

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



AMERICAN GENERAL CONSUMER DISCOUNT COMPANY  
vs.  
JONATHAN C MUSSELMAN

Case Number  
2011CV396

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
05/06/2014	Advance Fee	Advance Fee	6835	\$0.00	\$1,350.00
05/06/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/06/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/06/2014	Crying Sale			\$10.00	\$0.00
05/06/2014	Docketing			\$15.00	\$0.00
05/06/2014	Levy			\$15.00	\$0.00
05/06/2014	Mailing Costs			\$24.00	\$0.00
05/06/2014	Posting Handbill			\$15.00	\$0.00
05/06/2014	Press Enterprise Inc.			\$1,055.94	\$0.00
05/06/2014	Sheriff Automation Fund			\$50.00	\$0.00
05/06/2014	Web Posting			\$100.00	\$0.00
05/06/2014				\$270.00	\$0.00
09/10/2014	Service			\$24.00	\$0.00
09/10/2014	Service Mileage			\$9.00	\$0.00
09/10/2014	Copies			\$10.00	\$0.00
09/10/2014	Notary Fee			\$5.00	\$0.00
09/10/2014	Tax Claim Search			\$190.00	\$0.00
09/10/2014	Surcharge				
				<b>\$1,825.44</b>	<b>\$1,350.00</b>

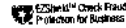
<b>TOTAL BALANCE:</b>	<b>\$(475.44)</b>
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8033

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

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

PNC Bank, N.A.  
Philadelphia, PA 020



3-5-310

DATE

NUMBER

AMOUNT

11/14/2014

8033

\*\*\*\*\$475.44

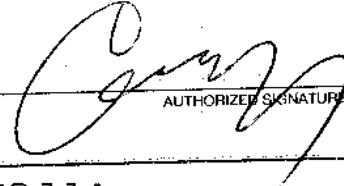
PAY

\*\*\* FOUR HUNDRED SEVENTY-FIVE &amp; 44/100 DOLLARS

TO THE  
ORDER OF

Sheriff of Columbia County

Springleaf v. Musselman (2011CV396)

  
AUTHORIZED SIGNATURE

⑈008033⑈ ⑆031000053⑆ 8620847022⑈

Security features. Details on back.



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

16101 275-7990  
Fax 16101 275-2866  
www.foxandfoxlaw.com  
info@foxandfoxlaw.com

LEON H. FOX, JR.<sup>1</sup>  
CRAIG H. FOX<sup>2\*\*</sup>  
JEFFREY V. MATTEO<sup>3</sup>  
PETER H. THOMAS<sup>4</sup>  
JOSEPH B. WASSEL<sup>5</sup>\*  
BENJAMIN E. WITMER<sup>6</sup>\*  
JESSICA A. MILLER<sup>7</sup>\*  
W. FRANK JOHNSON, JR.<sup>8</sup>

LEON H. FOX  
1901-1982

JAMES P. FOX  
1936-1999

SHIRLEE ANN MILLER  
ESTATE PARALEGAL

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

November 17, 2014

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

Attn: Sheriff's Sale Division

**Re: Springleaf Financial Services of Pennsylvania, Inc.  
f/k/a American General Consumer Discount  
Company v. Jonathan C. Musselman  
C.C.P., Docket No. 2011-CV-396  
Property Address: 607 Maple Street, Berwick, PA 18603  
Our File No. 9650.53**

Dear Sir/Madam:

Enclosed please find our check in the amount of \$475.44 representing monies owed to your department per the attached Real Estate Sale Request Ledger. Thank you.

Sincerely,



Benjamin E. Witmer

/abm  
Enclosure

PO Box 380  
Bloomsburg, PA 17815

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

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

# Fax

<b>To:</b> Benjamin Witmer	<b>From:</b> Sheriff Timothy T. Chamberlain
<b>Fax:</b>	<b>Pages:</b> 2
<b>Phone:</b>	<b>Date:</b> November 13, 2014
<b>Re:</b> Jonathan Musselman	<b>CC:</b>

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

---

● **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$475.44

---

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



AMERICAN GENERAL CONSUMER DISCOUNT COMPANY  
vs.  
JONATHAN C MUSSELMAN

Case Number  
2011CV396

## REAL ESTATE SALE REQUEST LEDGER

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09/10/2014	Surcharge			\$190.00	\$0.00
				<b>\$1,825.44</b>	<b>\$1,350.00</b>

<b>TOTAL BALANCE:</b>	<b>\$(475.44)</b>
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FOX AND FOX  
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<sup>2</sup> ADMITTED TO NEW JERSEY BAR ALSO  
<sup>3</sup> ADMITTED TO FLORIDA BAR ALSO  
<sup>4</sup> MASTERS IN BUSINESS ADMINISTRATION

November 12, 2014

*Via Facsimile 570.389.5625*

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

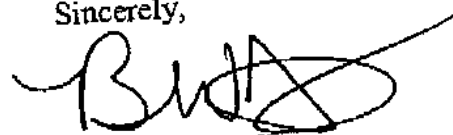
Attn: Sheriff's Sale Division

**Re: Springleaf Financial Services of Pennsylvania, Inc.  
f/k/a American General Consumer Discount  
Company v. Jonathan C. Musselman  
C.C.P., Docket No. 2011-CV-396  
Property Address: 607 Maple Street, Berwick, PA 18603  
Our File No. 10890.01**

Dear Sir/Madam:

As your records will reflect, the above property is scheduled to be sold by the Sheriff on November 19, 2014. We need to ask that the Sale be stayed. Thank you in advance for your kind attention.

Sincerely,

  
Benjamin E. Witmer

/abm

cc: Michael P. Giles, Esquire (via facsimile)

FOX AND FOX  
ATTORNEYS AT LAW, P.C.  
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PETER H. THOMAS  
JOSEPH B. WASSEL\*  
BENJAMIN E. WITMER #  
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Estate Paralegal

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

IN REPLY REFER  
TO: FILE

# FAX

TO:

NAME: Columbia County Sheriff's D ept.  
Attn: Sheriff's S ale Division  
Michael P. Giles, Esquire

FAX #:

(570) 389-5625  
(610) 903-4421

FROM:

Benjamin E. Witmer, Esquire

DATE:

November 12, 2014

RE:

Springleaf v. Jonathan C. Musselman

# OF PAGES

2

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 Murphy.

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
AMERICAN GENERAL CONSUMER  
DISCOUNT COMPANY

vs.

