

FOX AND FOX
ATTORNEYS AT LAW, P.C.
425 SWEDE STREET
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NORRISTOWN, PA 19401-4825

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

LEON H. FOX
1901-1982

JAMES P. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

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.[□]

[□] ADMITTED TO PENNSYLVANIA BAR
^{*} ADMITTED TO NEW JERSEY BAR ALSO
⁺ ADMITTED TO FLORIDA BAR ALSO
[#] MASTERS IN BUSINESS ADMINISTRATION

December 11, 2015

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

Attn: Real Estate Division

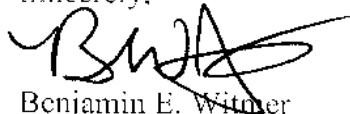
**Re: Springleaf Financial Services of Pennsylvania, Inc.
f/k/a American General Consumer Discount Company
v. Jonathan C. Musselman
Docket No. 2011-cv-396
Our File No. 10890.01**

Dear Sir/Madam:

Enclosed please find a copy of the Court's Order postponing the Sheriff's Sale in this matter until January 27, 2016. Also enclosed is a copy of the Notice of the Date of Continued Sheriff's Sale, the original of which has been sent to the Prothonotary for filing.

Should you have any questions or require anything further, please do not hesitate to contact me.

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
JONATHAN C. MUSSELMAN	:	

NOTICE OF THE DATE OF CONTINUED SHERIFF SALE

The Sheriff's Sale scheduled for December 16, 2015 in the above matter has been continued until January 27, 2016.

Certificate of Filing

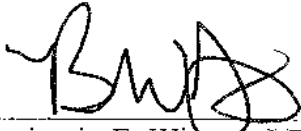
On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

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
607 Maple Street
Berwick, PA 18603

Date: 12/10/15



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

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

Attorney for Plaintiff

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

ORDER

AND NOW, this 10th day of Dec, 2015, upon consideration of Plaintiff's Petition to Postpone the Sheriff's Sale of the property located at 607 Maple Street, Berwick, PA 18603, filed under writ of execution, No. 2011-CV-395 of the December, 16, 2015 Sale, it is hereby

ORDERED that said Sheriff's Sale is postponed until January 27, 2016 at 9:00 a.m.

It is further ORDERED and DECREED that no new Notices or advertising shall be required for the Sheriff's Sale.

BY THE COURT:

14 Thomas A. James Jr.

FILED
PROthonary
2015 FEB 10 PM 2 14
CLERK OF COURT
COLUMBIA COUNTY, PA

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

NO. 2011-cv-396

JONATHAN C. MUSSELMAN :

FILED
PROTHONOTARY
2015 DEC 10 PM 2:08
CLERK OF COURT
JENNIFER L. HARRIS

PETITION TO POSTPONE THE SHERIFF'S SALE OF THE REAL ESTATE

Now comes the Plaintiff, by and through its attorneys, pursuant to Rule 3129.3 of the Pennsylvania Rules of Civil Procedure, to postpone the sale of the real estate located at 607 Maple Street, Berwick, PA 18603 (the "Property") until January 27, 2016. In support thereof, Petitioner states the following:

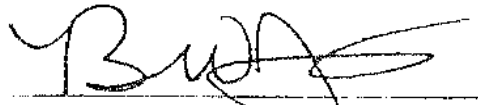
1. Plaintiff filed a writ of execution scheduling the sale of the Property for August 3, 2015.
2. Defendant requested a loan modification and in order for the loan modification options to be analyzed, Plaintiff postponed the sale from September to October and again from October to the December 16, 2015 sale.
3. The modification review is continuing and therefore, Plaintiff is hereby requesting that the sale of the Property be postponed again until January 27, 2016.
4. Pa.R.C.P. 3129.3 requires Plaintiff to obtain an Order of Court for this additional postponement.
5. The postponement of the Sheriff's Sale of the Property will not prejudice either party and, in fact, will benefit both parties, especially the Defendant, who will have additional time

to own the Property and who may be determined to be eligible for the loan modification he is requesting.

WHEREFORE, Plaintiff respectfully requests that this Honorable Court issue the attached Order postponing the sale of the Property to the January 27, 2015 sale.

