
Suite 706 - One Montgomery Plaza
Norristown, PA 19401

To: Borough of Berwick
1800 N. Market Street
Berwick, PA 18603

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Certificate Of Mailing

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This form may be used for domestic and international mail.

From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at Law, P.C.
425 Swede Street
Suite 706 -- One Montgomery Plaza
Norristown, PA 19401

To: PA Dept. of Public Welfare
Bureau of Child Support Enforcement
P.O. Box 8018
Harrisburg, PA 17105-8018

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To pay fee, affix stamp or



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From: Benjamin E. Witmer, Esquire

Fox and Fox Attorneys at Law, P.C.
425 Swede Street
Suite 706 - One Montgomery Plaza
Norristown, PA 19401

To: Brenda M. Gross

655 Knob Mountain Road
Berwick, PA 18603

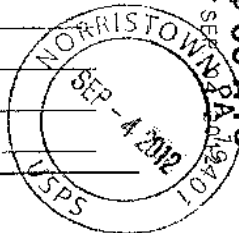
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From: Benjamin E. Witmer, Esquire

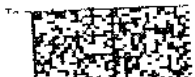
Fox and Fox Attorneys at Law, P.C.
425 Swede Street
Suite 706 - One Montgomery Plaza
Norristown, PA 19401

To: Internal Revenue Service

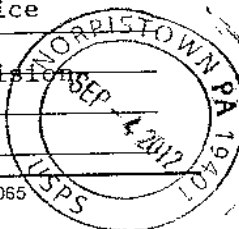
Federal Estate Tax
Chief Examination Division
Group 1820
P.O.Box 331
Bensalem, PA 19020

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

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Certificate Of Mailing

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From: Benjamin E. Witmer, Esquire

Fox and Fox Attorneys at Law, P.
425 Swede Street
Suite 706 - One Montgomery Plaza
Norristown, PA 19401

To: Mark T. Gross, Jr.

655 Knob Mountain Road
Berwick, PA 18603

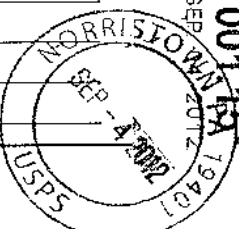
PS Form 3817, April 2007 PSN 7530-02-000-9065

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This Certificate of Mailing provides a certified record of the date and time a letter or document is placed in the mail. This form may be used for domestic and international mail.

From Benjamin E. Witmer, Esquire

Fox and Fox Attorneys at Law, P.C.

425 Swede Street

Suite 706 - One Montgomery Plaza

Norristown, PA 19401

To: Berwick Area Joint Sewer Authority

1108 Freas Avenue

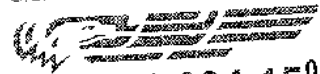
Berwick, PA 18603

PS Form 3817, April 2007 PSN 7530-02-000-9085

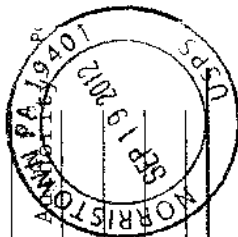
10/00.01



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0001368467 SEP 19 2012



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

LEON H. FOX, JR.¹
CRAIG M. FOX^{2**}
JEFFREY V. MATTEO³
PETER H. THOMAS⁴
JOSEPH B. WASSEL^{5*}
BENJAMIN E. WITMER^{6**}
JESSICA A. MILLER^{7*}

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info@foxandfoxlaw.com

LEON H. FOX
1901-1982

JAMES R. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

¹ ADMITTED TO PENNSYLVANIA BAR
² ADMITTED TO NEW JERSEY BAR ALSO
³ ADMITTED TO FLORIDA BAR ALSO
⁴ MASTERS IN BUSINESS ADMINISTRATION

9/4/12

~~August 27, 2012~~

VIA FACSIMILE - 570.389.5625

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

**Re: Springleaf Financial Services of Pennsylvania, Inc.
Successor by merger to American General
Financial Services, Inc. v. Gross and Longenberger
Docket No. 2012-CV-562
Our File No. 10100.01**


Dear Sir/Madam:

As you are aware, I am the attorney for the Plaintiff, Springleaf Financial Services of Pennsylvania, Inc. There is presently a Sheriff Sale scheduled for September 5, 2012. Due to issues concerning notification of the Sale, I would respectfully request that this Sale be postponed until the ~~October 5~~ 2012 Sale. I would kindly request that you confirm that this request has been granted. Thank you for your attention to this matter.

