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

DATE	CATEGORY	<i>MEMO</i>	<i>CHK</i> #	DEBIT	CREDIT
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)

Printed: 1/17/2013 4:29:46PM

Page 1 of 1

4836

FOX AND FOX ATTORNEYS AT LAW, P.C. IOLTA ACCOUNT
425 SWEDE STREET
ONE MONTGOMERY PLAZA, SUITE 706
NORRISTOWN, PA 19401
(610) 275-7890

PAY

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

TO THE ORDER OF

Sheriff of Columbia County

PNC BANK, N.A. PHILADELPHIA, PA 020

3-5-310

Sheet Obes Faud See Process to Bulbess

DATE

NUMBER

AMOUNT

4836

****\$597.20 Details

02/21/2013

Springleaf v. Gross

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

LEON H. FOX, UR.⁶
CRAIG H. FOX ^{5**}
JEFFREY V. MATTEO⁶
PETER H. THOMAS⁶
JOSEPH B. WASSEL^{11*}
BENJAMEN E. WITMER^{11#}
JESSICA A. MILLER^{11#}
W. FRANK JOHNSON, UR.⁶

One Montgomery Plaza Norristown, PA 19401-4825

> (6(0) 275-7990 Fax (6(0) 275-2866 www.foxandfoxlaw.com info@foxandfoxlaw.com

LEON H. FOX 1901-1982

JAMES P. FOX 1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

11 Admitted to Pennsylvan a Bar

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

^{*} ADMITTED TO NEW JERSEY BAR ALSO

⁺ ADMITTED TO FLORIDA BAR ALSO

[#] MASTERS IN BUSINESS ADMINISTRATION

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

> (610) 275,7990 FAX (6:0/ 275-2866 www.foxandfoxlaw.com info@loxandfoxlew.com

LEON H. FOX 1901-1982

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SHIRLEE ANN MILLER ESTATE PARALEGAL

LEON H. FOX, JR.ª CRAIG H. FOX 9++ JEFFREY V. MATTEOD PETER H. THOMASO JOSEPH B. WASSELOT BENJAMIN E. WITMEROR JESSICA A. MILLERDO W. FRANK JOHNSON, JR."

D ASMITTED TO PERNEYLVANIA BAR

ADM THEO TO NEW JENSEY BAR ALSO

T ADMITTED TO FLORIDA BAR ALSE

MASTERS IN BUSINERS ADMINISTRATION

January 16, 2013

VIA FACSIMILE - 570.389.5625

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

> Springleaf Financial Services of Pennsylvania, Inc. Re:

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

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

www.foxandfoxlaw.com info@foxandfoxlaw.com LEON H. FOX 1901-1982

James P. Fox 1936-1999

Shidee Ann Miller Estate Paralegal

*ADMITTED TO NEW JERSEY BAR ALSO *ADMITTED TO FLORICA BAR ALSO # MASTERS IN BUSINESS ADMINISTRATION

FAX

LEON H. FOX, JR.

JEFFREY V. MATTEO

PETER H. THOMAS

JOSEPH B. WASSEL*

JESSICA A. MILLER*

BENJAMIN E. WITMER #

W. FRANK JOHNSON, JR.

CRAIG H. FOX*+

IN REPLY REFER To: FILE

TO:	NAME: Columbia County Sheriff Atm: 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 attomey-client privileged and confidenced intermediate intended only for the line 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

	V:	S.
	NO. ED NO.	ID DATE/TIME OF SALE
معودي	DOCKET/RETURN	\$15.00
	SERVICE PER DEF.	\$300,00
٠.	LEVY (PER PARCEL	\$15.00
	MAILING COSTS	\$ (56.40)
	ADVERTISING SALE BILLS & COPIES	\$17.50
	ADVERTISING SALE (NEWSPAPER)	\$15.00
	MILEAGE	\$ 94,00
	POSTING HANDBILL	\$15.00
	CRYING/ADJOURN SALE	\$10.00
	SHERIFF'S DEED	\$35.00
	TRANSFER TAX FORM	\$25.00
	DISTRIBUTION FORM	\$25.00
	COPIES	\$ 10,00 502.50
	NOTARY	\$ 15,00
	NOTARY TOTAL ************************************	(** ******** \$ \$ \$ 6 150
	WEB POSTING	\$150.00
	PRESS ENTERPRISE INC. 6-5	\$ 1079,70
	SOLICITOR'S SERVICES	\$ 1079,70 1279,70
	WEB POSTING PRESS ENTERPRISE INC. SOLICITOR'S SERVICES TOTAL ************************************	******** \$ 504. 70
	PROTHONOTARY (NOTARY)	\$10.00
	RECORDER OF DEEDS	\$-55,00
	TOTAL ********	********* \$ 6 7 7 6 0
	REAL ESTATE TAXES:	
	BORO, TWP & COUNTY 20	\$
	SCHOOL DIST. 20	\$
	DELINQUENT 20	\$ <u>5,00</u> ********** \$ <u>5,00</u>
	TOTAL ********	********* \$ <u>`</u>
_	MUNICIPAL FEES DUE:	* 600 a/
	SEWER 20_	\$ 000160
	WATER 20_	\$ 588,76 \$ ************ \$ 585.76
	TOTAL ********	2001 (5)
	SUDCHARGE EDE (DETE)	* 20m
	SURCHARGE FEE (DSTE)	\$ <u>-570702-</u>
	MISC	φ
	TOTAL ********	\$ \$ *********** \$
	WILL	
	TOTAL COSTS (OF	PENING BID) \$\frac{1947.20}{350.66}\$ \(597.40)\$
		1353.68
		75,000
		c-9-1.40
		7 , 1, 3 -