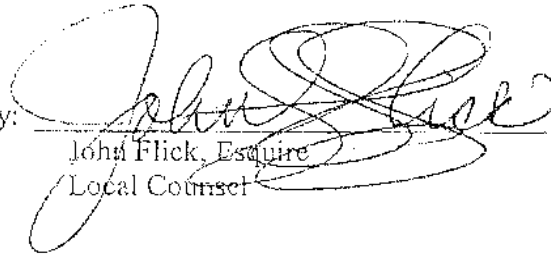
Fox and Fox Attorneys at Law, PC

By:



Benjamin E. Witmer, Esquire
Attorney for Plaintiff

By:



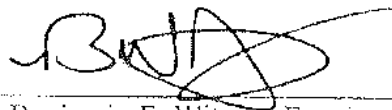
John Flick, Esquire
Local Counsel

VERIFICATION

The undersigned hereby verifies that I am counsel for Plaintiff named in the foregoing Petition, that I am authorized to take this Verification on their behalf, and that the statements made therein are true and correct to the best of my knowledge, information and belief, and that these statements are made subject to the penalties of 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.

Fox and Fox Attorneys at Law, PC

By: _____

A handwritten signature in black ink, appearing to read 'B. Witmer', written over a horizontal line.

Benjamin E. Witmer, Esquire
Attorney for Plaintiff

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

Attorney for Plaintiff

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

PLAINTIFF'S MEMORANDUM OF LAW


Pennsylvania Rule of Civil Procedure 3129.3 allows for two postponement of a sheriff's sale for up to 130 days. In the present matter, the sale has been previously postponed to allow Plaintiff to complete its loan modification review as requested by Defendant.

Plaintiff is still in the process of analyzing possible loan modification options at the request of Defendant. Accordingly, in order for Plaintiff to be able to properly complete its loan modification review, an additional postponement of the Sheriff Sale is necessary. Pennsylvania Rule of Civil Procedure 3129.3 allows for this additional postponement of the sale without new notice, by Special Order of Court.

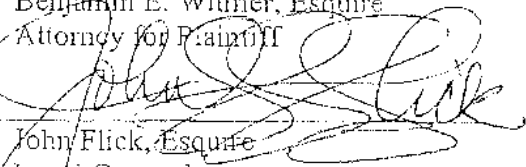
Accordingly, for the reasons hereinabove stated, and as more particularly set forth in the Petition to Postpone Sheriff Sale filed in conjunction herewith, Plaintiff respectfully requests this Honorable Court grant Plaintiff's Petition and enter the attached Order postponing the Sheriff Sale of the mortgaged premises.

Fox and Fox Attorneys at Law, PC

By:


Benjamin E. Witmer, Esquire
Attorney for Plaintiff

By:


John Flick, Esquire
Local Counsel

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 :
:
:
:
:
JONATHAN C. MUSSELMAN : NO. 2011-cv-396
:


CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the within PETITION
TO POSTPONE THE SHERIFF'S SALE OF THE REAL ESTATE was served on the date
set forth below, on the following by way of U.S. mail first class postage prepaid:

Jonathan C. Musselman
607 Maple Street
Berwick, PA 18603

Fox and Fox Attorneys at Law, PC

Date: 12/10/15

By: 
Benjamin E. Witmer, Esquire
Attorney for Plaintiff

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

Attorney for Plaintiff

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

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

JONATHAN C. MUSSELMAN

NO. 2011-cv-396

ORDER

AND NOW, this 16th day of Dec, 2015, upon consideration of Plaintiff's Petition to Postpone the Sheriff's Sale of the property located at 607 Maple Street, Berwick, PA 18603, filed under writ of execution, No. 2011-CV-395 of the December, 16, 2015 Sale, it is hereby

ORDERED that said Sheriff's Sale is postponed until January 27, 2016 at 9:00 a.m.

It is further ORDERED and DECREED that no new Notices or advertising shall be required for the Sheriff's Sale.

BY THE COURT:

13/ Thomas C. James Jr.