NOV 14, 2012

(SW)

Sincerely,


Benjamin E. Witmer

BEW/abm

FOX AND FOX
ATTORNEYS AT LAW, P.C.
425 SWEDE STREETS
SUITE 706
ONE MONTGOMERY PLAZA
NORRISTOWN, PA 19401-4825
(610) 275-7990
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LEON H. FOX, JR.
CRAIG H. FOX*+
JEFFREY V. MATTEO
PETER H. THOMAS
JOSEPH B. WASSEL*
BENJAMIN E. WITMER #
JESSICA A. MILLER*

LEON H. FOX
1901-1982

James P. Fox
1936-1999

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: Columbia County Sheriff, R/E Dept.

FAX #:

570.389.5625

FROM:

Benjamin E. Witmer, Esquire

DATE:

August 27, 2012 9/4/12

RE:

Springleaf v. Gross and Longenberger, No. 12-CV-562

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 Benjamin E. Witmer, Esquire.

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.

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

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

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Fax (610) 275-2866
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1901-1982

JAMES P. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

^D ADMITTED TO PENNSYLVANIA BAR
^{**} ADMITTED TO NEW JERSEY BAR ALSO
⁺ ADMITTED TO FLORIDA BAR ALSO
^U MASTERS IN BUSINESS ADMINISTRATION

August 27, 2012

VIA FACSIMILE – 570.389.5625


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

Re: **Springleaf Financial Services of Pennsylvania, Inc.**
Successor by merger to American General
Financial Services, Inc. v. Gross and Longenberger
Docket No. 2012-CV-562
Our File No. 10100.01

Dear Sir/Madam:

As you are aware, I am the attorney for the Plaintiff, Springleaf Financial Services of Pennsylvania, Inc. There is presently a Sheriff's Sale scheduled for September 5, 2012. Due to issues concerning notification of the Sale, I would respectfully request that this Sale be postponed until the October 3, 2012 Sale. I would kindly request that you confirm that this request has been granted. Thank you for your attention to this matter.

Sincerely,


Benjamin E. Witmer

BEW/abm

FOX AND FOX
ATTORNEYS AT LAW, P.C.

425 SWEDE STREETS
SUITE 706
ONE MONTGOMERY PLAZA
NORRISTOWN, PA 19401-4825
(610) 275-7990
FAX (610) 275-2866
www.foxandfoxlaw.com
info@foxandfoxlaw.com

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

LEON H. FOX
 1901-1982

James P. Fox
 1936-1999

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: Columbia County Sheriff, R/E Dept.

FAX #:

570.389.5625

FROM:

Benjamin E. Witmer, Esquire

DATE:

August 27, 2012

RE:

Springleaf v. Gross and Longenberger, No. 12-CV-562

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 Benjamin E. Witmer, Esquire.

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.

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

DATE:08-AUG-12

FEE:\$5.00

CERT. NO12641

GROSS VERNON E
1112 W FRONT STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20020-4750
LOCATION: LOT 9
PARCEL: 04C-03 -013-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2011	PRIM	816.26	10.57	0.00	826.83
TOTAL DUE :					\$826.83

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: October ,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

Earl D. Mordan, Jr.
Chief Deputy



SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA
vs.
DAWN LONGENBERGER (et al.)

Case Number
2012CV562

SHERIFF'S RETURN OF SERVICE

08/03/2012 10:00 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1109 STERLING AVENUE, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,

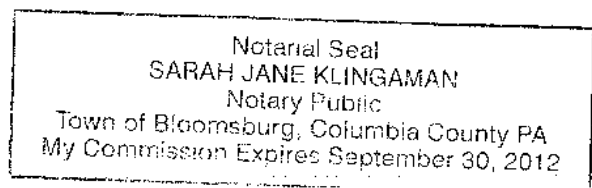

TIMOTHY T. CHAMBERLAIN, SHERIFF

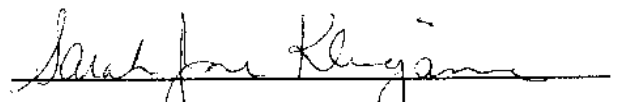
August 03, 2012

NOTARY

Affirmed and subscribed to before me this

3RD day of AUGUST, 2012





FOX AND FOX ATTORNEYS AT LAW, P.C., 425 SWEDE STREET, ONE MONTGOMERY PLAZA, SUITE 706, NORRISTOWN, PA 19394

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA
vs.
DAWN LONGENBERGER (et al.)

