

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

National Pawn Bank VS Frank Rusnock

NO. 6-2013 ED NO. 1566-2012 JD

DATE/TIME OF SALE: Apr 3, 2013 0900

BID PRICE (INCLUDES COST) \$ 2255.04

POUNDAGE - 2% OF BID \$ 45.10

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2300.14

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Rusnock

TOTAL DUE: \$ 2300.14

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 950.14

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>		<u>Defendant</u>
NATIONAL PENN BANK	vs.	FRANK W RUSNOCK

Attorney for the Plaintiff:
NORRIS, MCLAUGHLIN & MARCUS P.A.
1611 POND ROAD
ALLENTOWN, PA 18104-2256

Sheriff's Sale Date: Wednesday, April 3, 2013
Writ of Execution No. : 2012CV1566
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 69 DAIRY ROAD, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,293.54
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$240.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$170.00
Total Sheriff Costs	\$2,200.04

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00
Grand Total:	\$2,255.04

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(50) From State Sheriff Telephone Book

April 4, 2013

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

**Re: National Penn Bank v. Frank W. Rusnock
Term No. 2012-CV-1566**


Dear Sir/Madam:

Enclosed please find the two original Realty Transfer Tax Statements of Value, a copy of the respective Mortgage, and a copy of the Assignment of Mortgage.

Also, enclosed is a check payable to the Columbia County Sheriff's Office in the amount of \$950.14 representing the balance of costs due from the sale.

If you have any questions, please do not hesitate to contact me.

Very truly yours,


Kim M. Boyer
Paralegal

Enclosures





pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name: RICHARD BRENT SOMACH, ESQUIRE Telephone Number: (610) 391-1800
Mailing Address: 1611 POND ROAD, SUITE 300 City: ALLENTOWN State: PA ZIP Code: 18104

B. TRANSFER DATA

Grantor(s)/Lessor(s)
COLUMBIA COUNTY SHERIFF

Mailing Address
35 WEST MAIN STREET

City: BLOOMSBURG State: PA ZIP Code: 17815

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)
NATIONAL LOAN INVESTORS, L.P.

Mailing Address
5619 N. CLASSEN BOULEVARD

City: OKLAHOMA CITY State: OK ZIP Code: 73118

D. REAL ESTATE LOCATION

Street Address: 69 DAIRY ROAD City, Township, Borough: BRIAR CREEK TOWNSHIP

County: COLUMBIA School District: BERWICK AREA Tax Parcel Number: 07-03-110

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☐ N

1. Actual Cash Consideration 2,300.14	2. Other Consideration + 0.00	3. Total Consideration = 2,300.14
4. County Assessed Value 21,613.00	5. Common Level Ratio Factor x 3.60	6. Fair Market Value = 77,806.80

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 77,806.80	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
--	---	---

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

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

Signature of Correspondent or Responsible Party

Date

04/03/13

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

5619 N. CLASSEN BLVD.
OKLAHOMA CITY, OK 73118
405-254-5400

BANCFIRST
OKLAHOMA CITY, OKLAHOMA 73126
MEMBER FDIC (405) 270-1000
39-363-1030

DATE
Apr 3, 2013

AMOUNT
950.14

69

Memo:

Nine Hundred Fifty and 14/100 Dollars

PAY
TO THE
ORDER
OF:

COLUMBIA COUNTY SHERIFF
PO BOX 380
BLOOMSBURG, PA 17815

NOT VALID AFTER 120 DAYS

NOT VALID OVER \$1,000.00 UNLESS COUNTERSIGNED

AUTHORIZED SIGNATURE

11070089 1103003632140051365911

70089

SHERIFF'S SALE COST SHEET

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

✓ DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>240.00</u>
✓ LEVY (PER PARCEL	\$15.00
✓ MAILING COSTS	\$ <u>43.00</u>
✓ ADVERTISING SALE BILLS & COPIES	\$17.50
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
✓ POSTING HANDBILL	\$15.00
✓ CRYING/ADJOURN SALE	\$10.00
✓ SHERIFF'S DEED	\$35.00
✓ TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>8.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>496.50</u>	

✓ WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1293.54</u>
✓ SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1518.54</u>	

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER	20	\$ _____
WATER	20	\$ _____
TOTAL ***** \$ <u>0.00</u>		

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 2253.04

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONAL PENN BANK
vs.
FRANK W RUSNOCK

Case Number
2012CV1566

SHERIFF'S RETURN OF SERVICE

02/28/2013 11:55 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 69 DAIRY ROAD, BERWICK, PA 18603.

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

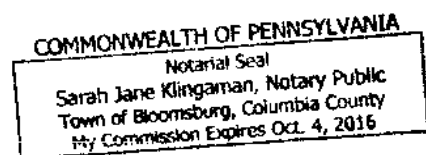
TIMOTHY T. CHAMBERLAIN, SHERIFF

February 28, 2013

NOTARY

Affirmed and subscribed to before me this

28TH day of FEBRUARY, 2013



Plaintiff Attorney: NORRIS, McLAUGHLIN & MARCUS P.A., 1611 POND ROAD, ALLENTOWN, PA 18104-2256

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONAL PENN BANK
vs.
FRANK W RUSNOCK

Case Number
2012CV1566

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 02/11/2013

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 69 DAIRY ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: POSTED

Relation:

Date: 02/28/13

Time: 1155

Deputy: D'ANGELO

Mileage:

Attorney / Originator:

Name: NORRIS, MCLAUGHLIN & MARCUS P.A.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2012CV1566

69 DAIRY ROAD, BERWICK, PA 18603

EXP: 02/11/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONAL PENN BANK
vs.
FRANK W RUSNOCK

Case Number
2012CV1566

SHERIFF'S RETURN OF SERVICE

01/14/2013 02:45 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE KELSEY RUSNOCK, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR FRANK W RUSNOCK AT 69 DAIRY ROAD, BERWICK, PA 18603.

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 15, 2013

NOTARY

Affirmed and subscribed to before me this

15TH day of JANUARY, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

Plaintiff Attorney: NORRIS, MCLAUGHLIN & MARCUS P.A., 1611 POND ROAD, ALLENTOWN, PA 18104-2256

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1566

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

WEDNESDAY, APRIL 03, 2013

AT 9:00 O'CLOCK A.M.

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

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of State Highway leading to Summerhill; thence north 31 degrees 5 minutes west 23.1 perches to a stake in line of lands now or late of Lester Bower, thence along lands now or late of Lester Bower north 87 degrees east 16.95 perches to a stake corner, thence along lands now or late of Robert O. Davis south 31 degrees 05 minutes east 13.4 perches to the center of State Highway, thence along State Highway south 52 degrees 45 minutes west 15.1 perches to the place of beginning.