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Spainleaf Fin. Sus, vs	100 116	4 5 105	5/ Dewn	Lengenburge
Spalagleaf FM. Sus, vs	NO	569-	90/}	JD
DATE/TIME OF SALE: <u>んっ. M</u>	ઈ (૧૦૦	-		
BID PRICE (INCLUDES COST)	\$			
POUNDAGE – 2% OF BID	\$		-	
TRANSFER TAX – 2% OF FAIR MKT	\$		-	
MISC. COSTS	\$		-	
TOTAL AMOUNT NEEDED TO PURCE	IASE		\$	
PURCHASER(S):ADDRESS:				
NAMES(S) ON DEED:				_
PURCHASER(S) SIGNATURE(S):			****	_
				_
TOTAL DUE:			\$	
LESS DEPOSIT:			\$	
DOWN PAYMENT	7:		\$	
TOTAL DUE IN 8 I	DAYS		\$	

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

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LEON H. FOX 1901-1982

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SHIRLEE ANN MILLER ESTATE PARALEGAL

B ADMITTES TO PENNSTLVANIA BAR

LEON H. FOX, JA.º

JEFFREY V. MATTEO

Joseph B. Wassel⁰*

JESSICA A. MILLERCT

BENJAMIN E. WITMER "

PETER H. THOMASO

CRAIG H. FOX BAT

- OBJA RAB VEGES LIVER OF CETTINGA
- + ADMITTED TO FLORIDA BAK ALSO
- # MASTERS IN BUSINESS ASMINISTRATION

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.

Benjamin E. Witmer

/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

IN REPLY REFER

To: FILE

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

LEON H. FOX, JR.

JEFFREY V. MATTEO

BENJAMIN E. WITMER#

PETER H. THOMAS JOSEPH B. WASSELT

JESSICA A. MILLER*

CRAIG H. FOX*+



го:	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				

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 marked above. If the receiver of 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 pronounce. 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.

BY: BENJAMIN E. WITMER, ESQUIRE

Identification No. 89100 706 One Montgomery Plaza

Norwigtown DA 10/01

Norristown, PA 19401

(610) 275-7990

(610) 275-2866 fax

Attorney for Plaintiff

SPRINGLEAF FINANCIAL SERVICES

COURT OF COMMON PLEAS

OF PENNSYLVANIA, INC., successor : COLUMBIA COUNTY, PA

By merger to AMERICAN GENERAL

FINANCIAL SERVICES, INC.

132 West Front Street

Berwick, PA 18603 : No. 2012-CV-562

vs.

VERNON E. GROSS and

DAWN LONGENBERGER : 1112 W. Front Street :

Berwick, PA 18603 :

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 Scrvice	i)	Federal Estate Tax Chief Examination Division Group 1820 P.O. Box 331 Bensalem, PA 19020
j)	USA/Internal Revenue Serv	v. 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
1)	Commonwealth of PA	1)	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
0)	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	recorde	ed 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 Compan	a) y	132 W. Front Street Berwick, PA 18603
5. Nar	ne and address of every other	person	who has any record lien on the property:
Only tl	hose listed in 3 and 4 above.		
6.	Name and address of every o	ther per	son who has any record interest in or record licn on
the pro	perty and whose interest may	be affec	cted 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 penaltics 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 : COURT OF COMMON PLEAS
OF PENNSYLVANIA, INC., successor : COLUMBIA COUNTY, PA

By merger to AMERICAN GENERAL

FINANCIAL SERVICES, INC.

132 West Front Street

Berwick, PA 18603 : No. 2012-CV-562

vs.