**Defendant**  
JONATHAN C MUSSELMAN

**Attorney for the Plaintiff:**

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

**Sheriff's Sale Date:** Wednesday, November 19, 201

**Writ of Execution No. :** 2011CV396

**Advance Sheriff Costs:** \$1,350.00

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

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,055.94
<del>Prothonotary, Acknowledge Deed</del>	<del>\$10.00</del>
Sheriff Automation Fund	\$50.00
<del>Sheriff's Deed</del>	<del>\$35.00</del>
<del>Solicitor Services</del>	<del>\$75.00</del>
<del>Transfer Tax Form</del>	<del>\$25.00</del>
Web Posting	\$100.00
Service	\$270.00
Service Mileage	\$24.00
<del>Distribution Form</del>	<del>\$25.00</del>
Copies	\$9.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$190.00

**Total Sheriff Costs** \$1,995.44

## Municipal Costs

~~Sewer~~

**Total Municipal Costs** \$2,093.56

## Distribution Costs

~~Recording Fees~~

**Total Distribution Costs** \$67.00

**Grand Total:** \$4,156.00

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

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

Columbia County Sheriff's Office, Inc.

1825.44



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
AMERICAN GENERAL CONSUMER  
DISCOUNT COMPANY

vs.

**Defendant**  
JONATHAN C MUSSELMAN

**Attorney for the Plaintiff:**

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

**Sheriff's Sale Date:** Wednesday, November 19, 201

**Writ of Execution No. :** 2011CV396

**Advance Sheriff Costs:** \$1,350.00

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

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Copies	\$9.00
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Surcharge	\$190.00

**Total Sheriff Costs** **\$1,995.44**

## Municipal Costs

Sewer	\$2,093.56
-------	------------

**Total Municipal Costs** **\$2,093.56**

## Distribution Costs

Recording Fees	\$67.00
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**Total Distribution Costs** **\$67.00**

**Grand Total:** **\$4,156.00**

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

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

American Gen. Cons. Dis. vs Jonathan Musselman

NO. 81-14 ED NO. 396-11 JD

DATE/TIME OF SALE: SEPTEMBER 17, 2014 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE – 2% OF BID \$ \_\_\_\_\_

TRANSFER TAX – 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

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PETER H. THOMAS<sup>U</sup>  
JOSEPH B. WASSEL<sup>U\*</sup>  
BENJAMIN E. WITMER<sup>U#</sup>  
JESSICA A. MILLER<sup>U\*</sup>  
W. FRANK JOHNSON, JR.<sup>U</sup>

<sup>U</sup> ADMITTED TO PENNSYLVANIA BAR  
<sup>\*</sup> ADMITTED TO NEW JERSEY BAR ALSO  
<sup>+</sup> ADMITTED TO FLORIDA BAR ALSO  
<sup>#</sup> MASTERS IN BUSINESS ADMINISTRATION

September 18, 2014

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

**Re: Springleaf Financial Services of Pennsylvania, Inc.  
f/k/a American General Consumer Discount Company  
v. Jonathan C. Musselman  
Docket No. 2011-cv-396  
Our File No. 9650.53**

Dear Sir/Madam:

Enclosed are an original and one copy of the Notice of the Date of Continued Sheriff Sale in the above matter. Kindly file the original and return a time-stamped copy to me in the envelope provided. Should you have any questions, please do not hesitate to contact me. Thank you.

Sincerely,



Benjamin E. Witmer

/abm

cc: Sheriff's Department ✓

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

Attorney for Plaintiff

SPRINGLEAF FINANCIAL SERVICES	:	COURT OF COMMON PLEAS OF
OF PENNSYLVANIA, INC. f/k/a	:	COLUMBIA COUNTY
AMERICAN GENERAL CONSUMER	:	
DISCOUNT COMPANY	:	
	:	
	:	
v.	:	
	:	NO. 2011-cv-396
JONATHAN C. MUSSELMAN	:	

**NOTICE OF THE DATE OF CONTINUED SHERIFF SALE**

The Sheriff's Sale scheduled for September 17, 2014, in the above matter has been continued until November 19, 2014.

**Certificate of Filing**

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

**Certificate of Service**

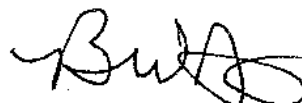
On this date, a Notice of the Date of Continued Sheriff's Sale was served on the following persons by first class mail, postage prepaid:

Jonathan C. Musselman  
c/o Michael Giles, Esquire  
P.O. Box 6202  
Wyomissing, PA 19610-6202

Jonathan C. Musselman  
607 Maple Street  
Berwick, PA 18603

Date: \_\_\_\_\_

9/18/14



Benjamin E. Witmer, I.D. #89100  
Attorneys for Plaintiff

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

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JOSEPH B. WASSEL<sup>0\*</sup>  
BENJAMIN E. WITMER<sup>0\*\*</sup>  
JESSICA A. MILLER<sup>0\*</sup>  
W. FRANK JOHNSON, JR.<sup>0</sup>

<sup>0</sup> ADMITTED TO PENNSYLVANIA BAR  
<sup>\*</sup> ADMITTED TO NEW JERSEY BAR ALSO  
<sup>†</sup> ADMITTED TO FLORIDA BAR ALSO  
<sup>\*\*</sup> MAJOR IN BUSINESS ADMINISTRATION

September 16, 2014

***Via Facsimile 570.389.5625***

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

Attn: Sheriff's Sale Division

**Re: Springleaf Financial Services of Pennsylvania, Inc.  
f/k/a American General Consumer Discount  
Company v. Jonathan C. Musselman  
C.C.P., Docket No. 2011-CV-396  
Property Address: 607 Maple Street, Berwick, PA 18603  
Our File No. 9650.53**

Dear Sir/Madam:

As your records will reflect, the above property is scheduled to be sold by the Sheriff tomorrow, September 17, 2014. I would kindly request that this sale be postponed to the November 19, 2014 Sale. Thank you in advance for your kind attention.

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**

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BENJAMIN E. WITMER #  
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1936-1999**

**Shirlee Ann Miller  
Estate Paralegal**

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

**IN REPLY REFER  
TO: FILE**

**FAX**

**TO:**

**NAME: Columbia County Sheriff's Department  
Attn: Real Estate**

**FAX #:**

**(570) 389-5625**

**FROM:**

**Benjamin E. Witmer, Esquire**

**DATE:**

**September 16, 2014**

**RE:**

**Springleaf Financial v. Jonathan C. Musselman**

**# OF PAGES**

**2**

**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 Murphy.**

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# SHERIFF'S SALE COST SHEET

NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ VS. Musselman  
 NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</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>9.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>509.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>128.94</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>128.94</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>2093.56</u>	
WATER 20	\$	
TOTAL *****		\$ <u>2093.56</u>

SURCHARGE FEE (DSTE)	\$ <u>190.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 4186.00

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

LEON H. FOX, JR.<sup>1</sup>  
CRAIG H. FOX<sup>2\*\*</sup>  
JEFFREY V. MATTEO<sup>3</sup>  
PETER H. THOMAS<sup>4</sup>  
JOSEPH B. WASSEL<sup>5</sup>\*  
BENJAMIN E. WITMER<sup>6</sup>#  
JESSICA A. MILLER<sup>7</sup>\*  
W. FRANK JOHNSON, JR.<sup>8</sup>

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

LEON H. FOX  
1901-1982

JAMES R. FOX  
1936-1999

SHIRLEE ANN MILLER  
ESTATE PARALEGAL

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

July 16, 2014

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

**Re: Springleaf Financial Services of Pennsylvania, Inc.  
f/k/a American General Consumer Discount Company  
v. Jonathan C. Musselman  
Docket No. 2011-cv-396  
Our File No. 9650.53**

Dear Sir/Madam:

Enclosed are an original and one copy of the Notice of the Date of Continued Sheriff Sale in the above matter. Kindly file the original and return a time-stamped copy to me in the envelope provided. Should you have any questions, please do not hesitate to contact me. Thank you.