CONTAINING 1.7 acres as surveyed March 9, 1946, by James Timbrell.

EXCEPTING AND RESERVING from the above described premises a tract of land which was heretofore conveyed by Della Whitmire, Widow to Glen P. Fenstermacher and Alvena M. Fenstermacher, his wife, by deed dated September 30, 1985, and recorded in Columbia County Record Book 360, Page 560 on January 22, 1986.

IT BEING THE SAME PREMISES which Shirley M. McGraw, Trustee, for the use and benefit of Shirley M. McGraw and Janetta M. Krepich, Elsie G. Kulp, Jean L. Fetterman, Harry W. Whitmire, Jr., Beth Ann Pinterich, Virginia L. Florenza and Dorothy Sue Hill by deed dated June 24, 1999, and recorded on June 24, 1999, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Deed Book Vol. 729, Page 729 granted and conveyed unto Frank W. Rusnock.

PROPERTY BEING KNOWN AS: 69 DAIRY ROAD, BERWICK, PA 18603

PARCEL NO. 07-03-110

IMPROVEMENTS THEREON CONSIST OF: SINGLE FAMILY DWELLING

PROPERTY ADDRESS: 69 DAIRY ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03-110

Seized and taken into execution to be sold as the property of FRANK W. RUSNOCK in suit of NATIONAL PENN BANK.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The bid price or costs (opening

aw deposes and says that Press Enterprise is al office and place of business at 3185 mbia and State of Pennsylvania, and was been published daily, continuously in said attached notice March 13, 20, 27, 2013

designated agent of the owner or publisher of ublished; that neither the affiant nor Press notice and advertisement and that all of the ace, and character of publication are true.

[Handwritten Signature]

14 day of March 2013

[Handwritten Signature]

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

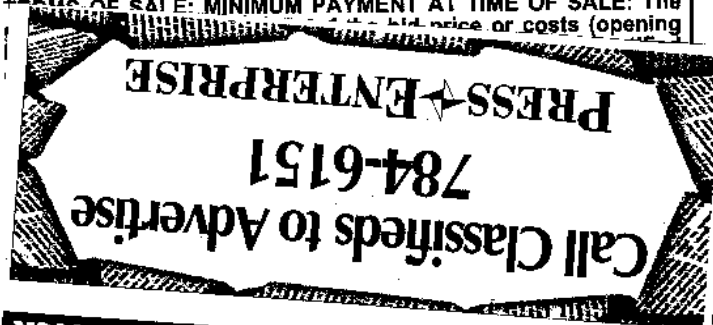
Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I hereby certify that the advertising and or publishing the foregoing notice, and the



February 20, 2013

Prothonotary's Office
Columbia County
35 W. Main Street
Bloomsburg, PA 17815

RE: National Loan Investors, L.P. et al. vs. Frank W. Rusnock

Dear Sir/Madam:

Enclosed please find an original and one copy of an Affidavit of Service and an original and one copy of an Affidavit of Mailing for filing in the above-referenced matter. Please return a time-stamped copy to me in the enclosed self-addressed, stamped envelope.

If you have any questions, please do not hesitate to contact my office.

Very truly yours,



Richard Brent Somach, Esquire

RBS/drs
Enclosures

cc: Sheriff of Columbia County, w/enclosures



Richard Brent Somach, Esquire
Attorney for Plaintiff
Attorney ID #19521
Norris, McLaughlin & Marcus, P.A.
1611 Pond Road, Suite 300
Allentown, PA 18104
610-391-1800
610-391-1805 (fax)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION - LAW

NO. 2012-CV-1566

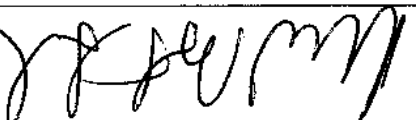
NATIONAL LOAN INVESTORS, L.P.,)	
Assignee of NATIONAL PENN BANK successor-)	
in-interest to FIRST FEDERAL BANK,)	
Plaintiff,)	
vs.)	
FRANK W. RUSNOCK,)	
Defendant.)	
	)	ACTION IN
	)	MORTGAGE FORECLOSURE

AFFIDAVIT OF SERVICE

I, Richard Brent Somach, Esquire, attorney for Plaintiff, state that I sent by certified mail, return receipt requested, Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129.2 in the above-captioned action to Defendant, Frank W. Rusnock, at 69 Dairy Road, Berwick, Pennsylvania 18603 on January 30, 2013, and that said Defendant did receive same on February 13, 2013, as evidenced by the return receipt attached as Exhibit "A."

I verify that the statements made in this Affidavit of Service are true and correct and understand that false statements herein are made subject to penalties of 18 Pa. C.S.A. Section 2904, relating to unsworn falsification to authorities.

NORRIS, MC LAUGHLIN & MARCUS, P.A.



BY:

Richard Brent Somach, Esquire

EXHIBIT “A”

2. Article Number
 (Transfer from service label)
 7010 1670 0002 2814 5589

3. Service Type
☒ Certified Mail
☐ Express Mail
☐ Registered
☐ Insured Mail
☐ C.O.D.
 4. Restricted Delivery? (Extra Fee)
☐ Yes

1. Article Addressed to:
 FRANK W. RUSNOCK
 69 DAIRY ROAD
 BERWICK, PA 18603

2. Attach this card to the back of the mailpiece, or on the front if space permits.

3. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

4. Print your name and address on the reverse so that we can return the card to you.

5. Signature
 [Signature]
 X
 Date of Delivery
 FEB 13 2005

6. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

U.S. Postal Service™
 CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

PS Form 3800, August 2003

Postage \$ [Signature]
 Certified Fee
 Return Receipt Fee (Endorsement Required)
 Restricted Delivery Fee (Endorsement Required)
 Total Postage \$

Sent to:
 FRANK W. RUSNOCK
 69 DAIRY ROAD
 BERWICK, PA 18603

City, State, ZIP+4
 PS Form 3800, August 2003

7010 1670 0002 2814 5589

English Customer Service USPS Mobile Register / Sign In

USPS.COM Search USPS.com or Track Packages

Quick Tools Ship a Package Send Mail Manage Your Mail Shop Business Solutions

Track & Confirm

GET EMAIL UPDATES PRINT DETAILS

YOUR LABEL NUMBER

70101670000228145589

STATUS OF YOUR ITEM		DATE & TIME	LOCATION	FEATURES
Delivered	February 19, 2013, 10:44 am	BERWICK, PA 18603	Certified Mail™	
Notice Left	January 31, 2013, 12:08 pm	BERWICK, PA 18603		
Depart USPS Sort Facility	January 31, 2013	SCRANTON, PA 18505		
Processed through USPS Sort Facility	January 31, 2013, 2:32 am	SCRANTON, PA 18505		

Check on Another Item

What's your label (or receipt) number?