VERNON E. GROSS and : DAWN LONGENBERGER :

1112 W. Front Street : Berwick, PA 18603 :

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1 25

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

I)	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	v. j)	Federal Estate Tax Special Procedures Branch 1000 Liberty Avenue, Rm. 112 Pittsburgh, PA 15222-4003
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0)	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
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r)	Berwick Area Joint Sewer Authority	0)	1108 Freas Avenue Berwick, PA 18603
4.	Name and address of the last	recorde	ed 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 Compar	a) ny	132 W. Front Street Berwick, PA 18603
5. Nai	me and address of every other	person	who has any record lien on the property:
Only t	hose listed in 3 and 4 above.		
6.			rson who has any record interest in or record lien on
the pro	operty and whose interest may	be affe	ected by the sale:
Name			Address (if address cannot be reasonably ascertained, please s 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:

9/21/12

Benjamin E. Witmer Attorney for Plaintiff FOX AND FOX ATTORNEYS AT LAW, P.C.

BY: BENJAMIN E. WITMER, ESOUIRE

Identification No. 89100 706 One Montgomery Plaza Norristown, PA 19401 (610) 275-7990

(610) 275-2866 fax

Attorney for Plaintiff

SPRINGLEAF FINANCIAL SERVICES : COURT OF COMMON PLEAS OF PENNSYLVANIA, INC., successor : COLUMBIA COUNTY, PA

:

:

By merger to AMERICAN GENERAL

FINANCIAL SERVICES, INC.

132 West Front Street

Berwick, PA 18603 : No. 2012-CV-562

vs.

VERNON E. GROSS and : DAWN LONGENBERGER :

1112 W. Front Street :

Berwick, PA 18603

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 penaltics of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

> Benjamin E. Witmer Attorney for Plaintiff

Sworn to and Subscribed

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
AMY B. MURPHY, Notary Public
Lower Providence Twp., Montgomery County
My Commission Expires July 24, 2016

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 1901-1982

James P. Fox 1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

ADMITTED TO PENNSYLVANIA BAR

LEON H. Fox, JR.º

JEFFREY V. MATTEOR

Joseph B. Wassel^{o*}

JESSICA A. MILLER^O

BENJAMIN E. WITMERO#

PETER H. THOMAS"

CRAIG H. Fox ***

- * 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 Avenuc, 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

LEON H. FOX, JR.⁰
CRAIG H. FOX De++

JEFFREY V. MATTEO¹¹
PETER H. THOMAS¹²
JOSEPH B. WASSEL⁰*
BENJAMIN E. WITMER⁰*
JESSICA A. MILLER⁰*

(GID) 275-7990 Fax (GID) 275-2866 www.foxandfoxlaw.com info@foxandfoxlaw.com LEON H. FOX 1901-1982

JAMES P. Flox 1936-1999

SHIRLEE ANN MILLER ESTATE PARALEGAL

4 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 Fax (610) 275-2866 www.foxandfoxlaw.com info@foxandfoxlaw.com LEON H. Fox 1901-1982

JAMES P. FOX 1936-1999

SHIBLEE ANN MILLER ESTATE PARALEGAL

G Admitted to Pennsylvania Bar

LEON H. FOX, JR.º

JEFFREY V. MATTEO

JOSEPH B. WASSELO*

JESSICA A. MILLER^{0*}

BENJAMIN E. WITMER #

PETER H. THOMASO

CRAIG H. Fox D++

* Admitted to New Jersey BAR ALSO

+ ADMINTED TO FLORIDA BAR ALSO

MASTERS IN BUSINESS ADMINISTRATION

September 19, 2012

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

All Parties In Interest And Claimants TO:

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

1109 Sterling Avenue, Berwick, PA 18603 PROPERTY:

See attached description)

IMPROVEMENTS: Residential Dwelling

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

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> Benjamin E. Witmer Attorney for Plaintiff





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Benjamin E. Witmer, Esquire Fox and Fox Attorneys at Law, P.C.

425 Swede Street

-Suite 706 - One Montgomery Plara

Norristown, PA 19401

Commonwealth of PA

Dept. of Revenue

- Attn: Sheriff Sales

_Bureau of Compliance,

Dept. #281230

Harrisburg, PA 17128-12 PS Form **3817**, April 2007 PSN 7530-02-000-9065

10100.01



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425 Swede Street

Suite 706 - One Montgomery Plaza

Norristown, PA 19401

Commonwealth of PA

-Bureau of Individual Tax

Inheritance Tax Division

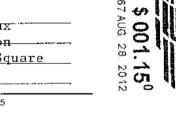
6th Floor, Strawberry Square

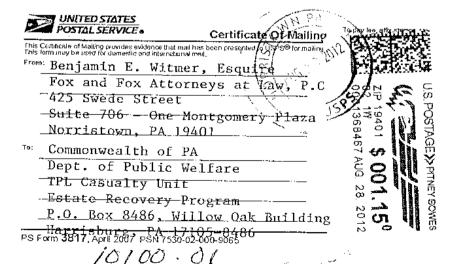
Dept. #280601

Harrisburg, PA 17128

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

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<u>д</u>,

Law,

Benjamin

of Individual Taxe Tax Inheritance

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Register of Wills of

April 2007 PSN 7530-02-300-9065

PSN 7530-02-000-9085

Harrisburg.