Sincerely,



Benjamin E. Witmer

/abm

cc: Sheriff's Department



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

---

Attorney for Plaintiff

SPRINGLEAF FINANCIAL SERVICES	:	COURT OF COMMON PLEAS OF
OF PENNSYLVANIA, INC. f/k/a	:	COLUMBIA COUNTY
AMERICAN GENERAL CONSUMER	:	
DISCOUNT COMPANY	:	
	:	
	:	
v.	:	
	:	NO. 2011-cv-396
JONATHAN C. MUSSELMAN	:	

**NOTICE OF THE DATE OF CONTINUED SHERIFF SALE**

The Sheriff's Sale scheduled for July 16, 2014 in the above matter has been continued until September 17, 2014.

**Certificate of Filing**

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

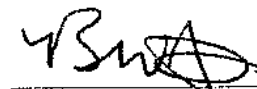
**Certificate of Service**

On this date, a Notice of the Date of Continued Sheriff's Sale was served on the following persons by first class mail, postage prepaid:

Jonathan C. Musselman  
c/o Michael Giles, Esquire  
P.O. Box 6202  
Wyomissing, PA 19610-6202

Jonathan C. Musselman  
607 Maple Street  
Berwick, PA 18603

Date: 7/16/14



---

Benjamin E. Witmer, I.D. #89100  
Attorneys for Plaintiff

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

REAL ESTATE TAX CERTIFICATION

Date: 09/11/2014

Fee: \$5.00

Cert. NO: 18933

MUSSELMAN JONATHAN C  
607 MAPLE ST  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20080 -0524  
Location: 607 MAPLE ST  
Parcel Id:04B-04 -203-00,000

Assessment: 28,632  
Balances as of 09/11/2014

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

COLUMBIA COUNTY SHERIFF

By: \_\_\_\_\_

Per: \_\_\_\_\_

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

**SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. 2011CV396**

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

**WEDNESDAY, JULY 16, 2014**  
**AT 9:00 O'CLOCK A.M.**

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

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows: BEGINNING at a point in the westerly line of Maple Street, said point being a distance of sixty-six feet (66') northwardly from the northwesterly corner of the intersection of Maple and Woodlin Streets; thence, northwardly along the westerly line of said Maple Street for a distance of sixty-six feet (66') to a point; thence, extending of that sixty-six foot (66') width or breadth in length or depth westwardly and at right angles with said Maple Street for a distance of one hundred three and twenty-five one hundredths feet (103.25') to the easterly line of an alley, BEING Parcel No. 04B-04-203, TITLE IS VESTED IN Jonathan C. Musselman, by Deed from Leoma M. Tuggle, dated 12/31/2007 and recorded 1/16/2008 in Instrument No. 200800524, BEING the same premises which Leoma M. Tuggle, dated 12/31/2007 and recorded 1/16/2008 at Columbia County, Pennsylvania at Instrument No. 200800524, granted and conveyed unto Jonathan C. Musselman, in fee.

BEING KNOWN AS 607 Maple Street, Berwick, PA 18603  
IMPROVEMENTS: Residential Dwelling

PROPERTY ADDRESS: 607 MAPLE STREET, BERWICK, PA 18603

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

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

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

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
**COLUMBIA COUNTY, Pennsylvania**

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

I depose and says that Press Enterprise is office and place of business at 3185 bbia and State of Pennsylvania, and was en published daily, continuously in said ached notice June 25 and July 2, 9, 2014 esignated agent of the owner or publisher of ublished; that neither the affiant nor Press otice and advertisement and that all of the re, and character of publication are true.

.....day of July.....2014.....

Karen M. Beach  
(Notary Public)

**COMMONWEALTH OF PENNSYLVANIA**  
**NOTARIAL SEAL**  
**Karen M. Beach, Notary Public**  
**Scott Twp., Columbia County**  
**My Commission Expires May 13, 2018**  
**MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES**

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

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

REAL ESTATE TAX CERTIFICATION

Date: 07/10/2014

Fee: \$5.00

Cert. NO: 18602

MUSSELMAN JONATHAN C  
607 MAPLE ST  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20080 -0524  
Location: 607 MAPLE ST  
Parcel Id:04B-04 -203-00,000

Assessment: 28,632  
Balances as of 07/10/2014

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Columbia County Sheriff Per: dm.

**CONNIE C. GINGHER**  
**TAX COLLECTOR - BOROUGH OF BERWICK**  
1615 Lincoln Avenue  
Berwick, PA 18603

April 30, 2014

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO:** All Parties In Interest And Claimants

**OWNER(S):** JONATHAN C. MUSSELMAN

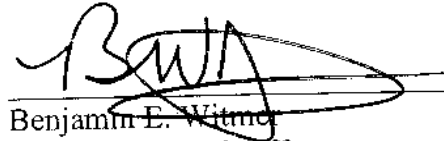
**PROPERTY:** 607 Maple Street, Berwick, PA 18603  
See attached description)

**IMPROVEMENTS:** Residential Dwelling

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

The above-captioned property is scheduled to be sold on Wednesday, July 16<sup>th</sup>, 2014 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

**Tax Notice** 2014 County & Municipality

BERWICK BORO

**MAKE CHECKS PAYABLE TO:**Connie C Gingher  
1615 Lincoln Avenue  
Berwick PA 18603HOURS: MON, TUE, THUR : 9:30 AM - 4 PM  
CLOSED WEDNESDAY & FRIDAYS  
CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE  
03/01/2014BILL NO.  
5234

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	28,632	9.146	256.63	261.87	288.06
SINKING		1.345	37.74	38.51	42.36
FIRE		1.25	35.07	35.79	37.58
LIGHT		1.75	49.11	50.11	52.62
BORO RE		11.1	311.46	317.82	333.71

The discount & penalty  
have been calculated  
for your convenience

PAY THIS AMOUNT

690.01  
April 30  
If paid on or before704.10  
June 30  
If paid on or before754.33  
June 30  
If paid after**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**MUSSELMAN JONATHAN C  
607 MAPLE ST.  
BERWICK PA 18603

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

This tax returned  
to courthouse on  
January 1, 2015

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

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

LEON H. FOX, JR.<sup>□</sup>  
CRAIG H. FOX<sup>□♦♦</sup>  
JEFFREY V. MATTEO<sup>□</sup>  
PETER H. THOMAS<sup>□</sup>  
JOSEPH B. WASSEL<sup>□\*</sup>  
BENJAMIN E. WITMER<sup>□♦♦</sup>  
JESSICA A. MILLER<sup>□\*</sup>  
W. FRANK JOHNSON, JR.<sup>□</sup>