Find

- LEGAL
- Privacy Policy Terms of Use FOIA No FEAR Act EEO Data
- ON USPS.COM
- Government Services Buy Stamps & Shop Print a Label with Postage Customer Service Site Index
- ON ABOUT.USPS.COM
- About USPS Home Newsroom Mail Service Updates Forms & Publications Careers
- OTHER USPS SITES
- Business Customer Gateway Postal Inspectors Inspector General Postal Explorer

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Richard Brent Somach, Esquire
Attorney for Plaintiff
Attorney ID #19521
Norris, McLaughlin & Marcus, P.A.
1611 Pond Road, Suite 300
Allentown, PA 18104
610-391-1800
610-391-1805 (fax)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION - LAW

NATIONAL LOAN INVESTORS, L.P.,	)	NO. 2012-CV-1566
Assignee of NATIONAL PENN BANK successor-)	
in-interest to FIRST FEDERAL BANK,)	
)	
Plaintiff,)	
)	
vs.)	
)	
FRANK W. RUSNOCK,)	
)	
Defendant.	)	ACTION IN
	)	MORTGAGE FORECLOSURE

AFFIDAVIT OF MAILING

I, Richard Brent Somach, Esquire, attorney for Plaintiff, state that, on January 30, 2013, I
sent Notice of Sheriff's Sale of Real Property in the above-captioned action to the following:

Columbia County Housing Authority
700 Sawmill Road
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
P O Box 380
11 West Main Street
Bloomsburg, PA 17815

Joan Rothery
Briar Creek Twp Tax Collector
122 Twin Church Road
Berwick, PA 18603

Columbia County Domestic Relations
Child Support Office
11 West Main Street
Bloomsburg, PA 17815

Briar Creek Township
150 Municipal Road
Berwick, PA 18603

Berwick Area School District
500 Line Street
Berwick, PA 18603

Occupant(s)
69 Dairy Road
Berwick, PA 18603

Commonwealth of Pennsylvania
Department of Welfare
P. O. Box 2675
Harrisburg, PA 17105

Commonwealth of Pennsylvania
Bureau of Individual Taxes
6th Floor, Strawberry Square
Dept. #280601
Harrisburg, PA 17128

Internal Revenue Service Advisory
1000 Liberty Avenue, Room 704
Pittsburgh, PA 15222

as evidenced by the Certificates of Mailing attached as Exhibit "A."

I verify that the statements made in this Affidavit of Mailing are true and correct and I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. Section 4904, relating to unsworn falsification to authorities.

NORRIS, MCLAUGHLIN & MARCUS, P.A.

BY: 

Richard Brent Somach, Esquire

EXHIBIT “A”

Richard Brent Somach, Esquire
Norris, McLaughlin & Marcus, PA
1611 Pond Road, Suite 300
Allentown, PA 18104

Certificate of Mailing

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Addressee (Name, Street, City, State, & ZIP Code)

Postage

Fee

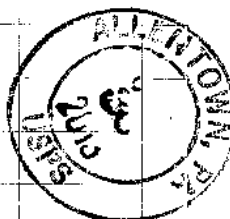
Handling Charge

Actual V if Regr

Affix Stamp Here

(If issued as a certificate of mailing, or for additional copies of this bill)

Postmark and Date of Receipt



ZIP 18104
0411101055

01/20/2013
\$02.20

Columbia County Housing Authority
700 Sawmill Road
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
P O Box 380
11 West Main Street
Bloomsburg, PA 17815

Joan Rothery
Briar Creek Twp Tax Collector
122 Twin Church Road
Berwick, PA 18603

Columbia County Domestic Relations
Child Support Office
11 West Main Street
Bloomsburg, PA 17815

Briar Creek Township
150 Municipal Road
Berwick, PA 18603

Total Number of Pieces Listed by Sender

Total Number of Pieces Received by Office

Postmaster (Per Name of receiving employee)

See Privacy Act Statement on Reverse

Richard Brent Somach, Esquire
Norris, McLaughlin & Marcus, PA
1611 Pond Road, Suite 300
Allentown, PA 18104

certificate of mailing

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here
(If issued as a certificate of mailing, or for additional copies of this bill)

Postmark and Date of Receipt

Addressee (Name, Street, City, State, & ZIP Code)

Postage

Fee

Handling Charge

Actual Value if Registered

2. Berwick Area School District
500 Line Street
Berwick, PA 18603

3. Occupant(s)
69 Dairy Road
Berwick, PA 18603

4. Commonwealth of Pennsylvania
Department of Welfare
P. O. Box 2675
Harrisburg, PA 17105

5. Commonwealth of Pennsylvania
Bureau of Individual Taxes
6th Floor, Strawberry Square
Dept. #280601
Harrisburg, PA 17128

7. Internal Revenue Service Advisory
1000 Liberty Avenue, Room 704
Pittsburgh, PA 15222

8.

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster Per (Name of receiving employee)

See Privacy Act Statement on Reverse



01060413
\$02.20

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

Date: 01/30/2013

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 13541

RUSNOCK FRANK W
69 DAIRY ROAD
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 0409 -0499
Location: 69 DAIRY RD
Parcel Id:07 -03 -110-00,000

Assessment: 21,613
Balances as of 01/30/2013

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Columbia County Sheriff

Per: Tim Chamberlain



January 18, 2013

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

**NATIONAL LOAN INVESTORS, L.P., ASSIGNEE OF NATIONAL PENN
BANK SUCCESSOR IN -INTEREST TO FIRST FEDERAL BANK**

VS.

FRANK W. RUSNOCK

NO: 2012-CV-1566

Dear Timothy:

The property located at 69 Dairy Road Berwick, Pa is not connected to public sewer and therefore no money is due to us.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Johnson", is written over the typed name.