Case Number
2012CV562

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	08/03/2012
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	1109 STERLING AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Posted
Relation:	
Date:	08-03-12
Time:	1000
Deputy:	3
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)

2012CV562

1109 STERLING AVENUE, BERWICK, PA 18603

EXP: 08/03/2012



August 2, 2012

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

VERNON E. GROSS
DAWN LONGENBERGER

Dear Timothy:

The amount due on the sewer account #112900 for the property located at 1109 Sterling Avenue Berwick through October 30, 2012 is \$888.96. This amount includes \$350.00 to satisfy a lien.

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

MAKE CHECKS PAYABLE 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

03/01/2012

BILL NO.

3859

DESCRIPTION	ASSESSMENT	MILLS	SS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	9,708	7.146	67.98	69.37	76.31
SINKING		1.345	12.80	13.06	14.37
FIRE		1.25	11.90	12.14	12.75
LIGHT		1.75	16.65	16.99	17.84
BORO RE		11.1	105.60	107.76	113.15
The discount & penalty have been calculated for your convenience			214.93 April 30 If paid on or before	219.32 June 30 If paid on or before	234.42 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

GROSS VERNON E.
1112 W FRONT STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04C-03-013-00,000
1109 STERLING AVE
.1033 Acres Land 2,498
Buildings 7,210
Total Assessment 9,708

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

BERWICK AREA SCHOOL DISTRICT 2012 SCHOOL REAL ESTATE DATE 07/01/2012 BILL# 001581

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE GINGHER
1615 LINCOLN AVE
BERWICK, PA 18603

HOURS MON. TUE. THUR. 9:30AM-4:00PM

CLOSED WEDNESDAY & FRIDAY

CLOSED HOLIDAYS

PHONE 570-752-7442

DESCRIPTION	ASSESSMENT	RATE	2 % DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	9708	45.0000	428.12	436.86	480.55
PAY THIS AMOUNT			428.12 IF PAID ON OR BEFORE Aug. 31	436.86 IF PAID ON OR BEFORE Oct. 31	480.55 IF PAID AFTER Nov. 1

NO REFUNDS UNDER \$5.00

M

A

I

L

T

O

GROSS VERNON E
1112 W FRONT STREET
BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.
PARCEL 04C03 01300000		8707
1109 STERLING AVE	2498.00	SCHOOL PENALTY 10%
20020-4750	7210.00	DELINQUENT TAX TO
0.10 ACRES		COURTHOUSE DEC. 15

NO PERSONAL CHECKS AFTER DEC. 1, 2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA
vs.
DAWN LONGENBERGER (et al.)

Case Number
2012CV562

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	08/03/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	VERNON E GROSS, SR
Primary Address:	1112 WEST FRONT STREET BERWICK, PA 18603
Phone:	1-570-336-9151
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	VERNON GROSS SR
Relation:	
Date:	07-12-12
Time:	1440
Deputy:	DANGELO
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	07/11/12					
Time:	0900					
Mileage:						
Deputy:	DANGELO					

Service Attempt Notes:

1. PROPERTY CARED - NO TRESPASSING SIGN - CALLED LEFT MESSAGE
- 2.
- 3.
- 4.
- 5.
- 6.

GROSS SR, VERNON E

2012CV562

1112 WEST FRONT STREET, BERWICK, PA 18603

EXP: 08/03/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA
vs.
DAWN LONGENBERGER (et al.)

Case Number
2012CV562

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice Zone:
Manner: < Not Specified > Expires: 08/03/2012 Warrant:
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DAWN LONGENBERGER
Primary Address: 1112 WEST FRONT STREET
BERWICK, PA 18603
Phone: 1-570-336-9151 DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: VERNON GROSS SR.
Relation: HUSBAND
Date: 07.12.12 Time: 1440
Deputy: DANCER Mileage:

Attorney / Originator:

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

Service Attempts:

Date:	07.11.12					
Time:	0920					
Mileage:						
Deputy:	DANCER					

Service Attempt Notes:

1. PROPERTY GATED - SIGN NO TRESPASSING - CALLED LEFT MESSAGE
- 2.
- 3.
- 4.
- 5.
- 6.

LONGENBERGER, DAWN

2012CV562

1112 WEST FRONT STREET, BERWICK, PA 18603

EXP: 08/03/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA
vs.
DAWN LONGENBERGER (et al.)