(610) 275-7990  
Fax (610) 275-2866  
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LEON H. FOX  
1901-1982

JAMES P. FOX  
1936-1999

SHIRLEE ANN MILLER  
ESTATE PARALEGAL

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

July 9, 2014

*Via Facsimile 570.389.5625*

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

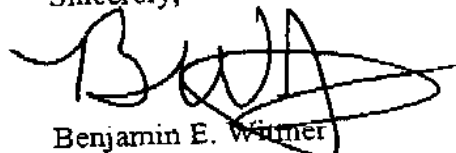
Attn: Sheriff's Sale Division

Re: **Springleaf Financial Services of Pennsylvania, Inc.**  
**f/k/a American General Consumer Discount Company**  
**v. Jonathan C. Musselman**  
**Docket No. 2011-cv-396**  
**Our File No. 9650.53**

Dear Sir/Madam:

As your records will reflect, the above property is scheduled to be sold by the Sheriff on July 16, 2014. We need to ask that the Sale be postponed for two months. Please have someone in your office give us a call with the new Sale date. Thank you in advance for your kind attention.

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](http://www.foxandfoxlaw.com)  
[info@foxandfoxlaw.com](mailto:info@foxandfoxlaw.com)

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

LEON H. FOX  
1901-1982

James P. Fox  
1936-1999

Shirlee Ann Miller  
Estate Paralegal

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

IN REPLY REFER  
TO: FILE

# FAX

TO:

NAME: Columbia County Sheriff's Dept/Real Estate

FAX #:

(570) 389-5625

FROM:

Benjamin E. Witmer, Esquire

DATE:

July 9, 2014

RE:

Springleaf v. Jonathan C. Musselman

# OF PAGES

2

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 Murphy.

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



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



AMERICAN GENERAL CONSUMER DISCOUNT COMPANY  
vs.  
JONATHAN C MUSSELMAN

Case Number  
2011CV396

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 81

Manner: < Not Specified >

Expires:

Warrant:

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

Post

### Serve To:

Name: OCCUPANT

Primary Address: 607 MAPLE STREET  
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 5-19-14

Time: 14:20

Deputy: 3

Mileage:

### Attorney / Originator:

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

Phone: 610-275-7990

### Service Attempts:

Date:	5-6-14	5-9-14	5-15-14			
Time:	1440	1109	1511			
Mileage:						
Deputy:	7	7	7			

### Service Attempt Notes:

1. No One Comes To Door
2. Truck In Yard No One w/ Come To Door
3. No One Home
- 4.
- 5.
- 6.

OCCUPANT

2011CV396

607 MAPLE STREET, BERWICK, PA 18603

NO EXPIRATION

Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



71901140006000027431

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET 5TH FLOOR  
ROBERT N.C. NIX FEDERAL BUILDING  
PHILADELPHIA PA 19107

---

April 30, 2014

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO:** All Parties In Interest And Claimants

**OWNER(S):** JONATHAN C. MUSSELMAN


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

**IMPROVEMENTS:** Residential Dwelling

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

The above-captioned property is scheduled to be sold on Wednesday, July 16<sup>th</sup>, 2014 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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

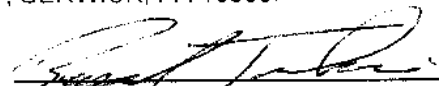


AMERICAN GENERAL CONSUMER DISCOUNT COMPANY  
vs.  
JONATHAN C MUSSELMAN

Case Number  
2011CV396

## SHERIFF'S RETURN OF SERVICE

05/15/2014 I, DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: JONATHAN C MUSSELMAN, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT FOUND" AT 607 MAPLE STREET, BERWICK, PA 18603.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

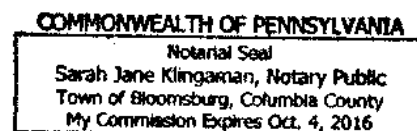
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

May 15, 2014

NOTARY

Affirmed and subscribed to before me this

15TH day of MAY, 2014





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

By Timothy T. Chamberlain, Sheriff

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY  
vs.  
JONATHAN C MUSSELMAN

Case Number  
2011CV396

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

\*\* YES \*\*

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

### Serve To:

Name: JONATHAN C MUSSELMAN

Primary Address: 607 MAPLE STREET  
BERWICK, PA 18603

Phone: DOB: 07/06/1978

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

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

Phone: 610-275-7990

### Service Attempts:

Date:	5-6-14	5-9-14	5-15-14			
Time:	1440	1109	1511			
Mileage:						
Deputy:	7	7	7			

### Service Attempt Notes:

1. No One Comes To Door
2. Truck in Yard No One Will Come To Door
3. No One Home
- 4.
- 5.
- 6.

MUSSELMAN, JONATHAN

2011CV396

607 MAPLE STREET, BERWICK, PA 18603

NO EXPIRATION

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

Springleaf Financial Services of  
Pennsylvania Inc., f/k/a American  
General Consumer Discount Company

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA**

vs.

NO. 2011-cv-396 2014-ED-81

Jonathan C. Musselman

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

Commonwealth of Pennsylvania:  
County of Columbia :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

607 Maple Street, Berwick, PA 18603

Amount Due: \$ 61,877.19

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

Total: \$ 61,877.19 Plus costs

As endorsed:

Barbara N. Silvestri  
Prothonotary, Common Pleas Court of  
Columbia County, Pennsylvania

Date: 5-5-14  
(Seal)

*Admitted to the Court  
on 10/1/10 - 10/1/16*

Kelly P. Brewer  
Clerk

NO. 2011-cv-396

2014-ED-81

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA**

**Springleaf Financial Services of Pennsylvania, Inc.  
f/k/a American General Consumer Discount Company**

**v.**

**Jonathan C. Musselman**

**WRIT OF EXECUTION  
(Mortgage Foreclosure)**

**COSTS:**

<b>Prothonotary:</b>	<b>\$</b>	_____
<b>Judgment Fee:</b>	<b>\$</b>	_____
<b>Satisfaction:</b>	<b>\$</b>	_____

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

\$115.00 pd  
\$15.00 pd  
\$50.00 pd  
\$10.00 pd

## **LEGAL DESCRIPTION**

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

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

BEING Parcel No. 04B-04-203.

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

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

BEING KNOWN AS 607 Maple Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling



April 30, 2014

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO:** All Parties In Interest And Claimants

**OWNER(S):** JONATHAN C. MUSSELMAN


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

**IMPROVEMENTS:** Residential Dwelling

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

The above-captioned property is scheduled to be sold on Wednesday, July 16<sup>th</sup> 2014, 2014 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

## **NOTICE OF OWNER'S RIGHTS**

### **YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

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

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

### **RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff's Office at (570) 389-5622 or Benjamin E. Witmer, Esquire, at (610) 275-7990.

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

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

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the

owner of the property as if the sale never happened.