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONAL PENN BANK
vs.
FRANK W RUSNOCK

Case Number
2012CV1566

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	02/11/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	COLUMBIA COUNTY HOUSING AUTHORIT
Primary Address:	700 SAWMILL ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	CHARL WAGNER
Relation:	SECRETARY
Date:	1/17/13
Time:	1110
Deputy:	S-9.25-11
Mileage:	

Attorney / Originator:

Name: NORRIS, MCCLAUGHLIN & MARCUS P.A.	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY HOU

2012CV1566

700 SAWMILL ROAD, BLOOMSBURG, PA 17815

EXP: 02/11/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONAL PENN BANK
vs.
FRANK W RUSNOCK

Case Number
2012CV1566

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	02/11/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS POSSIBLY AT 721 IRON STREET BLOOMSBURG		
Warrant:			

Serve To:

Name:	FRANK W RUSNOCK
Primary Address:	69 DAIRY ROAD BERWICK, PA 18603
Phone:	
DOB:	
Alternate Address:	721 IRON STREET COUNTY JAIL BLOOMSBURG, PA 17815
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	KELSEY RUSNOCK		
Relation:	DAUGHTER		
Date:	01-14-13	Time:	1445
Deputy:	DANGELO	Mileage:	

Attorney / Originator:

Name: NORRIS, MCCLAUGHLIN & MARCUS P.A.	Phone:
--	---------------

Service Attempts:

Date:	01-14-13					
Time:	0915					
Mileage:						
Deputy:	DANGELO					

Service Attempt Notes:

1. NO ANSWER L/C
- 2.
- 3.
- 4.
- 5.
- 6.

RUSNOCK, FRANK W

2012CV1566

69 DAIRY ROAD, BERWICK, PA 18603

EXP: 02/11/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONAL PENN BANK
vs.
FRANK W RUSNOCK

Case Number
2012CV1566

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice Zone:
Manner: < Not Specified > Expires: 02/11/2013 Warrant:
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT
Primary Address: 69 DAIRY ROAD
BERWICK, PA 18603
Phone: DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: KELSEY RUSNOCK
Relation: OCCUPANT
Date: 01-14-13 Time: 1445
Deputy: DANGELLO Mileage:

Attorney / Originator:

Name: NORRIS, MCCLAUGHLIN & MARCUS P.A. Phone:

Service Attempts:

Date:	01-14-13					
Time:	0915					
Mileage:						
Deputy:	DANGELLO					

Service Attempt Notes:

1. No CWS - L/C
- 2.
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2012CV1566

69 DAIRY ROAD, BERWICK, PA 18603

EXP: 02/11/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONAL PENN BANK
vs.
FRANK W RUSNOCK

Case Number
2012CV1566

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	02/11/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK SEWER AUTHORITY
Primary Address:	1108 FREAS AVE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally - Adult In Charge - Posted - Other		
Adult In Charge:	KELL GREER		
Relation:	CLERK		
Date:	01-14-13	Time:	1400
Deputy:	DANCELO	Mileage:	

Attorney / Originator:

Name: NORRIS, MCCLAUGHLIN & MARCUS P.A.	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2012CV1566

1108 FREAS AVE, BERWICK, PA 18603

EXP: 02/11/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONAL PENN BANK
vs.
FRANK W RUSNOCK

Case Number
2012CV1566

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	02/11/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Deborah Miller		
Relation:	Employee		
Date:	01-14-13	Time:	0805
Deputy:	8	Mileage:	

Attorney / Originator:

Name: NORRIS, MCLAUGHLIN & MARCUS P.A.	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV1566

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 02/11/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONAL PENN BANK
vs.
FRANK W RUSNOCK

Case Number
2012CV1566

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	02/11/2013	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	Karen Richendner	
Relation:	Cher II	
Date:	1-14-13	Time:
Deputy:	8	Mileage:

Attorney / Originator:

Name:	NORRIS, MCLAUGHLIN & MARCUS P.A.	Phone:
-------	----------------------------------	--------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2012CV1566 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 02/11/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONAL PENN BANK
vs.
FRANK W RUSNOCK

Case Number
2012CV1566

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	02/11/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BRIAR CREEK TOWNSHIP
Primary Address:	150 MUNICIPAL ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	JOHN RATHERY		
Relation:	SECRETARY		
Date:	01.14.13	Time:	1110
Deputy:	DANGELO	Mileage:	

Attorney / Originator:

Name: NORRIS, MCLAUGHLIN & MARCUS P.A.	Phone:
---	---------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BRIAR CREEK TOWNSHIP

2012CV1566

150 MUNICIPAL ROAD, BERWICK, PA 18603

EXP: 02/11/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONAL PENN BANK
vs.
FRANK W RUSNOCK

Case Number
2012CV1566

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone:	
Manner: < Not Specified >	Expires: 02/11/2013	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 E. CANOUSE
Relation:	SECRETARY
Date: 01-14-13	Time: 1030
Deputy: DANGELO	Mileage:

Attorney / Originator:

Name: NORRIS, MCLAUGHLIN & MARCUS P.A.	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK AREA SCHOOL I

2012CV1566

500 LINE ROAD, BERWICK, PA 18603

EXP: 02/11/2013

Document Receipt

Trans # 11149 Carrier / service: POST 2PM 1/11/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000019909

Doc Ref #: 6ED2013

Document Receipt

Trans # 11148 Carrier / service: POST 2PM 1/11/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE
DEPARTMENT 281230

Tracking #: 9171924291001000019893

Doc Ref #: 6ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 11147 Carrier / service: POST 2PM 1/11/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000019886

Doc Ref #: 6ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 11146 Carrier / service: POST 2PM 1/11/2013

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000019879

Doc Ref #: 6ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 11145 Carrier / service: POST 2PM 1/11/2013

Ship to: 11145

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE

Tracking #: 9171924291001000019862

Doc Ref #: 6ED2013

PITTSBURGH PA 15222

Document Receipt

Trans # 11144 Carrier / service: POST 2PM 1/11/2013

Ship to: 11144

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000019855

Doc Ref #: 6ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 11143 Carrier / service: POST 2PM 1/11/2013

Ship to: 11143

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000019848

Doc Ref #: 6ED2013

HARRISBURG PA 17105

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1566

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

WEDNESDAY, APRIL 03, 2013
AT 9:00 O'CLOCK A.M.

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

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of State Highway leading to Summerhill; thence north 31 degrees 5 minutes west 23.1 perches to a stake in line of lands now or late of Lester Bower, thence along lands now or late of Lester Bower north 87 degrees east 16.95 perches to a stake corner, thence along lands now or late of Robert O. Davis south 31 degrees 05 minutes east 13.4 perches to the center of State Highway, thence along State Highway south 52 degrees 45 minutes west 15.1 perches to the place of beginning.

CONTAINING 1.7 acres as surveyed March 9, 1946, by James Timbrell.

EXCEPTING AND RESERVING from the above described premises a tract of land which was heretofore conveyed by Della Whitmire, Widow to Glen P. Fenstermacker and Alvena M. Fenstermacker, his wife, by deed dated September 30, 1985, and recorded in Columbia County Record Book 360, Page 560 on January 22, 1986.