FILED
PROTHONOTARY
2015 DEC 10 PM 2 14
CLERK OF COURT'S OFFICE
COLUMBIA COUNTY, PA

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
COLUMBIA COUNTY

NO. 2011-cv-396

JONATHAN C. MUSSELMAN :

FILED
PROthonotary
2015 DEC 10 PM 2 08
CLERK OF COURT
COLUMBIA COUNTY, PA

PETITION TO POSTPONE THE SHERIFF'S SALE OF THE REAL ESTATE

Now comes the Plaintiff, by and through its attorneys, pursuant to Rule 3129.3 of the Pennsylvania Rules of Civil Procedure, to postpone the sale of the real estate located at 607 Maple Street, Berwick, PA 18603 (the "Property") until January 27, 2016. In support thereof, Petitioner states the following:

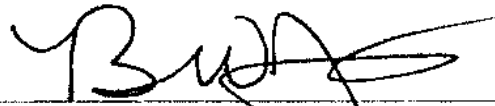
1. Plaintiff filed a writ of execution scheduling the sale of the Property for August 3, 2015.
2. Defendant requested a loan modification and in order for the loan modification options to be analyzed, Plaintiff postponed the sale from September to October and again from October to the December 16, 2015 sale.
3. The modification review is continuing and therefore, Plaintiff is hereby requesting that the sale of the Property be postponed again until January 27, 2016.
4. Pa.R.C.P. 3129.3 requires Plaintiff to obtain an Order of Court for this additional postponement.
5. The postponement of the Sheriff's Sale of the Property will not prejudice either party and, in fact, will benefit both parties, especially the Defendant, who will have additional time

to own the Property and who may be determined to be eligible for the loan modification he is requesting.

WHEREFORE, Plaintiff respectfully requests that this Honorable Court issue the attached Order postponing the sale of the Property to the January 27, 2015 sale.

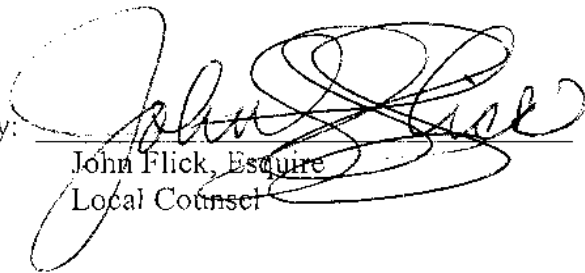
Fox and Fox Attorneys at Law, PC

By:



Benjamin E. Witmer, Esquire
Attorney for Plaintiff

By:



John Flick, Esquire
Local Counsel

VERIFICATION

The undersigned hereby verifies that I am counsel for Plaintiff named in the foregoing Petition, that I am authorized to take this Verification on their behalf, and that the statements made therein are true and correct to the best of my knowledge, information and belief, and that these statements are made subject to the penalties of 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.

Fox and Fox Attorneys at Law, PC

By:

A handwritten signature in black ink, appearing to read 'B. Witmer', written over a horizontal line.

Benjamin E. Witmer, Esquire
Attorney for Plaintiff

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

Attorney for Plaintiff

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

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO. 2011-cv-396

PLAINTIFF'S MEMORANDUM OF LAW

Pennsylvania Rule of Civil Procedure 3129.3 allows for two postponement of a sheriff's sale for up to 130 days. In the present matter, the sale has been previously postponed to allow Plaintiff to complete its loan modification review as requested by Defendant.

Plaintiff is still in the process of analyzing possible loan modification options at the request of Defendant. Accordingly, in order for Plaintiff to be able to properly complete its loan modification review, an additional postponement of the Sheriff Sale is necessary. Pennsylvania Rule of Civil Procedure 3129.3 allows for this additional postponement of the sale without new notice, by Special Order of Court.

Accordingly, for the reasons hercinabove stated, and as more particularly set forth in the Petition to Postpone Sheriff Sale filed in conjunction herewith, Plaintiff respectfully requests this Honorable Court grant Plaintiff's Petition and enter the attached Order postponing the Sheriff Sale of the mortgaged premises.

Fox and Fox Attorneys at Law, PC

By: 

Benjamin E. Witmer, Esquire
Attorney for Plaintiff

By: 

John Flick, Esquire
Local Counsel

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 :
:
:
:
:
:
JONATHAN C. MUSSELMAN : NO. 2011-cv-396
:


CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the within **PETITION**
TO POSTPONE THE SHERIFF'S SALE OF THE REAL ESTATE was served on the date
set forth below, on the following by way of U.S. mail first class postage prepaid:

Jonathan C. Musselman
607 Maple Street
Berwick, PA 18603

Fox and Fox Attorneys at Law, PC

Date: 12/10/15

By: 
Benjamin E. Witmer, Esquire
Attorney for Plaintiff

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

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.