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

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

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

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

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

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

---

**Attorney for Plaintiff**

SPRINGLEAF FINANCIAL SERVICES :  
OF PENNSYLVANIA, INC. f/k/a :  
AMERICAN GENERAL CONSUMER :  
DISCOUNT COMPANY :

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

vii.

NO. 2011-cv-396 2014-ED-81

JONATHAN C. MUSSELMAN :

**WRIT OF EXECUTION**

**NOTICE**

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

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

If you have an exemption, you should do the following promptly:

- (1) Fill out the attached claim form and demand for a promptly hearing.
- (2) Deliver the form or mail it to the Sheriff's Office at the address notice. You should come to court ready to explain your exemption. If you do not come to court and prove your exemptions, you may lose some of your property.

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

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

**MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW**

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

**CLAIM FOR EXEMPTION**

TO THE SHERIFF:

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

- (1) From my personal property in my possession which has been levied upon,
  - (a) I desire that my \$300 Statutory exemption be  
☐ (I) set aside in kind (specify property to be set aside in kind):  
  
☐ (II) paid in cash following the sale of the property levied upon; or

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

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

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

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

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

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

\_\_\_\_\_  
(Address)

(Telephone Number)

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

Date: \_\_\_\_\_ Defendant:

Date: \_\_\_\_\_ Defendant:

THIS CLAIM TO BE FILED WITH:

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

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

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

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

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



May 7, 2014

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

**JONATHAN C. MUSSELMAN**

**TAX PARCEL: 04B-04-203**

Dear Timothy:

The amount due on the sewer account #126840 for the property located at 607 Maple Street, Berwick Pa through September 30, 2014 is \$2093.56. This amount includes fees to satisfy a lien on this property.

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

Sincerely,

A handwritten signature in cursive script that reads "Kelly Morris".

Kelly Morris  
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

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY  
vs.  
JONATHAN C MUSSELMAN

Case Number  
2011CV396

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 81

Warrant:

Expires:

### Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue  
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Connie Gingham

Relation:

Date: 5-6-14

Time: 1400

Deputy: 7

Mileage:

### Attorney / Originator:

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

Phone: 610-275-7990

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2011CV396

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY  
vs.  
JONATHAN C MUSSELMAN

Case Number  
2011CV396

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 81

Warrant:

Expires:

### Serve To:

Name: SPRINGLEAF FINANCIAL SERVICES OF PE

Primary Address: 132 WEST FRONT STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Alyssa Christian

Relation:

Date: 5-6-14

Time: 1334

Deputy: 7

Mileage:

### Attorney / Originator:

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

Phone: 610-275-7990

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

SPRINGLEAF FINANCIAL S

2011CV396

132 WEST FRONT STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY  
vs.  
JONATHAN C MUSSELMAN

Case Number  
2011CV396

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 81

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: Kim Nespoli

Relation:

Date: 5-6-14

Time: 1:32

Deputy: 7

Mileage:

### Attorney / Originator:

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

Phone: 610-275-7990

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

BERWICK AREA SCHOOL I

2011CV396

500 LINE ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY  
vs.  
JONATHAN C MUSSELMAN

Case Number  
2011CV396

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 81

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORITY

Primary Address: 106 MARKET STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: B. Mordan

Relation:

Date: 5-6-14

Time: 1445

Deputy: 7

Mileage:

### Attorney / Originator:

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

Phone: 610-275-7990

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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BERWICK AREA JOINT SE

2011CV396

106 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY  
vs.  
JONATHAN C MUSSELMAN

Case Number  
2011CV396

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

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

### Serve To:

**Name:** REGISTER OF WILLS  
**Primary Address:** 35 WEST MAIN STREET  
BLOOMSBURG, PA 17815

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

**Served:** Personally Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:**

**Time:**

**Deputy:**

**Mileage:**

### Attorney / Originator:

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

**Phone:** 610-275-7990

### Service Attempts:

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

REGISTER OF WILLS

2011CV396

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY  
vs.  
JONATHAN C MUSSELMAN

Case Number  
2011CV396

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Deborah Miller

Relation:

Clerk

Date:

05/06/14

Time:

10:30

Deputy:

8

Mileage:

### Attorney / Originator:

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

Phone: 610-275-7990

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2011CV396

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY  
vs.  
JONATHAN C MUSSELMAN

Case Number  
2011CV396

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

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 Richendresser

Relation: Clerk II

Date: 5-6-14

Time: 10:30

Deputy: E

Mileage:

### Attorney / Originator:

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

Phone: 610-275-7990

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS OF

2011CV396

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY  
vs.  
JONATHAN C MUSSELMAN

Case Number  
2011CV396

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Expires:

Zone:

Warrant:

### Serve To:

Name: (POSTING)

Primary Address: 607 MAPLE STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

6-9

Time:

8:30

Deputy:

K

Mileage:

### Attorney / Originator:

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

Phone: 610-275-7990

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2011CV396

607 MAPLE STREET, BERWICK, PA 18603

NO EXPIRATION



# SHERIFF'S SALE

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

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

**WEDNESDAY, JULY 16, 2014**  
**AT 9:00 O'CLOCK A.M.**

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

---

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

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

BEING Parcel No. 04B-04-203.

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

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

BEING KNOWN AS 607 Maple Street, Berwick, P A 18603

IMPROVEMENTS: Residential Dwelling

PROPERTY ADDRESS: 607 MAPLE STREET, BERWICK, PA 18603

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

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

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

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

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

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

Springleaf Financial Services of  
Pennsylvania Inc., f/k/a American  
General Consumer Discount Company

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA**

vs.

NO. 2011-cv-396 2014-ED-81

Jonathan C. Musselman

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

Commonwealth of Pennsylvania:  
County of Columbia :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

607 Maple Street, Berwick, PA 18603

Amount Due: \$ 61,877.19

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

Total: \$ 61,877.19 Plus costs

As endorsed:

Barbara N. Silvestri  
Prothonotary, Common Pleas Court of  
Columbia County, Pennsylvania

Date: 5-5-14  
(Seal)

Prothonotary, Common Pleas Court  
Columbia County, Pennsylvania  
Commission Expires in 2016

Kelly P. Brewer  
Clerk

NO. 2011-cv-396 2014-ED-81

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

Springleaf Financial Services of Pennsylvania, Inc.  
f/k/a American General Consumer Discount Company

v.

Jonathan C. Musselman

WRIT OF EXECUTION  
(Mortgage Foreclosure)

COSTS:

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

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

\$115.00 pd  
\$15.00 pd  
\$50.00 pd  
\$10.00  
\_\_\_\_\_

## **LEGAL DESCRIPTION**

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

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

BEING Parcel No. 04B-04-203.