West Main

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Norristown



enthrate of Maring provides evidence that and lines been presented to USPS $^{\mathfrak{S}}$ for small

From Benjamin E. Witmer, Esquire Fox and Fox Attorneys at Law, P. 425 Swede Street

-Suite 706 - One Montgomery Plaza Norristown, PA 19401

Berwick Area School District 500 Line Road Berwick, PA 18603

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

10100.01





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This Contificate of Mailing provides evidence that mort has been presented to USPS[®] for making This form may be used for discressic is id international mail

trom: Benjamin E. Witmer, Esquire Fox and Fox Attorneys at Law, P.

--425-Swede Street

Suite 706 - One Montgomery Plaza

Norristown, PA 19401

Commonwealth of PA

Inheritance Tax Office

-1400 Spring Carden Street - Philadelphia - PA-19130

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

10100 -01

UNITED STATES POSTAL SERVICE .



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This Cortificate of Mailing provines evidence that mail has been presented to USPS® for mailing This form may be used for dimestic reid international mail.

From: Benjamin E. Witmer, Esquire Fox and Fox Attorneys at Law, P.(-425 Swede Street

-Suite 706 - One Montgomery Plaza

Norristown, PA 19401

Springleaf Financial Services of

-Pennsylvania, Inc. a/k/a/Americar General Consumer Discount Company

132 W. Front Street

Berwick, PA 18603

PS Form 3817, April 2007, PSN 7530-02-000-9068

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Berwick Area

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PS Form 3817, April 2007

Sertificate Of Mailing

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Pirtsburgh

USA/Internal

Norristown,



This Contribute of Mailing provides evidence that morthes been presented to USPS® for mailing This Party travelse used for domestic and inflatinational travel.

From: Benjamin E. Witmer, Esquire Fox and Fox Attorneys at Law, P.(

-425 Swede Street -Suite 706 - One Montgomery Plaza Norristown, PA 19401

Columbia County Tax Claim But

35 W. Main Street

Bloomsburg, PA 17815

PS Form 3817, April 2007 PSN 7530-02-000-9069 10100.01



19401 **\$ 001**



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

Vernon E. Gross

1112 W. Front Street

Berwick, PA 18603

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

10100,01









Certificate Of Mailir

Fhis Cedificate of Mailing provides evidence that mail has been presented to USPS[®] for matic This form may be used for domestic and international mat

^{From:} Benjamin E. Witmer, <u>Esquire</u>

Fox and Fox Attorneys at Law, P.

425 Swede Street

Suite 706 - One Montgomery Plaza

Norristown, PA 19401

Domestic Relations of Columbia Co

35 W. Main Street

Bloomsburg, PA 17815

PS Form 3817, April 2007 PSN 7530-02-000-9065 10100.01







Certificate Of Mailin

Dawn Longenberger Front

Norristown,

U.S. POSTAGE >>> PITNEY BOWES

ZIP 19401 \$ 00 02 1W 0001368467 AMS

Plaza

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

U.S. POSTAGE >> PITNEY BOWES

ZIP 19401 \$ 00 02 1W 0001368467 AUG

Berwick

Borough of Norristown.

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1800

Swede Street

Benjamin E.

One Montgomery Flaza

Market Street

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

Tris Certificate of Macing provides evidence that mail has been presented to US프셔츠 for mailing. This form may be used for demostro 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 Enforcemen

P.O. Box 8018

Harrisburg, PA 17105-8018

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

10100.01







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

Brenda M. Gross

655 Knob Mountain Road

Berwick, PA 18603

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

10100,01





Certificate Of Mailing

This Certificate of Meliting provides evidence that mail has been presented to USPS[®] for mailing. This form may be used for demestic 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

Internal Revenue Service

Federal Estate Tax

-Chief Examination Divi

Group 1820_

P.O.Box 331

Bensalem, PA 19020
PS Form 3817, April 2007 PSN 7530-02-000-9065

10100.01





Certificate Of Mailing

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

Benjamin E. Witmer, Esquire

Fox and Fox Attorneys at Law, P.

--425 Swede Street

Suite 706 -- One Montgomery Plaza

Norristown, PA 19401

Mark T. Gross, Jr.

655 Knob Mountain Road

Berwick, PA 18603

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

10100.01







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The Cathery of Managements of Cartification and This form ray be used for domonic or directions mail
This form ray be used for domonic or directions mail
This form Benjamin E. Witmer, Esquire

Fox and Fox Attorneys at Law, P.C.