IT BEING THE SAME PREMISES which Shirley M. McGraw, Trustee, for the use and benefit of Shirley M. McGraw and Janetta M. Krepich, Elsie G. Kulp, Jean L. Fetterman, Harry W. Whitmire, Jr., Beth Ann Pinterich, Virginia L. Florenza and Dorothy Sue Hill by deed dated June 24, 1999, and recorded on June 24, 1999, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Deed Book Vol. 729, Page 729 granted and conveyed unto Frank W. Rusnock.

PROPERTY BEING KNOWN AS: 69 DAIRY ROAD, BERWICK, PA 18603

PARCEL NO. 07-03-110

IMPROVEMENTS THEREON CONSIST OF: SINGLE FAMILY DWELLING

PROPERTY ADDRESS: 69 DAIRY ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03-110

Seized and taken into execution to be sold as the property of FRANK W RUSNOCK in suit of NATIONAL PENN BANK.

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

Attorney for the Plaintiff:
NORRIS, MCLAUGHLIN & MARCUS P.A.
ALLENTOWN, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 6-13

DATE RECEIVED 1-11-13
DOCKET AND INDEX 1-11-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>69363</u>

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

SALE DATE	<u>Apr 3, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>Feb, 28, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Mar 13</u>	
	2 ND WEEK <u>20</u>	
	3 RD WEEK <u>27</u>	

COLUMBIA COUNTY SHERIFF

DATE January 8, 2013

CASE NUMBER 2012-CV-1566

"ORDER FOR SERVICE"

ALL INFORMATION & ADVANCE FEES MUST BE SUPPLIED BEFORE SERVICE WILL BE MADE.
ONE FORM FOR EACH ADDRESS

ATTORNEY'S NAME Richard Brent Somach, Esquire
ADDRESS 1611 Pond Road, Suite 300
Allentown, PA 18104
TELEPHONE # 610-391-1800

CASE CAPTION:

NATIONAL LOAN INVESTORS, L.P.,
Assignee of NATIONAL PENN BANK
s/i/i to FIRST FEDERAL BANK

vs. FRANK W. RUSNOCK

SERVICE TO BE MADE ON FRANK W. RUSNOCK

ADDRESS FOR SERVICE 69 DAIRY ROAD

BERWICK, PA 18603
(NO POST OFFICE OR RD NUMBERS ACCEPTED)

TYPE OF PAPER:

Complaint in Mortgage Foreclosure	_____	Complaint in Civil Action	_____
Reinstated Complaint in Mortgage Foreclosure	_____	Reinstated Complaint	_____
Summons in Civil Action	_____	Writ of Revival	_____
Reissued Summons in Civil Action	_____	Writ of Execution	<u>X</u>

***DEPOSIT FOR COLUMBIA COUNTY \$ 1,350.00 ***

SPECIAL INSTRUCTIONS:

DEPUTIZE _____ COUNTY (WITHIN PENNSYLVANIA ONLY)
REGISTERED MAIL _____ (OUTSIDE OF THE UNITED STATES ONLY)
REGULAR MAIL _____ CERTIFIED MAIL _____
POST PROPERTY _____
OTHER _____

**WITHOUT A SELF-ADDRESSED STAMPED ENVELOPE TO YOUR OFFICE FOR
MAILING OF RECEIPT AFTER SERVICE IS COMPLETED, YOUR INFORMATION
WILL BE FILED IN OUR OFFICE.**

COLUMBIA COUNTY SHERIFF

DATE January 8, 2013

CASE NUMBER 2012-CV-1566

"ORDER FOR SERVICE"

ALL INFORMATION & ADVANCE FEES MUST BE SUPPLIED BEFORE SERVICE WILL BE MADE.
ONE FORM FOR EACH ADDRESS

ATTORNEY'S NAME Richard Brent Somach, Esquire
ADDRESS 1611 Pond Road, Suite 300
Allentown, PA 18104
TELEPHONE # 610-391-1800

CASE CAPTION:

NATIONAL LOAN INVESTORS, L.P.,
Assignee of NATIONAL PENN BANK
s/i/i to FIRST FEDERAL BANK

vs. FRANK W. RUSNOCK

SERVICE TO BE MADE ON POST PROPERTY

ADDRESS FOR SERVICE 69 DAIRY ROAD

BERWICK, PA 18603
(NO POST OFFICE OR RD NUMBERS ACCEPTED)

TYPE OF PAPER:

Complaint in Mortgage Foreclosure	_____	Complaint in Civil Action	_____
Reinstated Complaint in Mortgage Foreclosure	_____	Reinstated Complaint	_____
Summons in Civil Action	_____	Writ of Revival	_____
Reissued Summons in Civil Action	_____	Writ of Execution	<u>X</u>

*****DEPOSIT FOR COLUMBIA COUNTY \$ 1,350.00 *****

SPECIAL INSTRUCTIONS:

DEPUTIZE _____ COUNTY (WITHIN PENNSYLVANIA ONLY)
REGISTERED MAIL _____ (OUTSIDE OF THE UNITED STATES ONLY)
REGULAR MAIL _____ CERTIFIED MAIL _____
POST PROPERTY X _____
OTHER _____

**WITHOUT A SELF-ADDRESSED STAMPED ENVELOPE TO YOUR OFFICE FOR
MAILING OF RECEIPT AFTER SERVICE IS COMPLETED, YOUR INFORMATION
WILL BE FILED IN OUR OFFICE.**

COLUMBIA COUNTY SHERIFF

DATE January 8, 2013

CASE NUMBER 2012-CV-1566

"ORDER FOR SERVICE"

ALL INFORMATION & ADVANCE FEES MUST BE SUPPLIED BEFORE SERVICE WILL BE MADE.
ONE FORM FOR EACH ADDRESS

ATTORNEY'S NAME Richard Brent Somach, Esquire
ADDRESS 1611 Pond Road, Suite 300
Allentown, PA 18104
TELEPHONE # 610-391-1800

CASE CAPTION:

NATIONAL LOAN INVESTORS, L.P.,
Assignee of NATIONAL PENN BANK
s/i/i to FIRST FEDERAL BANK

vs. FRANK W. RUSNOCK

SERVICE TO BE MADE ON FRANK W. RUSNOCK

ADDRESS FOR SERVICE COLUMBIA COUNTY PRISON
721 IRON STREET, BLOOMSBURG, PA 17815
(NO POST OFFICE OR RD NUMBERS ACCEPTED)

TYPE OF PAPER:

Complaint in Mortgage Foreclosure	_____	Complaint in Civil Action	_____
Reinstated Complaint in Mortgage Foreclosure	_____	Reinstated Complaint	_____
Summons in Civil Action	_____	Writ of Revival	_____
Reissued Summons in Civil Action	_____	Writ of Execution	<u>X</u>