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

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

BEING KNOWN AS 607 Maple Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

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

---

**Attorney for Plaintiff**

SPRINGLEAF FINANCIAL SERVICES	:	COURT OF COMMON PLEAS OF
OF PENNSYLVANIA, INC. f/k/a	:	COLUMBIA COUNTY
AMERICAN GENERAL CONSUMER	:	
DISCOUNT COMPANY	:	
	:	
	:	
v.	:	
	:	
JONATHAN C. MUSSELMAN	:	NO. 2011-cv-396 2014-ED-81

**AFFIDAVIT PURSUANT TO RULE 3129.1,2,3**

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

1. Name and address of Owners or Reputed Owners:

Name	Address (if address cannot be reasonably ascertained, please so indicate)
JONATHAN C. MUSSELMAN	607 Maple Street Berwick, PA 18603

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

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

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

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

a) Columbia County Tax Claim Bureau	a) 35 W. Main Street Bloomsburg, PA 17815
b) Domestic Relations of Columbia County	b) 35 W. Main Street Bloomsburg, PA 17815
c) Borough of Berwick <b>570-752-2723</b>	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<br>Bureau of Individual Taxes<br>Dept. 280601<br>Harrisburg, PA 17128-0601  |
| i) | Internal Revenue Service                | i) | Federal Estate Tax<br>Chief Examination Division<br>Group 1820<br>P.O. Box 331<br>Bensalem, PA 19020   |
| j) | USA/Internal Revenue Serv.              | j) | Federal Estate Tax<br>Special Procedures Branch<br>1000 Liberty Avenue, Rm. 112<br>Pittsburgh, PA 15222-4003                                 |
| k) | Commonwealth of Penn.                   | k) | Dept. of Public Welfare<br>TPL Casualty Unit<br>Estate Recovery Program<br>P.O. Box 8486<br>Willow Oak Building<br>Harrisburg, PA 17105-8486 |
| l) | Commonwealth of PA                      | l) | Inheritance Tax Office<br>1400 Spring Garden Street<br>Philadelphia, PA 19130  |
| n) | Register of Wills<br>of Columbia County | n) | 35 West Main Street<br>Bloomsburg, PA 17815  |
| o) | Berwick Area Joint Sewer<br>Authority   | o) | 1108 Freas Avenue<br>Berwick, PA 18603   |

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

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

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

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

Only those listed in 3 and 4 above.

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

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

Only those listed in 3 and 4 above.

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

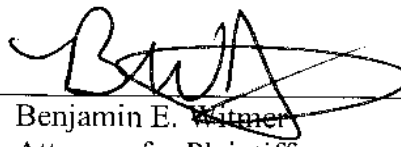
Name	Address (if address cannot be reasonably ascertained, please so indicate)
------	---



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: 5/1/14



Benjamin E. Winter  
Attorney for Plaintiff

## **LEGAL DESCRIPTION**

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BEING Parcel No. 04B-04-203.

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

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

BEING KNOWN AS 607 Maple Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

April 30, 2014

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO:** All Parties In Interest And Claimants

**OWNER(S):** JONATHAN C. MUSSELMAN

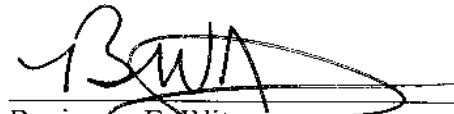
**PROPERTY:** 607 Maple Street, Berwick, PA 18603  
(See attached description)

**IMPROVEMENTS:** Residential Dwelling

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

The above-captioned property is scheduled to be sold on Wednesday, July 16<sup>th</sup>, 2014 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

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BEING KNOWN AS 607 Maple Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

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

---

**Attorney for Plaintiff**

SPRINGLEAF FINANCIAL SERVICES	:	COURT OF COMMON PLEAS OF
OF PENNSYLVANIA, INC. f/k/a	:	COLUMBIA COUNTY
AMERICAN GENERAL CONSUMER	:	
DISCOUNT COMPANY	:	
	:	
vi.	:	
	:	
JONATHAN C. MUSSELMAN	:	NO. 2011-cv-396 2014-ED-81

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

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

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

## **NOTICE OF OWNER'S RIGHTS**

### **YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

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

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

### **RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff's Office at (570) 389-5622 or Benjamin E. Witmer, Esquire, at (610) 275-7990.

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

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

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the

owner of the property as if the sale never happened.

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

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

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

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

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

## **LEGAL DESCRIPTION**

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BEING KNOWN AS 607 Maple Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling



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

---

**Attorney for Plaintiff**

SPRINGLEAF FINANCIAL SERVICES :  
OF PENNSYLVANIA, INC. f/k/a :  
AMERICAN GENERAL CONSUMER :  
DISCOUNT COMPANY :

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

vii. :

JONATHAN C. MUSSELMAN :

NO. 2011-cv-396 2014-ED-81

**WRIT OF EXECUTION**

**NOTICE**

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

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

If you have an exemption, you should do the following promptly:

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

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

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

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

**MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW**

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

**CLAIM FOR EXEMPTION**

TO THE SHERIFF:

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

- (1) From my personal property in my possession which has been levied upon,
  - (a) I desire that my \$300 Statutory exemption be  
☐ (I) set aside in kind (specify property to be set aside in kind):  
  
☐ (II) paid in cash following the sale of the property levied upon; or

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

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

- (a) my \$300 statutory exemption [ ] in cash; [ ] in kind (specify property):  
\_\_\_\_\_;
- (b) Social Security benefits on deposit in the amount of: \$\_\_\_\_\_;
- (c) other (specify amount and basis of exemption):

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

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Telephone Number)

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

Date: \_\_\_\_\_ Defendant:

Date: \_\_\_\_\_ Defendant:

THIS CLAIM TO BE FILED WITH:

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

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

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

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

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

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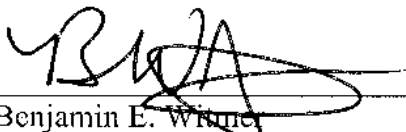
FOX AND FOX Attorneys at Law, P.C.  
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Attorney for Plaintiff

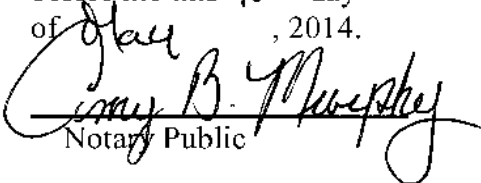
SPRINGLEAF FINANCIAL SERVICES	:	COURT OF COMMON PLEAS OF
OF PENNSYLVANIA, INC. f/k/a	:	COLUMBIA COUNTY
AMERICAN GENERAL CONSUMER	:	
DISCOUNT COMPANY	:	
	:	
	:	
v.	:	
	:	NO. 2011-cv-396
JONATHAN C. MUSSELMAN	:	

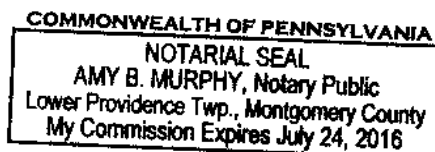
**ACT 91 CERTIFICATION**

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

  
Benjamin E. Witmer  
Attorney for Plaintiff

Sworn to and subscribed  
before me this 15<sup>th</sup> day  
of May, 2014.