NO. 2011-cv-396

JONATHAN C. MUSSELMAN

NOTICE OF THE DATE OF CONTINUED SHERIFF SALE

The Sheriff's Sale scheduled for October 14, 2015, in the above matter has been continued until December 16, 2015.

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: 10/9/15


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
NORRISTOWN, PA 19401-4825

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

(610) 275-7880
Fax (610) 275-2866
www.foxandfoxlaw.com
info@foxandfoxlaw.com

LEON H. FOX
1901-1982

JAMES P. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

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

October 9, 2015

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 (via facsimile)

FOX AND FOX
ATTORNEYS AT LAW, P.C.
425 SWEDE STREETS
SUITE 706
ONE MONTGOMERY PLAZA
NORRISTOWN, PA 19401-4825
(610) 275-7990
FAX (610) 275-2866
www.foxandfoxlaw.com
info@foxandfoxlaw.com

LEON H. FOX
1901-1982

James P. FOX
1936-1999

Shirlee Ann Miller
Estate Paralegal

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

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

IN REPLY REFER
TO: FILE

FAX

TO:

NAME: Sheriff's De pt., Attn: Real Estate

FAX #:

(570) 389-5625

FROM:

Benjamin E. Witmer, Esquire

DATE:

October 9, 2015

RE:

Springleaf v. Musselman, No. 2011-CV-395

OF PAGES

3

MESSAGE/
TITLE OF LEGAL
PAPER SERVED:

PER THE ATTACHED, PLEASE POSTPONE THE
OCTOBER 14, 2015 SALE IN THIS MATTER
UNTIL DECEMBER 16, 2015. THANK YOU.

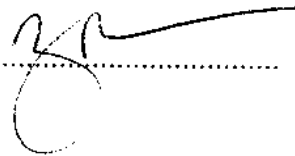
THANKS!
Ben

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.

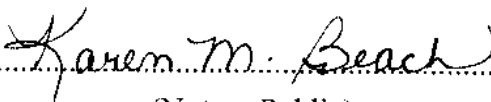
The information contained in this facsimile message is attorney-client privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended 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.

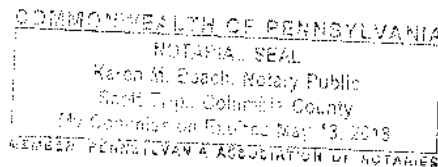
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice September 23, 30 and October 7, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....


Sworn and subscribed to before me this 7th day of October 2015.....

.....

(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

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

LEON H. FOX, JR.¹¹
CRAIG H. FOX^{12*}
JEFFREY V. MATTEO¹³
PETER H. THOMAS¹⁴
JOSEPH B. WASSEL^{15*}
BENJAMIN E. WITMER^{16#}
JESSICA A. MILLER^{17*}
W. FRANK JOHNSON, JR.¹⁸

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LEON H. FOX
1901-1982

JAMES P. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

¹¹ ADMITTED TO PENNSYLVANIA BAR
¹² ADMITTED TO NEW JERSEY BAR ALSO
¹³ ADMITTED TO FLORIDA BAR ALSO
¹⁴ MASTERS IN BUSINESS ADMINISTRATION

August 28, 2015

Prothonotary of Columbia County
35 West Main Street
Bloomsburg, PA 17815

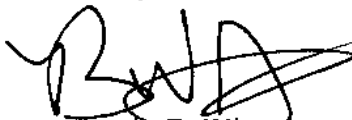
**Re: Springleaf Financial Services of Pennsylvania, Inc.
f/k/a American General Consumer Discount Company
v. Jonathan C. Musselman
Docket No. 2011-CV-396
Our File No. 10890.01**

Dear Sir/Madam:

I have enclosed for filing an original and one (1) copy of an Affidavit of Service in the above-referred foreclosure matter. Kindly file the original of record and return the time-stamped copy to me in the envelope provided.

Thank you for your assistance.

Sincerely,



Benjamin E. Witmer

/abm

Enclosure

cc: Columbia County Sheriff's Department (w/encl.)