***DEPOSIT FOR COLUMBIA COUNTY \$ 1,350.00 ***

SPECIAL INSTRUCTIONS:

DEPUTIZE _____ COUNTY (WITHIN PENNSYLVANIA ONLY)
REGISTERED MAIL _____ (OUTSIDE OF THE UNITED STATES ONLY)
REGULAR MAIL _____ CERTIFIED MAIL _____
POST PROPERTY _____
OTHER _____

**WITHOUT A SELF-ADDRESSED STAMPED ENVELOPE TO YOUR OFFICE FOR
MAILING OF RECEIPT AFTER SERVICE IS COMPLETED, YOUR INFORMATION
WILL BE FILED IN OUR OFFICE.**

Richard Brent Somach, Esquire
Attorney for Plaintiff
Attorney ID #19521
Norris, McLaughlin & Marcus, P.A.
Pennsylvania Office
1611 Pond Road, Suite 300
Allentown, PA 18104
610-391-1800
610-391-1805 (fax)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION - LAW

NATIONAL LOAN INVESTORS, L.P.,	)	NO. 2012-CV-1566
Assignee of NATIONAL PENN BANK successor-)	
in-interest to FIRST FEDERAL BANK,)	
	)	2013-EB-6
Plaintiff,)	
)	
vs.)	
)	
FRANK W. RUSNOCK,)	
)	
Defendant.	)	ACTION IN
)	MORTGAGE FORECLOSURE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF COLUMBIA)

TO THE SHERIFF OF SAID COUNTY:

To satisfy the judgment, interest and costs in the above-captioned case, you are directed to levy upon and sell the property known as 69 Dairy Road, Berwick, Briar Creek Township, Columbia County, Pennsylvania 18603 (Parcel #07-03-110) as described in the attached description.

Principal Balance	\$ 46,130.88
Interest	1,880.09
Late Charges	19.81

Escrow Deficiency	1,027.14
Attorney's Fee	1,500.00
Costs	<u>265.00</u>

TOTAL

\$ 50,822.92 plus costs of this suit as well as continuing interest accruing at the rate of 6.75% per annum, currently \$8.47 per diem, late charges accruing at the rate of 5% per month for each payment not received by the end of 15 calendar days after the date it is due, continuing legal fees and legal costs, insurance and/or real estate taxes which may be paid by Plaintiff on Defendant's behalf, arising subsequent to October 10, 2012, and continuing through the entry of judgment in mortgage foreclosure and Sheriff's Sale of the Subject Premises and distribution of proceeds derived therefrom

Barbara N. Silvette Acting
PROTHONOTARY/CLERK, CIVIL DIVISION

DATE: 01-10-13

BY: _____
Deputy

Prothonotary & Clerk of Sev. Courts
My Comm. Ex. 1st Monday in 2016

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of State Highway leading to Summerhill; thence north 31 degrees 5 minutes west 23.1 perches to a stake in line of lands now or late of Lester Bower, thence along lands now or late of Lester Bower north 87 degrees east 16.95 perches to a stake corner, thence along lands now or late of Robert O. Davis south 31 degrees 05 minutes east 13.4 perches to the center of State Highway, thence along State Highway south 52 degrees 45 minutes west 15.1 perches to the place of beginning.

CONTAINING 1.7 acres as surveyed March 9, 1946, by James Timbrell.

EXCEPTING AND RESERVING from the above described premises a tract of land which was heretofore conveyed by Della Whitmire, Widow to Glen P. Fenstermacker and Alvena M. Fenstermacker, his wife, by deed dated September 30, 1985, and recorded in Columbia County Record Book 360, Page 560 on January 22, 1986.

IT BEING THE SAME PREMISES which Shirley M. McGraw, Trustee, for the use and benefit of Shirley M. McGraw and Janetta M. Krepich, Elsie G. Kulp, Jean L. Fetterman, Harry W. Whitmire, Jr., Beth Ann Pinterich, Virginia L. Florenza and Dorothy Sue Hill by deed dated June 24, 1999, and recorded on June 24, 1999, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Deed Book Vol. 729, Page 729 granted and conveyed unto Frank W. Rusnock.

PROPERTY BEING KNOWN AS: 69 DAIRY ROAD, BERWICK, PA 18603

PARCEL NO. 07-03-110

IMPROVEMENTS THEREON CONSIST OF: SINGLE FAMILY DWELLING

Richard Brent Somach, Esquire
Attorney for Plaintiff
Attorney ID #19521
Norris, McLaughlin & Marcus, P.A.
Pennsylvania Office
1611 Pond Road, Suite 300
Allentown, PA 18104
610-391-1800
610-391-1805 (fax)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION - LAW

NATIONAL LOAN INVESTORS, L.P.,	)	NO. 2012-CV-1566
Assignee of NATIONAL PENN BANK successor-)	
in-interest to FIRST FEDERAL BANK,)	
)	
Plaintiff,)	
)	
vs.)	
)	
FRANK W. RUSNOCK,)	
)	
Defendant.	)	ACTION IN
	)	MORTGAGE FORECLOSURE

6-13

AFFIDAVIT PURSUANT TO RULE 3129.1

National Loan Investors, L.P., Assignee of National Penn Bank, successor-in-interest to First Federal Bank, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 69 Dairy Road, Berwick, Briar Creek Township, Columbia County, Pennsylvania 18603 (Parcel #07-03-110) (description attached).

1. The name and address of Owner(s) or Reputed Owner(s):

Frank W. Rusnock
Columbia County Prison
721 Iron Street
Bloomsburg, PA 17815

Frank W. Rusnock
69 Dairy Road
Berwick, PA 18603

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

Frank W. Rusnock
Columbia County Prison
721 Iron Street
Bloomsburg, PA 17815

Frank W. Rusnock
69 Dairy Road
Berwick, PA 18603

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

National Loan Investors, L.P.
5619 N. Classen Blvd.
Oklahoma City, Oklahoma 73118
National Loan Investors, L.P., Assignee of National Penn Bank, successor-in-
interest to First Federal Bank vs. Frank W. Rusnock
Term No. 2012-CV-1566
\$50,822.92
Entered: November 30, 2012

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

First Federal Bank
Dated: June 24, 1999
Recorded: June 24, 1999
Columbia County Book 729, Page 732
\$61,100.00
Assigned to: National Loan Investors, L.P.
5619 N. Classen Blvd.
Oklahoma City, Oklahoma 73118
Assignment Recorded: December 14, 2012
Columbia County Instrument No. 201211899

2
Columbia County Housing Authority
700 Sawmill Road
Bloomsburg, PA 17815
Dated: June 24, 1999
Recorded: June 24, 1999
Columbia County Book 729, Page 843
\$4,757.39