Suite 706 - One Montgomery Plaza 425 Swede Street

Norristown, PA 19401

र्याप्तर To: Berwick Area Joint Sewer 1108 Freas Avenue Berwick, PA 18603

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

POSTAL SERVICE

LEON H. FOX, JR.^c
CRAIG M. FOX ^{Q4*}
JEFFREY V. MATTEO^G
PETER H. THOMAS^O
JOSEPH B. WASSEL^{G*}
BENJAMIN E. WIYMER^{G*}
JESSICA A. MILLER^{G*}

O ADMITTED TO PENNSYLVANIA BAR

* ADMITTED TO NEW JERSEY BAR ALSO

- ADMITTED TO FLORIDA BAN ALGO

MASTERS IN BUSINESS ADMINISTRATION

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) 275-2966

www.foxandfoxlaw.com
info@foxandfoxlaw.com

LEON H. FOX 1901-1982

JAMES P. FOX 1936-1999

SHIRLEE ANN MILLER ESTATE PARALEGAL

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 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

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

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 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

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	_		•

TO:	NAME: Columbia County Sheriff, R/E Dept.
FAX #:	570.389.5625
FROM:	Benjamin E. Witmer, Esquire
DATE:	August 27,-2072 9/4/(2
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.

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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 1901-1982

JAMES P. FOX 1936-1999

SHIRLEE ANN MILLER ESTATE PARALEGAL

O ADMITTED TO PENNSYLVANIA BAR * ADMITTED TO NEW JERSEY BAR ALGO

LEON H. FOX, JA.º

JEFFREY V. MATTEO

JOSEPH B. WASSEL""

JESSICA A. MILLERO*

BENJAMIN E. WITMER C#

PETER H. THOMAS"

CRAIG H. FOX CAN

ADMITTED TO FLORIDA BAR ALSO
H 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' 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.

. 1211

Benjamin E. Witmer

BEW/abm

LEON H. FOX

James P. FOX

1901-1982

1936-1999

FOX AND FOX
ATTORNEYS AT LAW, P.C.
425 SWEDE STREETS
SUITE 706
ONE MONTGOMERY PLAZA

ONE MONTGOMERY PLAZA NORRISTOWN, PA 19401-4825 (610) 275-7990 FAX (610) 275-2866

www.foxandfoxlaw.com info@foxandfoxlaw.com Shirlee Ann Miller Estate Paralegal

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

LEON H. FOX, JR.

CRAIG H. FOX*+

JEFFREY V. MATTEO

BENJAMIN E. WITMER#

PETER H. THOMAS JOSEPH B. WASSEL*

JESSICA A. MILLER*

IN REPLY REFER To: FILE

	1
Λ	X
\sim	

то:	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:	

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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 EERWICK PA 18603

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

		P	ENDING '	TOUCMA LATOR
YEAR BILL ROL	LL AMOUNT	INTEREST	ÇOSTS	DUE
2011 FRIM	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

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,

AND THE REAL PROPERTY.

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 03, 2012

Notarial Seal SARAH JANE KLINGAMAN Notary Public Town of Bloomsburg, Columbia County PA My Commission Expires September 30, 2012

NOTARY

Affirmed and subscribed to before me this

3RD day of

AUGUST

2012

Saut for Klugan

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	AF FINANCIAL SERVICES OF PENNSYLVANIA NGENBERGER (et al.)	Case Number 2012CV562			
	SERVICE CO	OVER SH	EET		
Service De	tails:				
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:	08/03/2012	Warrant:	,
Notes:	SHERIFF'S SALE BILL				
	:				
			.p		us variation of spaces that the second
Serve To:		Final Serv			
Name:	(POSTING)	Served:	Personally Adu	ult In Charge	Posted · Other
Primary Address:	1109 STERLING AVENUE BERWICK, PA 18603	Adult In Charge:	Posted		
Phone:	DOB:	Relation:	· ·		
Alternate Address:		Date:	08-03-12	Time:	1000
Phone:		Deputy:	3	Mileage:	
Attorney /	Öriginator:				
Name:	FOX AND FOX ATTORNEYS AT LAW, P.C.	Phone:	610-275-7990		
Service Att	empts:				
Date:					
Time:			•••••		
Mileage:					
Deputy:					
Service Ati	empt Notes:				
1.					
2.					
3.					· ·
4.					

(POSTING)