  
Notary Public



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Attorney for Plaintiff

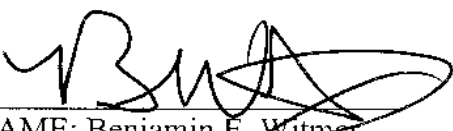
SPRINGLEAF FINANCIAL SERVICES : COURT OF COMMON PLEAS OF  
OF PENNSYLVANIA, INC. f/k/a : COLUMBIA COUNTY  
AMERICAN GENERAL CONSUMER :  
DISCOUNT COMPANY :  
:  
:  
X. :  
:  
JONATHAN C. MUSSELMAN : NO. 2011-cv-396  
:

**AFFIDAVIT OF NON-MILITARY SERVICE**

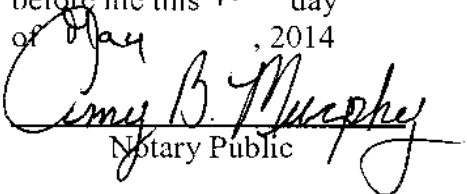
THE UNDERSIGNED being duly sworn, states that he is over the age of eighteen years and competent to make this affidavit and the following averments are based upon the results of an internet search and/or the records and information provided to the undersigned by Plaintiff. To the best of his knowledge,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

FOX AND FOX ATTORNEYS AT LAW, P.C.

BY:

  
NAME: Benjamin E. Witmer,  
Attorney for Plaintiff

Sworn to and subscribed  
before me this 13<sup>th</sup> day  
of May, 2014

  
Notary Public

COMMONWEALTH OF PENNSYLVANIA

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



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**BY: Benjamin E. Witmer, Esquire**

**Identification No. 89100**

**706 One Montgomery Plaza**

**Norristown, PA 19401**

**(610) 275-7990**

**Attorney for Plaintiff**

---

SPRINGLEAF FINANCIAL SERVICES	:	COURT OF COMMON PLEAS OF
OF PENNSYLVANIA, INC. f/k/a	:	COLUMBIA COUNTY
AMERICAN GENERAL CONSUMER	:	
DISCOUNT COMPANY	:	
	:	
	:	
xi.	:	
	:	NO. 2011-cv-396
JONATHAN C. MUSSELMAN	:	

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

  
Benjamin E. Witmer,  
Attorney for Plaintiff

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SPRINGLEAF FINANCIAL SERVICES  
OF PENNSYLVANIA, INC. f/k/a  
AMERICAN GENERAL CONSUMER  
DISCOUNT COMPANY

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

v.

JONATHAN C. MUSSELMAN


NO. 2011-cv-396

**AFFIDAVIT OF WHEREABOUTS OF DEFENDANT**

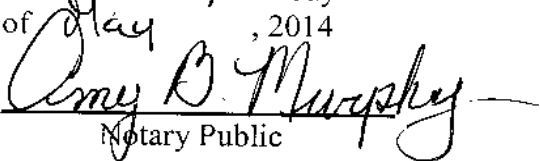
I, Benjamin E. Witmer, Esquire, attorney for plaintiff, Springleaf Financial Services of Pennsylvania, Inc. f/k/a American General Consumer Discount Company, being duly sworn according to law, depose and say that to the best of his knowledge, information and belief that the last known address of Defendant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

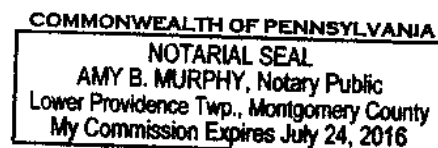
FOX AND FOX ATTORNEYS AT LAW, P.C.

BY:

  
NAME: Benjamin E. Witmer,  
Attorney for Plaintiff

Sworn to and subscribed  
before me this 1<sup>st</sup> day  
of May, 2014

  
Notary Public



## **LEGAL DESCRIPTION**

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

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

BEING Parcel No. 04B-04-203.

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

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

BEING KNOWN AS 607 Maple Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

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

LEON H. FOX, JR.<sup>□</sup>  
CRAIG H. FOX<sup>□\*\*</sup>  
JEFFREY V. MATTEO<sup>□</sup>  
PETER H. THOMAS<sup>□</sup>  
JOSEPH B. WASSEL<sup>□\*</sup>  
BENJAMIN E. WITMER<sup>□#</sup>  
JESSICA A. MILLER<sup>□\*</sup>  
W. FRANK JOHNSON, JR.<sup>□</sup>

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

LEON H. FOX  
1901-1982

JAMES R. FOX  
1936-1999

SHIRLEE ANN MILLER  
ESTATE PARALEGAL

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

April 29, 2014

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

**Re: Springleaf Financial Services of Pennsylvania, Inc.  
f/k/a American General Consumer Discount Company  
v. Jonathan C. Musselman  
Docket No. 2011-cv-396  
Our File No. 9650.53**

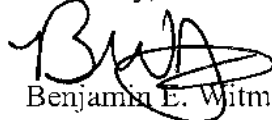
Dear Sir/Madam:

I have attached hereto for service two (2) copies of a Writ of Execution package. Kindly list the property for sale. I have also enclosed our firm check in the sum of \$1,350.00 representing the requisite deposit.

In the meantime, would you kindly serve defendant, Jonathan C. Musselman, personally with a copy of the Writ package and Notice of Sale.

Should you need any additional information to facilitate this request, kindly contact me by phone. Thank you in advance for your kind attention and assistance.

Sincerely,

  
Benjamin E. Witmer

/abm  
Enclosure

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

---

**Attorney for Plaintiff**

SPRINGLEAF FINANCIAL SERVICES	:	COURT OF COMMON PLEAS OF
OF PENNSYLVANIA, INC. f/k/a	:	COLUMBIA COUNTY
AMERICAN GENERAL CONSUMER	:	
DISCOUNT COMPANY	:	
	:	
	:	
v.	:	
	:	NO. 2011-cv-396 2014-ED-81
JONATHAN C. MUSSELMAN	:	

**AFFIDAVIT PURSUANT TO RULE 3129.1,2,3**

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

1. Name and address of Owners or Reputed Owners:

Name	Address (if address cannot be reasonably ascertained, please so indicate)
JONATHAN C. MUSSELMAN	607 Maple Street Berwick, PA 18603