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 :
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JONATHAN C. MUSSELMAN : NO. 2011-cv-396

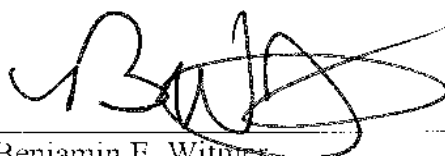
AFFIDAVIT OF SERVICE

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

1. True and correct copies of a Notice of Sheriff's Sale of Real Property with reference to this scheduled Sheriff's Sale were forwarded to the attached parties in interest on August 13, 2015 and August 28, 2013, via regular first class mail, Certificate of Mailing, postage pre-paid.
2. True and correct copies of the Notices are attached hereto as Exhibit "A" and copies of the certificates of mailing are attached hereto collectively as Exhibit "B".
3. I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Sworn to and Subscribed
before me this 31st day
of August 2015.

Notary Public


Benjamin E. Witmer
Attorney for Plaintiff

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

EXHIBIT “A”

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

LEON H. FOX, JR.^D
CRAIG H. FOX^{D**}
JEFFREY V. MATTEO^D
PETER H. THOMAS^D
JOSEPH B. WASSER^{D*}
BENJAMIN E. WITMER^{D#}
JESSICA A. MILLER^{D*}
W. FRANK JOHNSON, JR.^D

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

LEON H. FOX
1901-1982

JAMES P. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

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

August 13, 2015

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, October 14, 2015 at 9:00 a.m., at the Sheriff's office, Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the properties which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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



Benjamin E. Witmer
Attorney for Plaintiff

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

LEON H. FOX, JR.²
CRAIG H. FOX²*
JEREMY V. MATTEO²
PETER H. THOMAS²
JOSEPH B. WASSEL²*
BENJAMIN E. WITMER²#
JESSICA A. MILLER²*
W. FRANK JOHNSON, JR.²

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

LEON H. FOX
1901-1982

JAMES P. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

² ADMITTED TO PENNSYLVANIA BAR
* ADMITTED TO NEW JERSEY BAR ALSO
* ADMITTED TO FLORIDA BAR ALSO
MAJOR IN BUSINESS ADMINISTRATION

August 28, 2015

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, October 14, 2015 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

Exhibit “B”



Certificate

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

From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at
425 Swede Street
Suite 706 - One Montgomery
Norristown, PA 19401
Internal Revenue Service
Federal Estate Tax
Chief Examination Division
Group 1820
P.O. Box 331
Bensalem, PA 19020

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

10890.01



ZIP 19401 \$ 001.35⁰
02 1W
0001392475 AUG 13 2015

U.S. POSTAGE PITNEY BOWES



Certificate

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

From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at
425 Swede Street
Suite 706 - One Montgomery
Norristown, PA 19401
Commonwealth of PA
Inheritance Tax Office
1400 Spring Garden Street
Philadelphia, PA 19130

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

10890.01



ZIP 19401 \$ 001.35⁰
02 1W
0001392475 AUG 13 2015

U.S. POSTAGE PITNEY BOWES



Certificate

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

From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at La
425 Swede Street
Suite 706 - One Montgomery
Norristown, PA 19401
USA/ Internal Revenue Service
Federal Estate Tax
Special Procedures Branch
1000 Liberty Avenue, Room
Pittsburgh, PA 15222-4003

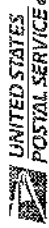
PS Form 3817, April 2007 PSN 7530-02-000-9065

10890.01



U.S. POSTAGE PITNEY BOWES

ZIP 19401 \$ 001.35⁰
02 1W
0001392475 AUG 13 2015



Certificate

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

From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at La
425 Swede Street
Suite 706 - One Montgomery
Norristown, PA 19401
Berwick Area School District
500 Line Road
Berwick, PA 18603

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

10890.01



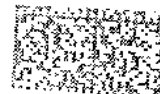
Certificate

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

From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at La
425 Swede Street
Suite 706 - One Montgomery
Norristown, PA 19401
Commonwealth of PA
Inheritance Tax Office
110 N. 8th Street, Suite 2
Philadelphia, PA 19107

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

10890.01



ZIP 19401 \$ 001.35⁰
02 1W
0001392475 AUG 13 2015

U.S. POSTAGE PITNEY BOWES



Certificate of Mailing

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

From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at Law
425 Swede Street
Suite 706 - One Montgomery
Norristown, PA 19401
To: Borough of Berwick
1800 N. Market Street
Berwick, PA 18603