2012CV562

1109 STERLING AVENUE, BERWICK, PA 18603



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,

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

Tax Notice 2012 County & Municipality BERWICK BORO	OR: COLUMBIA CO	unty		DATE 03/01/2012	2	BILL NO. 3859
MAKE CHECKS PAYBLE TO:	DESCRIPTION	ASSESSMENT	MILLS	3S DISCOUNT	TAX AMOUNT D	DUE INCL PENALTY
Connie C Gingher	IGENERAL	9,708	7.146	67.98	69	.37 76.31
1615 Lincoln Avenue	SINKING	1	1.345	12.80	13	.06 14.37
Berwick PA 18603	FIRE	4	1.25	11.90	12	.14 12.75
<u>.</u>	LIGHT	1	1.75	16.65	16	.99 17.84
HOURS:MON, TUE, THUR : 9:30 AM - 4 PM CLOSED WEDNESDAY & FRIDAYS	BORO RE	-	11.1	105.60	107	.76 113.15
CLOSED HOLIDAYS						
PHONE:570-752-7442	The discount & penalty			214.93	219	.32 234.42
/ HONE.570-752-7442	have been calculated for your convenience	PAY THIS AN	MOUNT	April 30 If paid on or before	June 30 If paid on or bef	June 30 fore If paid after
TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS	REQUESTED	c	NTY T	WP	- -	This tax returned to
		Discount	2 %	2 %	I	courthouse on:
GROSS VERNON E		Penalty	10 %	5 %	1	January 1, 2013
1112 W FRONT STREET		PARCEL: 04	C-03 -013-0	00.000	ľ	
BERWICK PA 18603		1109 STERLI			i	
		.1033 Acres	-	Land	2,498	
		1.2007.000		dings	7.210	FILE COPY
If you desire a regaint, cond a poli addressed stamped and	in a series of the series of		otal Assess	_	9,708	
If you desire a receipt, send a self-addressed stamped envi THIS TAX NOTICE MUST BE RETURNED WITH		<u> </u>	, (31 1 (5300)		0,700	

Berwick area school district (* 1905)	20123SCHOOL 1	REAL PRIME DATE	07/01/201	2 BILL# 00158	1	way the second
BERWICK BOROUGH	DESCRIPTION	ASSESSMENT	RATE	2 t DISC I	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO: CONNIE GINGHER 1615 LINCOLN AVE BERWICK, PA 18603	REAL ESTATE	9708	45.0000	428.12	436.86	480.55
HOURS MON. TUE. THUR. 9:30AM-4:00PM CLOSED WEDNESDAY & FRIDAY CLOSED HOLIDAYS PHONE 570-752-7442			PANE TELES MOUNT	Marie Company (No. 1)	436.86 IF PAID ON OR BEFORE Oct. 31	480.55 IF PAID AFTER 3.5Nov. 1
м	N.S. Washington and March			NO REFUNDS	UNDER \$5.	00
A GROSS VERNON E I 1112 W FRONT STREET	PA	PROPER RCEL 04C03 01300000	TY DESCRIP	TION	ACCT.	8707
L BERWICK PA 18603		09 STERLING AVE 20020-4750			DELINQUENT	
T	<u>lo.</u>	10 ACRES			COURTHOUSE	DEC. 15

NO PERSONAL CHECKS AFTER DEC. 1, 2012

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	LEAF FINANCIAL SERVICES OF PENNSYLVANIA ONGENBERGER (et al.)					Number 2CV562	
		SERVICE CO	OVER SH	EET			GROSS
Service De	tails:						SSS
Category:	Real Estate Sale - Sa	le Notice			Zone:		SR, V
Manner:	< Not Specified >		Expires:	08/03/2012	Warrant:		T.P.
Notes:	PLAINTIFF NOTICE	OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS			VERNON E
							(- !
Serve To:			Final Servi	ce:			201
Name:	VERNON E GROSS,	SR	Served:	Personally · Adul	t In Charge	Posted Other	2012CV562
Primary Address:	1112 WEST FRONT S BERWICK, PA 18603		Adult In Charge:	VERNON	6 R#55	S.R.	562
Phone:	1-570-336-9151	DOB:	Relation:				
Alternate Address:			Date:	07.12-12	Time:	1440	1112 \
Phone:	:		Deputy:	DANGELO	Mileage:		WEST
Attorney /	Originator:						FRO
Name:	FOX AND FOX ATTO	RNEYS AT LAW, P.C.	Phone:	610-275-7990			FRONT STREET, BERWICK,
Service At	tempts:						STR
Date:	07 // /2						ET,
Time:	0920						BE
Mileage:			,,				₽
Deputy:	DANGE CO						
Service At	tempt Notes:						PA 18603
1. 12/20,	PERIN CATED - N	a TAESPASSIAGE SIL	W- COLC	ED LEET ME	55165		1860
2.							<u>ت</u>
3.							
4.							ğ
5.							EXP: 08/03/2012
6.							3/20
							12

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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SPRINGLE vs.	AF FINANCIAL SERVICES OF PENNSYLVANIA	Ą			Number
	NGENBERGER (et al.)			2012	CV562
	SERVICE C	OVER SHE	ET		
Service De	talls				
Category:	Real Estate Sale - Sale Notice			Zone:	
Manner:	< Not Specified >	08/03/2012	Warrant:		
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	IGHTS		··· ··	
erve To:		Final Servi	ce:		
Name:	DAWN LONGENBERGER	Served:	Personally · Adul	t In Charge	Posted · Other
Primary Address:	1112 WEST FRONT STREET BERWICK, PA 18603	Adult In Charge:	VERNON	6 Ros 5	512
Phone:	1-570-336-9151 DOB :	Relation:	HUSBA	NP	
Alternate Address:		Date:	07.12.12	Time:	1440
Phone:		Deputy:	DANGEW	Mileage:	
lttorney / i	Originator:				
Name:	FOX AND FOX ATTORNEYS AT LAW, P.C.	Phone:	610-275-7990		
ervice Att	empts:				
Date:	57.71 72				
Time:	C920	·····			
Mileage:					······································
Deputy:	D9x666				
ervice Att	empt Notes:	77056			
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LONGENBERGER, DAWN