Case Number
2012CV562

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	08/03/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	HEATHER HART	
Relation:	CLEER	
Date:	7/11/12	Time:
Deputy:	S	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 OF 2012CV562 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 08/03/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA
vs.
DAWN LONGENBERGER (et al.)

Case Number
2012CV562

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	08/03/2012
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:	<i>DOT FROM</i>
Relation:	<i>Clerk</i>
Date:	7/11/12
Time:	9/0
Deputy:	<i>[Signature]</i>
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 C

2012CV562

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 08/03/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA
vs.
DAWN LONGENBERGER (et al.)

Case Number
2012CV562

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	08/03/2012
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:	LENDY HORCK		
Relation:	Clerk		
Date:	7/11/12	Time:	1150
Deputy:	5	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

2012CV562

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

EXP: 08/03/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA
vs.
DAWN LONGENBERGER (et al.)

Case Number
2012CV562

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/03/2012

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: KERRY CANOZZI

Relation: SECRETARY

Date: 07.11.12 Time: 0855

Deputy: DANGELO 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 AREA SCHOOL I

2012CV562

500 LINE ROAD, BERWICK, PA 18603

EXP: 08/03/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA
vs.
DAWN LONGENBERGER (et al.)

Case Number
2012CV562

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/03/2012

Warrant:

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: HERESA HAMPTON

Relation: 1796 EPTON 155

Date: 07.11.12 Time: 0835

Deputy: DANCELO 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

2012CV562

1800 N. MARKET STREET, BERWICK, PA 18603

EXP: 08/03/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA
vs.
DAWN LONGENBERGER (et al.)

Case Number
2012CV562

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 08/03/2012

Zone:

Warrant:

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

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KATH GREEN

Relation: Clerk

Date: 07/11/12 Time: 0830

Deputy: DAWGERT 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 AREA JOINT SE

2012CV562

1108 FREAS AVENUE, BERWICK, PA 18603

EXP: 08/03/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA
vs.
DAWN LONGENBERGER (et al.)

Case Number
2012CV562

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/03/2012

Warrant:

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:

POSTED

Relation:

Date:

07/11/12

Time:

0845

Deputy:

DANIELLO

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.

GINGHER, CONNIE C.

2012CV562

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 08/03/2012

Document Receipt

Trans # 29591 Carrier / service: POST 2PM 7/10/2012

Ship to: 29591

PA DEPT OF PUBLIC WELFARE

PO BOX 8018

Tracking #: 9171924291001000015079

Doc Ref #: 94ED2012

HARRISBURG PA 17105

Document Receipt

Trans #	29592	Carrier / service:	POST	2PM	7/10/2012
---------	-------	--------------------	------	-----	-----------

Ship to: 29592

PA DEPT OF REVENUE

OP BOX 218230

Tracking #: 9171924291001000015086

Doc Ref #: 94ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 29593 Carrier / service: POST 2PM 7/10/2012

Ship to: 29593

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000015093

Doc Ref #: 94ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 29594 Carrier / service: POST 2PM 7/10/2012

Ship to: 29594

INTERNAL REVENUE SERVICE

PO BOX 331

Tracking #: 9171924291001000015109

Doc Ref #: 94ED2012

BENSALEM PA 19020

Document Receipt

Trans # 29595 Carrier / service: POST 2PM 7/10/2012

Ship to: 29595

USA/IRS

1000 LIBERTY AVE RM 112

Tracking #: 9171924291001000015116

Doc Ref #: 94ED2012

PITTSBURGH PA 15222

Document Receipt

Trans #	29596	Carrier / service:	POST	2PM	7/10/2012
---------	-------	--------------------	------	-----	-----------

Ship to: 29596

COMMONWEALTH OF PA

PO BOX 8486

Tracking #: 9171924291001000015123

Doc Ref #: 94ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 29597 Carrier / service: POST 2PM 7/10/2012

Ship to: 29597

COMMONWEALTH OF PA

1400 SPRING GARDEN STREET

Tracking #: 9171924291001000015130

Doc Ref #: 94ED2012

PHILADELPHIA PA 19130

Document Receipt

Trans # 29598 Carrier / service: POST 2PM 7/10/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000015147

Doc Ref #: 94ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 29599 Carrier / service: POST 2PM 7/10/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000015154

Doc Ref #: 94ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 29600 Carrier / service: POST 2PM 7/10/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000015161

DEPARTMENT 281230

Doc Ref #: 94ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 29601 Carrier / service: POST 2PM 7/10/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000015178

Doc Ref #: 94ED2012

PHILADELPHIA PA 19106