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

10890.01



ZIP 19401 \$001.35⁰
02 1W
0001392475 AUG 13 2015

U.S. POSTAGE PITNEY BOWES



Certificate of Mailing

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

From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at Law
425 Swede Street
Suite 706 - One Montgomery
Norristown, PA 19401
To: Berwick Area Joint Sewer Authority
1108 Freas Avenue
Berwick, PA 18603

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

10890.01



ZIP 19401 \$001.35⁰
02 1W
0001392475 AUG 13 2015

U.S. POSTAGE PITNEY BOWES



Certificate of Mailing

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

From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at Law
425 Swede Street
Suite 706 - One Montgomery
Norristown, PA 19401
To: Columbia County Tax Claim B
35 W. Main Street
Bloomsburg, PA 17815

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

10890.01



U.S. POSTAGE PITNEY BOWES

ZIP 19401 \$001.35⁰
02 1W
0001392475 AUG 13 2015



Certificate of Mailing

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

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

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

10890.01



Certificate of Mailing

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

From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at Law
425 Swede Street
Suite 706 - One Montgomery
Norristown, PA 19401
To: Columbia County Domestic Re
35 W. Main Street
Bloomsburg, PA 17815

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

10890.01



ZIP 19401 \$001.35⁰
02 1W
0001392475 AUG 13 2015

U.S. POSTAGE PITNEY BOWES





Cert

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

From: Benjamin E. Witmer, Esq
Fox and Fox Attorneys at
-425 Swede Street
Suite 706 - One Montgom
Norristown, PA 19401
Commonwealth of PA
Bureau of Individual Tax
Inheritance Tax Division
6th Floor, Strawberry Sq
Dept. #280601
-Harrisburg, PA 17128

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

10890.01

ZIP 19401 \$ 001.35⁰
02 1W
0001392475 AUG 13 2015

U.S. POSTAGE PITNEY BOWES

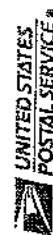
PS Form 3817, April 2007 PSN 7530-02-000-9065



U.S. POSTAGE PITNEY BOWES

ZIP 19401 \$ 001.35⁰
02 1W
0001392475 AUG 13 2015

Certifica



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

From: Benjamin E. Witmer, Esq
Fox and Fox Attorneys at
-425 Swede Street
Suite 706 - One Montgom
Norristown, PA 19401
Inheritance Tax Division
Bureau of Individual Tax
PA Department of Revenue
Dept. #280601
-Harrisburg, PA 17128

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

10890.01



Certificate

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

From: Benjamin E. Witmer, Esq
Fox and Fox Attorneys at L
-425 Swede Street
Suite 706 - One Montgomery
Norristown, PA 19401
Commonwealth of PA
Artn: Sheriff's Sales
Bureau of Compliance
Clearance Support
Department #218 230
-Harrisburg, PA 17128-1230

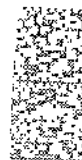
PS Form 3817, April 2007 PSN 7530-02-000-9065

10890.01

ZIP 19401 \$ 001.35⁰
02 1W
0001392475 AUG 13 2015

U.S. POSTAGE PITNEY BOWES

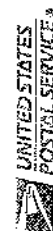
PS Form 3817, April 2007 PSN 7530-02-000-9065



U.S. POSTAGE PITNEY BOWES

ZIP 19401 \$ 001.35⁰
02 1W
0001392475 AUG 13 2015

Certifica



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

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

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

10890.01



Certificate

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

From: Benjamin E. Witmer, Esq
Fox and Fox Attorneys at L
-425 Swede Street
Suite 706 - One Montgomery
Norristown, PA 19401
Commonwealth of PA
PA Dept. of Public Welfare
Bureau of Child Support En
P.O. Box 8018
-Harrisburg, PA 17105-8018

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

10890.01

ZIP 19401 \$ 001.35⁰
02 1W
0001392475 AUG 13 2015

U.S. POSTAGE PITNEY BOWES

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



Certificate

This Certificate of Mailing provides evidence that mail has been presented to the post office for mailing and is not intended for use as a receipt for delivery of mail.