2012CV562

1112 WEST FRONT STREET, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	EAF FINANCIAL SERVICES OF PENNSYLVANIA NGENBERGER (et al.)				Number 2CV562
	SERVICE CO	OVER SHE	EET		
Service De	tails:				
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 R	RIGHTS		······································
					:
Serve To:		Final Servi			D Oll
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally · Adu		
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge: Relation:	HEATHER HANT		
Phone:	Bloomsburg, PA 17815 DOB:		CLECK		
Alternate Address:		Date:	1/11/12	Time:	907
Phone:		Deputy:	5-	Mileage:	•
Attorney /	Originator:				
Name:	FOX AND FOX ATTORNEYS AT LAW, P.C.	Phone:	610-275-7990		· · · · · · · · · · · · · · · · · · ·
Service At	tempts:				
Date:					
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Service At	tempt Nofes:				
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DOMESTIC RELATIONS OF

2012CV562

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 08/03/2012

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SPRINGLE	EAF FINANCIAL SERVICES OF PENNSYLVANIA			Case Number
DAWN LOI	NGENBERGER (et al.)			2012CV562
	SERVICE CO	OVER SHE	ET	
Service De	tails:			
Category:	Real Estate Sale - Sale Notice		Zone	:
Manner:	< Not Specified >	Expires:	08/03/2012 Warr	ant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	GHTS	:
				•
				:
Serve To:		Final Servic	e;	
Name:	Columbia County Tax Office	Served:	Personally · Adult In Cha	arge · Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	1) of FROM	_(
Phone:	570-389-5649 DOB :	Relation:	C20015	
Alternate Address:		Date:	7/11/12 Time	: 9/0
Phone:		Deputy:	Milea	rge:
Attorney /	Originator:			
Name:	FOX AND FOX ATTORNEYS AT LAW, P.C.	Phone:	610-275-7990	
Service At	tempts:			
Date:				
Time:				
Mileage:				
Deputy:				
Service At	tempt Notes:			
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COLUMBIA COUNTY TAX (

2012CV562

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 08/03/2012

The second secon

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

REGISTER OF WILLS

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

vs.	AF FINANCIAL SERVICES OF PENNSYLVANIA	4			Number CV562
	SERVICE C	OVER SHE	ET		<u></u>
Service De	tails:				
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 R	IGHTS		
Serve To:		Final Servi	,555,755,771,521,500,1500,000,000,000,000,000,000,000,0		.
Name:	REGISTER OF WILLS	Served:	Personally Adu	····	
Primary Address:	35 WEST MAIN STREET BLOOMSBURG, PA 17815	Adult In The Charge:	1 RUD9	/ KORO	Æ
Phone:	DOB:	Relation:	Cie	K-K	
Alternate Address:		Date:	7/11/12	Time:	1158
Phone:		Deputy:	5	Mileage:	
Attorney /	Originator:				
Name:	FOX AND FOX ATTORNEYS AT LAW, P.C.	Phone:	610-275-7990		
Service Att	lempts:				
Date:					
Time:					
Mileage:					1
Deputy:					
Service Att	tempt Notes:				
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	AF FINANCIAL SERVICES OF PENNSYLVANIA NGENBERGER (et al.)	4			Number CV562
	SERVICE C	OVER SHE	ET		
Service De	talis:				
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 R	IGHTS	<u> </u>	
	·				
Serve Ta:		Final Servi	ce)		
Name:	BERWICK AREA SCHOOL DISTRICT	Served:	Personally · Adu	ilt In Charge - I	Posted · Other
Primary Address:	500 LINE ROAD BERWICK, PA 18603	Adult In Charge:	4818124	CANE	٤ (, ي
Phone:	DOB:	Relation:	SECRE	rany	
Alternate Address:		Date:	07.11.12	Time:	0855
Phone:		Deputy:	PANGELO	Mileage:	
Attorney / (Originator,				
Name:	FOX AND FOX ATTORNEYS AT LAW, P.C.	Phone:	610-275-7990		
Service Att	tempts:				
Date:					
Time:	<u> </u>				
Mileage:					·····
Deputy:					
Service Att	tempt Notes:				
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BERWICK AREA SCHOOL 1