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

None

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

None

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

Columbia County Tax Claim Bureau
P O Box 380
11 West Main Street
Bloomsburg, PA 17815

Joan Rothcry
Briar Creek Twp Tax Collector
122 Twin Church Road
Berwick, PA 18603

Columbia County Domestic Relations
Child Support Office
11 West Main Street
Bloomsburg, PA 17815

3 Briar Creek Township
150 Municipal Road
Berwick, PA 18603

4 Berwick Area School District
500 Line Street
Berwick, PA 18603

5 Occupant(s)
69 Dairy Road
Berwick, PA 18603

6 Commonwealth of Pennsylvania
Department of Welfare
P. O. Box 2675
Harrisburg, PA 17105

7 Commonwealth of Pennsylvania
Bureau of Individual Taxes
6th Floor, Strawberry Square
Dept. #280601
Harrisburg, PA 17128

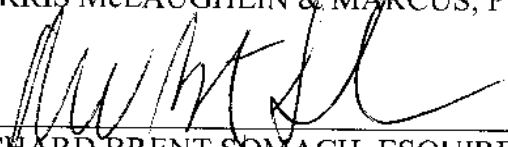
8 Internal Revenue Service Advisory
1000 Liberty Avenue, Room 704
Pittsburgh, PA 15222

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or 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.

NORRIS McLAUGHLIN & MARCUS, P.A.

DATE: 11/8/13

BY:



RICHARD BRENT SOMACH, ESQUIRE

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of State Highway leading to Summerhill; thence north 31 degrees 5 minutes west 23.1 perches to a stake in line of lands now or late of Lester Bower, thence along lands now or late of Lester Bower north 87 degrees east 16.95 perches to a stake corner, thence along lands now or late of Robert O. Davis south 31 degrees 05 minutes east 13.4 perches to the center of State Highway, thence along State Highway south 52 degrees 45 minutes west 15.1 perches to the place of beginning.

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PROPERTY BEING KNOWN AS: 69 DAIRY ROAD, BERWICK, PA 18603

PARCEL NO. 07-03-110

IMPROVEMENTS THEREON CONSIST OF: SINGLE FAMILY DWELLING

Richard Brent Somach, Esquire
Attorney for Plaintiff
Attorney ID #19521
Norris, McLaughlin & Marcus, P.A.
Pennsylvania Office
1611 Pond Road, Suite 300
Allentown, PA 18104
610-391-1800
610-391-1805 (fax)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION - LAW

NATIONAL LOAN INVESTORS, L.P.,	)	NO. 2012-CV-1566
Assignee of NATIONAL PENN BANK successor-)	
in-interest to FIRST FEDERAL BANK,)	
)	
Plaintiff,)	
)	
vs.)	
)	
FRANK W. RUSNOCK,)	
)	
Defendant.	)	ACTION IN
	)	MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
PURSUANT TO Pa. R.C.P. 3129.2

TO: FRANK W. RUSNOCK	FRANK W. RUSNOCK
COLUMBIA COUNTY PRISON	69 DAIRY ROAD
721 IRON STREET	BERWICK, PA 18603
BLOOMSBURG, PA 17815	

TAKE NOTICE

That the Sheriff's Sale of real property (real estate) will be held:

DATE:

TIME:

LOCATION: Columbia County Sheriff's Office
35 West Main Street
Bloomsburg, PA 17815

The property to be sold is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(See description attached)

The location of your property to be sold is: 69 Dairy Road, Berwick, Briar Creek Township, Columbia County, Pennsylvania 18603 (Parcel #07-03-110)

The judgment under or pursuant to which your property is being sold is docketed in the within Commonwealth and county to: No. 2012-CV-1566

The name of the owner or reputed owner of this property is: Frank W. Rusnock

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take immediate action:

1. The sale will be cancelled if you pay to the Plaintiff the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: Richard Brent Somach, Esquire, Norris McLaughlin & Marcus, P.A., attorney for Plaintiff, at (610) 391-1800.

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

3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page 3 on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE
OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Richard Brent Somach, Esquire, Norris McLaughlin & Marcus, P.A., attorney for Plaintiff, at (610) 391-1800.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the

sale. To find out if this has happened, you may call Richard Brent Somach, Esquire, Norris McLaughlin & Marcus, P.A., at (610) 391-1800.

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

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

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed thereto within ten (10) days after the filing of the schedule.

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

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

NORTH PENN LEGAL SERVICES
168 E. 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760

NORRIS McLAUGHLIN & MARCUS, P.A.

Date: 1/8/13

By: 

RICHARD BRENT SOMACH, ESQUIRE

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of State Highway leading to Summerhill; thence north 31 degrees 5 minutes west 23.1 perches to a stake in line of lands now or late of Lester Bower, thence along lands now or late of Lester Bower north 87 degrees east 16.95 perches to a stake corner, thence along lands now or late of Robert O. Davis south 31 degrees 05 minutes east 13.4 perches to the center of State Highway, thence along State Highway south 52 degrees 45 minutes west 15.1 perches to the place of beginning.

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EXCEPTING AND RESERVING from the above described premises a tract of land which was heretofore conveyed by Della Whitmire, Widow to Glen P. Fenstermacker and Alvena M. Fenstermacker, his wife, by deed dated September 30, 1985, and recorded in Columbia County Record Book 360, Page 560 on January 22, 1986.

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PROPERTY BEING KNOWN AS: 69 DAIRY ROAD, BERWICK, PA 18603

PARCEL NO. 07-03-110

IMPROVEMENTS THEREON CONSIST OF: SINGLE FAMILY DWELLING

Richard Brent Somach, Esquire
Attorney for Plaintiff
Attorney ID #19521
Norris, McLaughlin & Marcus, P.A.
Pennsylvania Office
1611 Pond Road, Suite 300
Allentown, PA 18104
610-391-1800
610-391-1805 (fax)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION - LAW

NATIONAL LOAN INVESTORS, L.P.,	)	NO. 2012-CV-1566
Assignee of NATIONAL PENN BANK successor-)	
in-interest to FIRST FEDERAL BANK,)	
)	
Plaintiff,)	
)	
vs.)	
)	
FRANK W. RUSNOCK,)	
)	
Defendant.	)	ACTION IN
	)	MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

Plaintiff states that Defendant, Frank W. Rusnock, is an adult individual with a last known mailing address c/o Columbia County Prison, 721 Iron Street, Bloomsburg, Pennsylvania 17815.

Plaintiff further states that Defendant is not in the military or naval services of the United States or its allies or otherwise within the provisions of the Soldier's and Sailor's Civil Relief Act of 1940, 50 USCA App. Section 520.

I verify that the statements made in the above Affidavit of Non-Military Service are true and correct. 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.