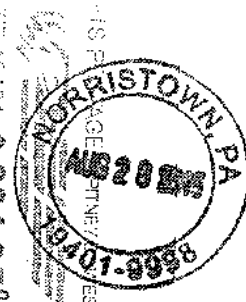
From: Benjamin E. Witmer, Esquire
Fox and Fox Attorneys at Law
425 Swede Street
Suite 706 - One Montgomery
Norristown, PA 19401
To: TMS Mortgage, Inc.
dba The Money Store
P.O. Box 160128
Sacramento, CA 95816-0128

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



36-66

SEP 19 2015
02 1M
0001592475 AUG 28 2015



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



AMERICAN GENERAL CONSUMER DISCOUNT COMPANY (et al.)
vs.
JONATHAN C MUSSELMAN

Case Number
2011CV396

SHERIFF'S RETURN OF SERVICE

09/01/2015 I, DEPUTY SCOTT MAYERNICK, 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.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

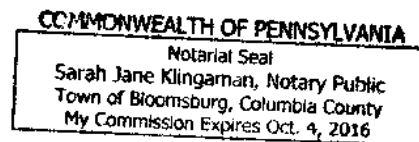

TIMOTHY T. CHAMBERLAIN, SHERIFF

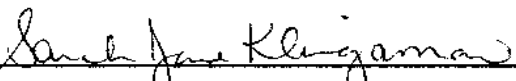
September 01, 2015

NOTARY

Affirmed and subscribed to before me this

1ST day of SEPTEMBER, 2015





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

County/State Street, Telecall, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY (et al.)
vs.
MUSSELMAN, JONATHAN C

Case Number
2011CV396

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 101

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
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: 9-1-15

Time: 16:10

Deputy: 3

Mileage:

Attorney / Originator:

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

Phone: 610-275-7990

Service Attempts:

Date:	8-3-15	8-4-15	8-5-15	8-17-15	8-18-15	8-27-15	8-31-15
Time:	14:00	09:00	12:26	14:45	15:00	14:00	15:15
Mileage:							
Deputy:	3	3	3	3	3	3	3

Service Attempt Notes:

1. LC can't tell if anyone is still living here.
2. J-net Gw address
3. CARD Gave, Left another
4. Card still there, neighbor said he works out of town - hasn't seen him since
5. Last week, does NOT have a phone # for him.
6. CARD Gave Again, Taped another card to door.
- CARD still there.
- CARD Gave - put another, spoke to neighbors, haven't seen him in a week or more.
- Girl Friend came by together on the weekend, does not have a car.
- CARD Gave again - put another up.

MUSSELMAN, JONATHAN

2011CV396

607 MAPLE 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 (et al.)

vs.
JONATHAN C MUSSELMAN

Case Number

2011CV396

SHERIFF'S RETURN OF SERVICE

08/31/2015 02:00 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 607 MAPLE STREET, BERWICK, PA 186037


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

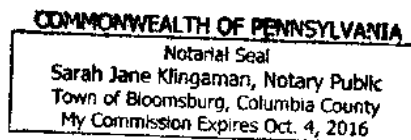

TIMOTHY T. CHAMBERLAIN, SHERIFF

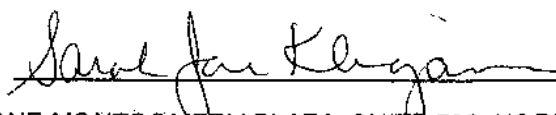
August 31, 2015

NOTARY

Affirmed and subscribed to before me this

31ST day of AUGUST, 2015





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY (et al.)
vs.
MUSSELMAN, JONATHAN C

Case Number
2011CV396

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 607 MAPLE STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

8-31-15

Time:

14100

Deputy:

3

Mileage:

Attorney / Originator:

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

Phone: 610-275-7990

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2011CV396

607 MAPLE STREET, BERWICK, PA 18603

NO EXPIRATION

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



TMS MORTGAGE INC
P.O. BOX 160128

SACRAMENTO CA 95816

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



71901140006000059357

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



August 12, 2015

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

VS.

JONATHAN C. MUSSELMAN

NO: 2011-CV-396

Dear Timothy:

The amount due on the sewer account #126840 for the property located at 607 Maple Street, Berwick Pa through December 30, 2015 is \$3,096.13. This amount includes fees to satisfy a lien on the property.