2012CV562

500 LINE ROAD, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	AF FINANCIAL SERVICES OF PENNSYLVANIA				Number CV562	
	SERVICE CO	OVER SHE	ET	- -		
Service De	tails:					
Category:	Real Estate Sale - Sale Notice			Zone:	Ĭ	
Manner:	< Not Specified >	Expires:	08/03/2012	Warrant:		
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS			
		Final Servi				
erve To: Name:	BERWICK BOROUGH	Served:	ce. Personally · Adu	ilt In Charge	Posted - Other	
	1800 N. MARKET STREET	Adult in				
Primary Address:	BERWICK, PA 18603	Charge:	HERESA	1-1Aury27	EN	
Phone:	DOB:	Relation:	17468.05	796 8.2570 N 135		
Alternate Address:		Date:	07/1.12	Time:	C F 35	
Phone:		Deputy:	81,446840	Mileage:		
ttorney /	Originator:					
Name:	FOX AND FOX ATTORNEYS AT LAW, P.C.	Phone:	610-275-7990			
ervice Ati	empts:					
Date:						
Time:						
Mileage:						
Deputy:						
ervice At	tempt Notes:					
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BERWICK BOROUGH

2012CV562

1800 N. MARKET STREET, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	EAF FINANCIAL SERVICES OF PENNSYLVANIA NGENBERGER (et al.)				Number 2CV562	
	SERVICE CO	OVER SHI	EET			BERWICK AREA
Service De	talis:					ूर्
Category:	Real Estate Sale - Sale Notice			Zone:		ÂR
Manner:	< Not Specified >	Expires:	08/03/2012	Warrant:	· · · · · · · · · · · · · · · · · · ·	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS		······································	JOINT SE
Serve To:		Final Servi	ice:			.
Name:	BERWICK AREA JOINT SEWER AUTH.	Served:	Personally Adu	It In Charge	Posted · Other	2012CV562
Primary Address:	1108 FREAS AVENUE BERWICK, PA 18603	Adult In Charge:	80714	CASEA		/562
Phone:	DOB:	Relation:	Cleek			
Alternate Address:		Date:	0711.12	Time:	0830	110
Phone:		Deputy:	DANGET 0	Mileage:	i,	08 FR
Attorney /	Originator:					FREAS
Name:	FOX AND FOX ATTORNEYS AT LAW, P.C.	Phone:	610-275-7990			AVENUE
Service At	tempts:	7				
Date:						-
Time:						BERWICK
Mileage:						<u>,</u>
Deputy:						PA
Service At	tempt Notes:					18603
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4.						EXP: 08/03/2012
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William Administration and Principles

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	AF FINANCIAL SERVICES OF PENNSYLVANIA NGENBERGER (et al.)		Case Number 2012CV562		
	SERVICE C	OVER SHE	EET		GINGHER, CONNIE
Service De	ialis:				I III
Category:	Real Estate Sale - Sale Notice			Zone:	τ, ο
Manner:	< Not Specified >	Expires:	08/03/2012	Warrant:	Z
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS				E C.
Serve To:		Final Servi	lce!		201
Name:	Connie C. Gingher	Served:	Personally · Adu	lt In Charge · Posted · Othe	2012CV562
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603	Adult In Charge:	F01786	>	562
Phone:	570-752-7442 DOB :	Relation:	:		
Alternate Address:	1	Date:	07.11 12	Time: cょィィ	1615
Phone:		Deputy:	DANICELO	Mileage:	5 LINCOLN
Attorney /	Originator:				Š
Name:	FOX AND FOX ATTORNEYS AT LAW, P.C.	Phone:	610-275-7990		AVI
Service Att	empts:				AVENUE
Date:					4
Time:					X
Mileage:					BERWICK, PA
Deputy:			·		, r
Service At	empt Notes:				. 18603
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Trans#

29591

Carrier / service: POST

2PM

7/10/2012

Ship to:

29591

PAIDEPT OF PUBLIC WELFARE

PO BOX 8018

Tracking #:

9171924291001000015079

Doc Ref#:

94ED2012

HARRISBURG

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

Trans#

29593

Carrier / service:

POST

2PM

7/10/2012

Ship to:

29593

COMMONWEALTH OF PA

DEPT 280601

Tracking #:

9171924291001000015093

Doc Ref#:

94ED2012

HARRISBURG

Trans#

29594

Carrier / service: POST

2PM

7/10/2012

Ship to:

29594

INTERNAL REVENUE SERVICE

PO BOX 331

Tracking #:

9171924291001000015109

Doc Ref#:

94ED2012

BENSALEM

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

Trans #

29596

Carrier / service:

POST

2PM

7/10/2012

Ship to:

29596

COMMONWEALTH OF PA

PO BOX 8486

Tracking #:

9171924291001000015123

Doc Ref#:

94ED2012

HARRISBURG

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

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

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

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

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