NORRIS McLAUGHLIN & MARCUS, P.A.

By: _____


RICHARD BRENT SOMACH, ESQUIRE

Richard Brent Somach, Esquire
Attorney for Plaintiff
Attorney ID #19521
Norris, McLaughlin & Marcus, P.A.
Pennsylvania Office
1611 Pond Road, Suite 300
Allentown, PA 18104
610-391-1800
610-391-1805 (fax)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION - LAW

NATIONAL LOAN INVESTORS, L.P.,	)	NO. 2012-CV-1566
Assignee of NATIONAL PENN BANK successor-)	
in-interest to FIRST FEDERAL BANK,)	
)	
Plaintiff,)	
)	
vs.)	
)	
FRANK W. RUSNOCK,)	
)	
Defendant.	)	ACTION IN
	)	MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESS

Plaintiff, National Loan Investors, L.P., is a Limited Partnership organized and existing under the laws of the State of Delaware duly registered and qualified to do business in the Commonwealth of Pennsylvania with offices located at 5619 N. Classen Blvd., Oklahoma City, Oklahoma 73118.

Plaintiff states that Defendant, Frank W. Rusnock, is an adult individual with a last known mailing address c/o Columbia County Prison, 721 Iron Street, Bloomsburg, Pennsylvania 17815.

I verify that the statements made in the above Affidavit of Last Known Address are true and correct. 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.

NORRIS McLAUGHLIN & MARCUS, P.A.

By: 

RICHARD BRENT SOMACH, ESQUIRE

Richard Brent Somach, Esquire
Attorney for Plaintiff
Attorney ID #19521
Norris, McLaughlin & Marcus, P.A.
Pennsylvania Office
1611 Pond Road, Suite 300
Allentown, PA 18104
610-391-1800
610-391-1805 (fax)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION - LAW

NATIONAL LOAN INVESTORS, L.P.,	)	NO. 2012-CV-1566
Assignee of NATIONAL PENN BANK successor-)	
in-interest to FIRST FEDERAL BANK,)	
)	
Plaintiff,)	
)	
vs.)	
)	
FRANK W. RUSNOCK,)	
)	
Defendant.	)	ACTION IN
	)	MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

National Loan Investors, L.P., Assignee of National Penn Bank, successor-in-interest to First Federal Bank, Plaintiff in the above action, sets forth as of the date the Praccipe for the Writ of Execution was filed the following information concerning the real property located at 69 Dairy Road, Berwick, Briar Creek Township, Columbia County, Pennsylvania 18603 (Parcel #07-03-110) (description attached).

1. The name and address of Owner(s) or Reputed Owner(s):

Frank W. Rusnock
Columbia County Prison
721 Iron Street
Bloomsburg, PA 17815

Frank W. Rusnock
69 Dairy Road
Berwick, PA 18603

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

Frank W. Rusnock
Columbia County Prison
721 Iron Street
Bloomsburg, PA 17815

Frank W. Rusnock
69 Dairy Road
Berwick, PA 18603

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

National Loan Investors, L.P.
5619 N. Classen Blvd.
Oklahoma City, Oklahoma 73118
National Loan Investors, L.P., Assignee of National Penn Bank, successor-in-interest to First Federal Bank vs. Frank W. Rusnock
Term No. 2012-CV-1566
\$50,822.92
Entered: November 30, 2012

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

First Federal Bank
Dated: June 24, 1999
Recorded: June 24, 1999
Columbia County Book 729, Page 732
\$61,100.00
Assigned to: National Loan Investors, L.P.
5619 N. Classen Blvd.
Oklahoma City, Oklahoma 73118
Assignment Recorded: December 14, 2012
Columbia County Instrument No. 201211899

Columbia County Housing Authority
700 Sawmill Road
Bloomsburg, PA 17815
Dated: June 24, 1999
Recorded: June 24, 1999
Columbia County Book 729, Page 843
\$4,757.39

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

None

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

None

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

Columbia County Tax Claim Bureau
P O Box 380
11 West Main Street
Bloomsburg, PA 17815

Joan Rothery
Briar Creek Twp Tax Collector
122 Twin Church Road
Berwick, PA 18603

Columbia County Domestic Relations
Child Support Office
11 West Main Street
Bloomsburg, PA 17815

Briar Creek Township
150 Municipal Road
Berwick, PA 18603

Berwick Area School District
500 Line Street
Berwick, PA 18603

Occupant(s)
69 Dairy Road
Berwick, PA 18603

Commonwealth of Pennsylvania
Department of Welfare
P. O. Box 2675
Harrisburg, PA 17105

Commonwealth of Pennsylvania
Bureau of Individual Taxes
6th Floor, Strawberry Square
Dept. #280601
Harrisburg, PA 17128

Internal Revenue Service Advisory
1000 Liberty Avenue, Room 704
Pittsburgh, PA 15222

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or 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.

NORRIS McLAUGHLIN & MARCUS, P.A.

DATE: 1/8/13

BY: 

RICHARD BRENT SOMACH, ESQUIRE

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PARCEL NO. 07-03-110

IMPROVEMENTS THEREON CONSIST OF: SINGLE FAMILY DWELLING

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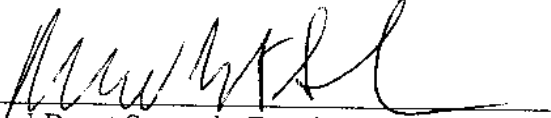
PROPERTY BEING KNOWN AS: 69 DAIRY ROAD, BERWICK, PA 18603

PARCEL NO. 07-03-110

IMPROVEMENTS THEREON CONSIST OF: SINGLE FAMILY DWELLING

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

NORRIS McLAUGHLIN & MARCUS, P.A.

BY: 
Richard Brent Somach, Esquire

NATIONAL LOAN INVESTORS L.P.

5619 N. CLASSEN BLVD.
OKLAHOMA CITY, OK 73118
405-234-5400

BANCFIRST
OKLAHOMA CITY, OKLAHOMA 73126
MEMBER FDIC (405) 270-1000
39-363-1030

DATE
Dec 28, 2012

69363

Memo: Foreclosure Fees

PA, One Thousand Three Hundred Fifty and 00/100 Dollars
TO THE
ORDER
OF:

COLUMBIA COUNTY TREASURER
PO BOX 574
HUDSON, NY 12534

NOT VALID AFTER 120 DAYS

NOT VALID OVER \$1,000.00 UNLESS COUNTERSIGNED

AUTHORIZED SIGNATURE

\$ 1,350.00

AMOUNT



Security features. Details on back.

⑈069363⑈ ⑆103003632⑆4005136591⑈