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

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

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

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

a) Columbia County Tax Claim Bureau	a) 35 W. Main Street Bloomsburg, PA 17815
b) Domestic Relations of Columbia County	b) 35 W. Main Street Bloomsburg, PA 17815
c) Borough of Berwick <b>570-752-2723</b>	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<br>Bureau of Individual Taxes<br>Dept. 280601<br>Harrisburg, PA 17128-0601  |
| i) | Internal Revenue Service                | i) | Federal Estate Tax<br>Chief Examination Division<br>Group 1820<br>P.O. Box 331<br>Bensalem, PA 19020   |
| j) | USA/Internal Revenue Serv.              | j) | Federal Estate Tax<br>Special Procedures Branch<br>1000 Liberty Avenue, Rm. 112<br>Pittsburgh, PA 15222-4003                                 |
| k) | Commonwealth of Penn.                   | k) | Dept. of Public Welfare<br>TPL Casualty Unit<br>Estate Recovery Program<br>P.O. Box 8486<br>Willow Oak Building<br>Harrisburg, PA 17105-8486 |
| l) | Commonwealth of PA                      | l) | Inheritance Tax Office<br>1400 Spring Garden Street<br>Philadelphia, PA 19130  |
| n) | Register of Wills<br>of Columbia County | n) | 35 West Main Street<br>Bloomsburg, PA 17815  |
| o) | Berwick Area Joint Sewer<br>Authority   | o) | 1108 Frcas Avenue<br>Berwick, PA 18603   |

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

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

a) Springleaf Financial  
Services of Pennsylvania,  
Inc., fka American General  
Consumer Discount Company

a) 132 W. Front Street  
Berwick, PA 18603

b) TMS Mortgage, Inc.  
dba The Money Store

b) P.O. Box 160128  
Sacramento, CA 95816-0128

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

Only those listed in 3 and 4 above.

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

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

Only those listed in 3 and 4 above.

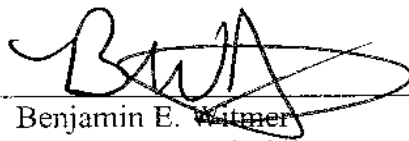
7. Name and address of every other person of whom the plaintiff has knowledge that has  
any interest in the property which may be affected by the sale:

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: 5/1/14

  
\_\_\_\_\_  
Benjamin E. Witmer  
Attorney for Plaintiff

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BEING KNOWN AS 607 Maple Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

**FOX AND FOX Attorneys at Law, P.C.**

**BY: Benjamin E. Witmer, Esquire**

**Identification No. 89100**

**706 One Montgomery Plaza**

**Norristown, PA 19401**

**(610) 275-7990**

**Attorney for Plaintiff**

SPRINGLEAF FINANCIAL SERVICES :  
OF PENNSYLVANIA, INC. f/k/a :  
AMERICAN GENERAL CONSUMER :  
DISCOUNT COMPANY :

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

vi. :

NO. 2011-cv-396

2014-ED-81

JONATHAN C. MUSSELMAN :

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

To: JONATHAN C. MUSSELMAN

607 Maple Street

Berwick, PA 18603

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

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706 One Montgomery Plaza  
Norristown, PA 19401  
(610) 275-7990

Attorney for Plaintiff

SPRINGLEAF FINANCIAL SERVICES :  
OF PENNSYLVANIA, INC. f/k/a :  
AMERICAN GENERAL CONSUMER :  
DISCOUNT COMPANY :

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY


v.

JONATHAN C. MUSSELMAN :

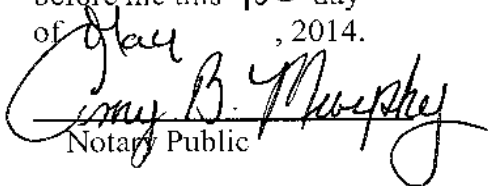
NO. 2011-cv-396 2014-ED-81

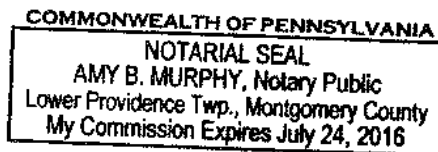
**ACT 91 CERTIFICATION**

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

  
Benjamin E. Witmer  
Attorney for Plaintiff

Sworn to and subscribed  
before me this 13<sup>th</sup> day  
of May, 2014.

  
Notary Public



FOX AND FOX Attorneys at Law, P.C.

BY: Benjamin E. Witmer, Esquire

Identification No. 89100

706 One Montgomery Plaza

Norristown, PA 19401

(610) 275-7990

Attorney for Plaintiff

SPRINGLEAF FINANCIAL SERVICES  
OF PENNSYLVANIA, INC. f/k/a  
AMERICAN GENERAL CONSUMER  
DISCOUNT COMPANY

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

x.

JONATHAN C. MUSSELMAN

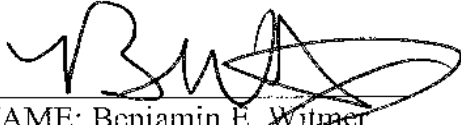
NO. 2011-cv-396 2014-ED-81

**AFFIDAVIT OF NON-MILITARY SERVICE**

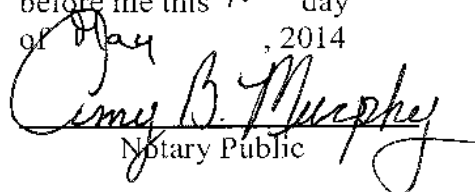
THE UNDERSIGNED being duly sworn, states that he is over the age of eighteen years and competent to make this affidavit and the following averments are based upon the results of an internet search and/or the records and information provided to the undersigned by Plaintiff. To the best of his knowledge,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

FOX AND FOX ATTORNEYS AT LAW, P.C.

BY:

  
NAME: Benjamin E. Witmer,  
Attorney for Plaintiff

Sworn to and subscribed  
before me this 15<sup>th</sup> day  
of May, 2014

  
Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

AMY B. MURPHY, Notary Public

Lower Providence Twp., Montgomery County  
My Commission Expires July 24, 2016



## Document Receipt

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Trans #	2745	Carrier / service:	USPS Server	First-Class Mail®	5/6/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET 5TH FLOOR

ROBERT N.C. NIX FEDERAL BUILDING

PHILADELPHIA PA 19107

Tracking #:	71901140006000027431
Doc Ref #:	2014ED81
Postage	5.3400

## Document Receipt

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Trans #	2744	Carrier / service:	USPS Server	First-Class Mail®	5/6/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000027424

Doc Ref #: 2014ED81

Postage 5.3400

HARRISBURG PA 17105

## Document Receipt

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Trans #	2743	Carrier / service:	USPS Server	First-Class Mail®	5/6/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000027417

Doc Ref #: 2014ED81

Postage 5 3400

HARRISBURG PA 17128

## Document Receipt

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Trans #	2747	Carrier / service:	USPS Server	First-Class Mail®	5/6/2014 12:00:00 AM
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Ship to:

USA/INTERNAL REVENUE SERVICE

FEDERAL ESTATE TAX  
1000 LIBERTY AVENUE RM.112

PITTSBURGH PA 152222

Tracking #:	71901140006000027455
Doc Ref #:	2014ED81
Postage	5.3400

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

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

PNC Bank, N.A.  
Philadelphia, PA 020



3-5-310

DATE \_\_\_\_\_

NUMBER

AMOUNT

04/30/2014

6835

**\*\*\$1,350.00**

PAY

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

TO THE  
ORDER OF

Sheriff of Columbia County

## Springleaf v. Musselman

**AUTHORIZED SIGNATOR**

11006835# 1:0310000531: 8620847022#

Security features. Details on back.