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

Sincerely,

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

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



71901140006000059418

INHERITANCE TAX OFFICE
1400 SPRING GARDEN STREET

PHILADELPHIA PA 19130

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

REAL ESTATE TAX CERTIFICATION

Date: 08/10/2015

Fee: \$5.00

Cert. NO: 22446

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 08/10/2015

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



AMERICAN GENERAL CONSUMER DISCOUNT COMPANY (et al.)
vs.
MUSSELMAN, JONATHAN C

Case Number
2011CV396

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 101

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Richenderfer

Relation: Clerk

Date: 8-4-15 Time: 09:25

Deputy: 4 Mileage:

Attorney / Originator:

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

Phone: 610-275-7990

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 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 (et al.)
vs.
MUSSELMAN, JONATHAN C

Case Number
2011CV396

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 101

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
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: Sherry Evans

Relation: Clerk

Date: 8-4-15

Time: 9:20

Deputy: 4

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 (et al.)
vs.
MUSSELMAN, JONATHAN C

Case Number
2011CV396

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 161

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

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:

Relation:

Date: 8-3-15

Time: 14:05

Deputy: 3

Mileage:

Attorney / Originator:

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

Phone: 610-275-7990

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2011CV396

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

Tax Notice 2015 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2015BILL NO
5238

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	28,632	9.491	266.31	271.75	298.93
SINKING		1	28.06	28.63	31.49
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			690.01	704.10	754.33
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MUSSELMAN JONATHAN C
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
Buildings
Total Assessment

Select Portfolio
2,719
25,913
Connie C. Gingher

This tax returned
to courthouse on:
January 1, 2016

WFE 2506

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

2015 SCHOOL REAL ESTATE TAX NOTICE

Berwick Area School District
Berwick Borough

Make Check Payable To:

The Berwick Area School District
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442

Taxes are due and payment is requested from:

2015

004

MUSSELMAN JONATHAN C
607 MAPLE ST
BERWICK, PA 18603-3007

Bill Date: 7/1/2015

Control #:

Bill #: 2656

TAXPAYER COPY

Parcel #: 04B04 20300000

Prop. Type

Property Location and Description:

607 MAPLE ST
.156

Assessment:

L= 2,719
B= 25,913
T= 28,632

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	1,281.23
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2015	2% Discounted Amount	1,256.65
If Paid By 10/31/2015	FACE Amount	1,281.23
If Paid After 10/31/2015	10% Penalty Amount	1,405.41

Last Day to Pay: 12/31/2015

For a receipt, return the entire bill with payment
and a self-addressed stamped envelope

Office Hours:

Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY (et al.)
vs.
MUSSELMAN, JONATHAN C

Case Number
2011CV396

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 101

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
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: 1100 FOWLER AVENUE
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Robert Crap

Relation: Principal

Date: 8-3-15 Time: 14:15

Deputy: 3 Mileage:

Attorney / Originator:

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

Phone: 610-275-7990

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

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 (et al.)
vs.
MUSSELMAN, JONATHAN C

Case Number
2011CV396

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 101

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BOROUGH OF BERWICK

Primary Address: 1800 N. MARKET STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 344 MARKET STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Karen Dalrymple

Relation: Receptionist

Date: 8-3-15

Time: 14:20

Deputy: 3

Mileage:

Attorney / Originator:

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

Phone: 610-275-7990

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BOROUGH OF BERWICK

2011CV396

1800 N. 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 (et al.)
vs.
MUSSELMAN, JONATHAN C

Case Number
2011CV396

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 101

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 8-3-15

Time: 14:35

Deputy: 3

Mileage:

Attorney / Originator:

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

Phone: 610-275-7990

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2011CV396

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 08/03/15

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380
BLOOMSBURG, PA 17815

Ad ID: 1045834
Description: Jonathon Musselman Sale
Run Dates: 09/23/15 to 10/07/15
Class: 2
Agate Lines: 195
Blind Box:

Total Ad Cost \$1,069.35
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/23/15	10/07/15	3	\$1,069.35

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, OCTOBER 14, 2015
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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY (et al.)
vs.
MUSSELMAN, JONATHAN C

Case Number
2011CV396

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 161

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
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:

Valerie Mensel

Relation:

Clerk

Date:

8-3-15

Time:

11:15

Deputy:

4

Mileage:

Attorney / Originator:

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

Phone: 610-275-7990

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

REGISTER OF WILLS

2011CV396

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

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

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AT 9:00 O'CLOCK A.M.

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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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania