# FOX AND FOX ATTORNEYS AT LAW, P.C. 425 Swede Street Suite 706

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. JR.

ONE MONTGOMERY PLAZA
NORRISTOWN, PA 19401-4825

(610) 275-7990 Fax (610) 275-2866 www.foxandfoxlaw.com info@foxandfoxlaw.com LEON H. FOX 1901-1982

JAMES P. FOX 1936-1999

SHIRLEE ANN MILLER ESTATE PARALEGAL

" ADMITTED TO PENNSYLVANIA BAR

- \* ADMITTED TO NEW JERSEY BAR ALSO
- + Agmitted 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. Withter

/abm

Enclosure

FOX AND FOX Attorneys at Law, P.C. BY: Benjamin E. Witmer, Esquire Identification No. 89100 706 One Montgomery Piaza 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

V.

DISCOUNT COMPANY

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

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 Piaza 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

#### ORDER

AND NOW, this body day of Dice., 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:

GM10800\10890.0!\Petition to Postphe Sherift's Sale 151209.doex

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. 1/k/a AMERICAN GENERAL CONSUMER DISCOUNT COMPANY COURT OF COMMON PI COLUMBIA COUNTY FILED FROTUNIOTARY

: NO. 2011-cv-396

JONATHAN C. MUSSELMAN

### 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.
- 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.
- 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, Esphire

Attorney for Plaintiff

BVC

John Flick, Esquire

(Local Coú<del>nse</del>t

# **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

Bv:

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

:

NO. 2011-cv-396

JONATHAN C. MUSSELMAN

### 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

Rw

Benjamin E. Witmer, Esquire

Attorney for Plaintiff

Ву

John/Flick, <u>Æsq</u>ur≠e Local Counsel

GNI0800N 0890 01 Medition to Postpile Sheriff's Said 151209 floor

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

DISCOUNT COMPANY

NO. 2011-cv-396

JONATHAN C. MUSSELMAN

### 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

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 Piaza 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

# ORDER

AND NOW, this Pday of Dic, 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 Ce. James J

PROTHONOTARY

2015 650 10 PM 2 1

CLEAK COLLEGE CETTO

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 P COLUMBIA COUNTY

NO. 2011-cv-396

JONATHAN C. MUSSELMAN

# 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:

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

Зу:

Benjamin E. Witmer, Esquire

Attorney for Plaintiff

Bv:

John Flick, Esquire

Local Cot<del>insel <sup>7</sup></del>

# **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

Ву:

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

:

NO. 2011-cv-396

JONATHAN C. MUSSELMAN

### PLAINTIFF'S MEMORANDUM OF LAW

Pennsylvania Rule of Civil Procedure 3129.3 allows for two postponement of a sherift'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

Ву: \_\_\_\_\_

Benjamin E. Witmer, Esquire

Attorney for Maintiff

By:

John/Flick, Esquire

Local Counsel

GMI0800\10890.01\Petition to Postprie Sheriff's Sale 151209 dock

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

# **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

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. Musschman 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

LEON H. FOX, JR.<sup>0</sup>
CRAIG H. FOX D\*\*

JEFFREY V. MATTEO<sup>0</sup>
PETER H. THOMAS<sup>0</sup>
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>

NORRISTOWN, PA 19401-4825

(610) 275-7990

Fax (610) 275-2866

www.foxandfoxlaw.com Shiii

LEON H. FOX 1901-1982

JAMES P. FOX 1936-1999

SHIRLEE ANN MILLER ESTATE PARALEGAL

D Agmitted to Pennby vania Bah T Admitted to New Jersey Bar Also

\* ADMITTED TO FLORIDA BAR ALBO 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

IN REPLY REFER. To: FILE

LEON M. 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 IN MASTERS IN BUSINEES ACMINISTRATION

E	Λ	V
Г	H	$\Lambda$

ro:	NAME: Sheriff's De pt., Attn: Real Estate
FAX #:	(570) 389-5625
FŔOM;	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.
	when of pages 38 H

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 approximation and response to the last provided that any dissemination or copying of this communication is strictly prohibited.

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 Octob

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
Sworn and subscribed to before me this 7th day of October 2015.  **Auren M. Beach (Notary Public)
ODISMONIVES LTH OF PENNSYLVANIA  NOTAPIA SEAL  Karon M. Suach, Notary Public  Stort Timp Columbia County  My Commission Facinal May 13, 2018  WENGER PENNSITVANIA SEUDIATION OF NOTABLES
And now,, 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

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

LEON H. Fox

JAMES P. FOX 1936-1999

SHIRLEE ANN MILLER ESTATE PARALEGAL

D ADMITTED TO PENNSYLVANIA BAR

W. FRANK JOHNSON, JR."

LEON H. FOX, JR."

JEEFREY V. MATTEO

JOSEPH B. WASSEL<sup>O\*</sup>

JESSICA A. MILLERE\*

BENJAMIN E. WITMER #

PETER H. THOMAST

CRAIG H. Fox 98+

- \* Admitted to New Jersey Bar Also
- + ADMITTED TO FLORIDA BAR ALSO
- # MASTERS IN BUSINESS AGMINISTRATION

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. Witner

/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

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

## 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.

Sworm to and Subscribed

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

fore/me this 3154 day

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

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

JAMES P. FOX 1936-1999

SHIRLEE ANN MILLER ESTATE PARALIGAL

CRAIG H. FOX D\*\*

JEFFREY V. MATTEO<sup>©</sup>

PETER H. THOMAS<sup>D</sup>

JOSEPH B. WASSFI<sup>D\*</sup>

BENJAMIN E. WITMER<sup>D#</sup>

JESSICA A. MILLER<sup>D\*</sup>

W. FRANK JOHNSON, JRD

LEON H. Fox, JR.5

HADMITTED TO PENNSYLVANIA BAR

- \* ADMITTED TO NEW JERSEY BAR ALSO
- + ADMITTED TO F: ORIGA 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. Witner
Attorney for Plaintiff

Amorney for Franker

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

(6(0) 275-7990 Fax (610) 275-2866 www.foxaadfoxlaw.com info@foxandfoxlaw.com LEON H. Fox 1901-1982

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SHIRLEE ANN MILLER ESTATE PARALLOAL

P Admitted to Pennsylvania Bar

W. FRANK JOHNSON, JR.

LEON H. Fox. Ja.ª

JESS REY V. MATTEOS

JOSEPH B. WASSEL®\*

JESSICA A. Miller<sup>d\*</sup>

BENJAMIN E. WITMER D#

Peter H. Thomash

CRAIG H. Fox 9\*\*

- \* Admitted to New Jersey Bar Asso
- \* ADMITTED TO FLORIDA BAR ALSO # MASTERS IN BUSINESS ADMINISTRATION

August 28, 2015

# NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: All Parties In Interest And Claimants

JONATHAN C. MUSSELMAN OWNER(S):

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.

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Attorney for Plaintiff

The Certificate of Mauring provides evidence that must had been presented. The forming the used for comestic and international making.

From:Benjamin E. Witmer, Esqui Fox and Fox Attorneys at 425 Swede Street

Suite 706 One Wontgomers Norristown, PA 19401 Internal Revenue Service

Federal Estate Tax Chief Estavination Official Group 1820° P.O.Box 331

Bensalem, PA 19020

PS Form 3817, April 2007, PSN 7530-02-000-0065

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tamps or

UNITED STATES POSTAL SERVICE .

This Certificate of Mailing provides evidence that mail has been presente. This local may be used for domostic and international mod

From: Benjamin E. Witmer, Esqu Fox and Fox Attorneys at Suite 706 - Tone Montgome Norristown, PA 1940

Commonwealth of PA Inheritance Tag Office 1400 Spring Garden Stree Philadelphia, PA 19130

PS Form **3817**, April 2007 PSN /530-02-000 9065 /0**890** . O/

雪 <u>UNITED STATES</u> POSTAL SERVICE®

Certificate (

This Cleannease of Masting provides exhauses that mad has been presented to UP this form may be upon the councility and international steal. From Benjamin E. Witmer, Esquire Fox and Fox Attorneys at La

425 Swede Street -Suite 706 - One Montegomery

Norristown, PA 19401 Commonwealth of PA Inheritan<del>ce Tax Offic</del>e

110 N. 8th Streets Suite Philadelphia, PA F9107

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POSTAGE >> PHINEY BOWES

US POSTAGED PLONEY BOWES

ZIF 19401 \$ 001.350 0001392475 AUG 13 2015

Norristown, USA/Internal Special Pro <u>Pīttsburgh,</u> ë

U.S. POSTAGE >> PITNEY BOWER

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

Norristown Suite-706

Benjamin

Fox and

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From: Benjamin E. Witmer, Esquire Fox and Fox Attorneys at La 425 Swede Street

-Suite 706 - One Montgomery Norristown, PA 19401

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Berwick, PA

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PS Form 3817, April 2007, PSN 7530-02-000-9065 10890.01



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

Suite 706 - One Montgomery 1 Norristown, PA 1940NO

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Berwick,

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FromBenjamin E. Witmer, Esquire Fox and Fox Attorneys at La 425 Swede Street

Suite 706 - One Montgomery

Norristown, PANI9401 Columbia/Count

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fox and fox Attorneys at

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Norristown,

Fox and Fox

Benjamin

From:

425-Swede-

Suite 706

POSTAL SERVICE

Columbia Countý

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Bloomsburg,

817, April 2007 PSN 7530-02-000-9065

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This Cortil cale of Making provides evidence that mak bas been pro-This favor day be used for detried a and international mail From Benjamin E. Witmer, Esc Fox and Fox Attorneys ¿ -42<del>5 Sw</del>ede-Street Suite 706 - One Montgom Norristown, PA 19401 Commonwealth of PA Bureau of Individual Tas Inheritance Fax Division 6th Floor, Strawberry Sq Dept. /23060賞 -Harrisburg, PA 司內128

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Norristown,

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Swede Street

Attorney Fox 띠

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Benjamin Fox and From:

PS Form 3817, Apri 2907 PSN 7530-02-005-9065

Harrisburg, PA

Dept. #28060

PA Departme

UNITED STATES
POSTAL SERVICE •

Certificate

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Benjamin E. Witmer, Esquir Fox and Fox Attorneys at L

425 Swede Street 425 Swede Street NOR Suite 706 - One Montgomery

Norristown, PA 19601 Commonwealth of PA

Artn: Sheriffes Sales Bureau of Compliance

Clearance Support Deprtment #218 230

Harrisburg, PA 17128-1230

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

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13 2015

POSTAL SERVICE

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Swede "Street and

Estate Recovery Publ Commonwealth Casualty Norristown Suite 706 Benjamin Dept. of Fox TPL 425 2

-Harrisburg, -PW-17105-,8486

P.O. Box

870 - 0 (000-8068)

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UNITED STATES POSTAL SERVICÉ »

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From: Benjamin E. Witmer, Esquir Fox and Fox Attorneys at 1 725 Swede Street∧

Suite 706 - One Montgomery Norristown, PA 19401

PA Dept. of Public Welfare Bureau of Child Support P.O. Box 8008 Harrisburg, PA 17105-8018

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



#### Certificate

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From Benjamin E. Witmer, Esquir

Fox and Fox Attorneys at L

425 Swede Street

Suite 706 - One Montgomery

Norristown, PA 19401

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



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,

September 01, 2015

TIMOTHY Ť. CHAMBERLAIN, SHERIFF

Notarial Seal Sarah Jane Klingarnan, Notary Public Town of Roomshure Colonia

Town of Bioomsburg, Columbia County My Commission Expires Oct. 4, 2016

NOTARY
Affirmed and subscribed to before me this

1ST day o

day of SEPTEMBER

. 2015

Sach Jan Klugama

COMMONWEALTH OF PENNSYLVANIA

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	N GENERAL CON MAN, JONATHAN (		JNT COMPAN	IY (et al.)			se Number 011CV396
		SE	RVICE C	OVER SH	EET	<u> </u>	
Service De	rtails:						
Category	Real Estate Sale	- Sale Notice	territoria e esta e e e e e e e e e e e e e e e e e e e	Secretary secretary secretary	terenten et terenten et egge egge egge	Zone:	181
Manner:	< Not Specified >	•	7	Expires:	The second of th	Warran	the state of the second
Notes:	SALE DATE & TI PLAINTIFF NOT	ME: 10/14/2015 / ICE OF SHERIFF	AT 9:00 AM F'S SALE AND	DEBTOR'S F	RIGHTS		**************************************
Serve To:				Final Serv	ice)		
Name:	JONATHAN C M	USSELMAN		Served:	Personally	Adult In Charge	Posted Other
Primary Address:	607 MAPLE STR BERWICK, PA 1		AMALI A CARACTER STATE OF THE S	Adult in Charge:	3	The second of th	
Phone:	The second of th	DOB:	07/06/1978	Relation:	A contract of the contract of	Marie 20	A COMPANY OF TARREST
Alternate Address:		Maria de de la compania de la compa		Date:	9-1-15	Time:	16:10
Phone:				Deputy:	3	Mileage.	•
ttorney/	Originator:						
Name:	FOX AND FOX A	TTOR <b>N</b> EYS AT L	-AW, P.C.	Phone:	610-275-799	0	
ervice Att	empts:						
Date:	8-3-15	8-4-15	8-5-19	5 8-17	-15 R	-18-15	&-27-75 8-X
Time:	14100	09:00	12:24	14:4			14 '00 15.15
Mileage:							
Deputy:	3	3	3	3	1 3	· · · · · · · · · · · · · · · · · · ·	3
ervice Att	empt Notes:						
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	th Gove address	<u> </u>	/				
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. / . /	reck, does 1	OT have a pl	have three	chim.		<u> </u>	
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6. CARC	Gove Hagin	1000 400					
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CARI CARI	1 6 5 6 6 6	Hanothan S	spoke to 1	veighbes	, haven for does not had	seen him!, veucar,	va week we n

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 186027

SCOTT MAYERNICK, DEPUTY

SO ANSWERS.

August 31, 2015

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

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

NOTARY

Affirmed and subscribed to before me this

31ST day of

AUGUST

2015

Saul far Kligan

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

aty Colony Suite Nation 4. To coson, inc.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	N GENERAL CONSUMER DISCOUNT COMPANY AN, JONATHAN C	(et al.)		Case Number 2011CV396	
	SERVICE CO	VER SHE	EET		(POSIING)
Service De	talls;				
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	Ģ
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM SHERIFF'S SALE BILL				
Serve To:		Final Servi	će:		
Name:	(POSTING)	Served:	Personally · Adul	t In Charge Rosted Othe	er 2011CV396
Primary Address:	607 MAPLE STREET BERWICK, PA 18603	Adult In Charge:			7396
Phone:	DOB:	Relation:		<b></b>	
Alternate Address:		Date:	8-31-15	Time: 14100	 
Phone:		Deputy:	3	Mileage:	60/ MAPLE
Attorney / I	Originator:				- T
Name:	FOX AND FOX ATTORNEYS AT LAW, P.C.	Phone:	610-275-7990		
Service Att	empts:				Î
Date:					u H
Time:					BEKWICK
Mileage:					<u> </u>
Deputy:					Ä
Service Ati	empt Notes:				18603
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3.					
4.					NO EXPIRATION
5.					<u></u>
6.					₹

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



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



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 Fee: \$5.00 Cer Date: 08/10/2015 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 NO TAX CLAIM TAXES DUE TAX AMOUNT PENALTY DISCOUNT PAID BALANCE

COLUMBIA COUNTY SHERIFF	
By:	Per:

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	N GENERAL CONSUMER DISCOUNT COMPANY IAN, JONATHAN C	(et al.)			Number 1CV396
	SERVICE CO	VER SH	EET		
Service De	talls:				
Category:	Real Estate Sale - Sale Notice	ecceptumba e service		Zone:	101
Manner:	< Not Specified >	Expires:		Warrant:	lander of the second of the se
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS	eren eren eren eren eren eren eren eren	101
Serve To:		Final Serv	Managara sanahan an an an an an an an an an		
Name:	Domestic Relations Office of Columbia Col	Served:	Personally Ad	uk In Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult in Charge:	Kner	Kichei	Posted · Other
Phone:	DOB:	Relation:		Leek	ou 10000, 1000000000000000000000000000000
Alternate Address:	MARKET N. P. C.	Date:	£-4-15	Time:	19.25
Phone:	The state of the s	Deputy:	4	Mileage:	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Attorney /	Originator:				
Name:	FOX AND FOX ATTORNEYS AT LAW, P.C.	Phone:	610-275-7990		
Service At	tempts:				
Date:			A STATE OF THE STA		
Time:					
Mileage:			4 M J M M M M M M M M M M M M M M M M M		
Deputy:	formation and the second and the sec	100000000000000000000000000000000000000			TO A CONTROL OF THE PROPERTY O
Service At	tempt Notes:				
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2011CV396 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	AN, JONATHAN C	IER DISCOUNT COMPAN	or (ecal.)			Number 1CV396
		SERVICE C	OVER SHI	 EET		
Service De	tails:					
Category:	Real Estate Sale - Sa	ale Notice	The second section of the second seco	en var en la la la caesa comencia de la caesa de l Caesa de la caesa de la cae	Zone:	751
Manner:	< Not Specified >		Expires:		Warrant:	1
Notes:		10/14/2015 AT 9:00 AM OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS		and the second s
Serve To:			Final Servi	ice:		A.W.A.
Name:	Columbia County Ta	x Office	Served:	Personally Add	t In Charge	Posted Other
Primary Address:	PO Box 380 Bloomsburg, PA 178	B15	Adult in Charge:	Sheeey	Evan:	5
Phone:	570-389-5649	DOB:	Relation:	(	Herk	
Alternate Address:		And the second s	Date:	8-4-15	Time:	9:20
Phone:	<b>\</b>		Deputy:	4	Mileage:	production and the second of t
Attorney /	Originator:				2	
Name:		ORNEYS AT LAW, P.C.	Phone:	610-275-7990		
Service Att	empts:					
Date:		and the state of t				
Time:	TO THE CONTRACT OF THE CONTRAC				0000	
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Deputy:						
Service Att	empt Notes:	announcement to the second of	oursement turners.			······································
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NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	N GENERAL CONSUMER DISCOUNT COMPAN IAN, JONATHAN C	IY (et al.)			Number 1CV396	
	SERVICE C	OVER SH	EET	-		
Service De	errorrorrorrorrorrorrorrorrorrorrorrorro					
	Real Estate Sale - Sale Notice	tanta di manana di dalam da	mangangangan ( ) da daga da	Zone:	101	
Manner:	< Not Specified >	Expires:	l Name of the second of the se	Warrant:		
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS		en e	
Serve Ta:		Final Serv	lce:			
Name:	Connie C. Gingher	Served:	Rersonally Ad	ult In Charge	Posted Other	-
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603	Adult In Charge:		M. B		¥0.101000
Phone:	570-752-7442 <b>DOB:</b>	Relation:	Andrew Communication Communica	· · · · · · · · · · · · · · · · · · ·		) 
Alternate Address:		Date:	8-3-15	Time:	14:05	
Phone:		Deputy:	3	Mileage:	-	
Attorney /	Originator:					
Name:	FOX AND FOX ATTORNEYS AT LAW, P.C.	Phone:	610-275-7990		en personal de la composition de la co La composition de la	
Service Att	lempts:					) YEN OF,
Date:						
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Service Att	(empt Notes:	maracous) bossessesses		ever-energy land		DENTITION, FA 10000
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6.	<del></del>					7

Eax Notice 2015 County & Municipality BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher 1615 Lincoln Avenue Berwick PA 18603

HOURS MONITUE, THUR : 9:30 AM - 4 PM CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS
PHONE:570-752-7442

FOR: COLUMBIA C	ounty		DATE 03/01/2015	_	LL NO 5238
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING FIRE LIGHT BORO RE	28,632	9.491 1 1.25 1.75 11.1	266.31 28.06 35.07	271.75 28.63	298.93 31.49 37.58 52.62 333.71
The discount & penalty have been calculated for your convenience	PAY THIS AM	OUNT	690.01 April 30 If paid on or before	704.10 June 30 If paid on or before	754.33 June 30 If paid after
REQUESTED	CI	VTY T	WP	Thin	h

Buildings

#### TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MUSSELMAN JONATHAN C
 607 MAPLE ST
 BERWICK PA 18603

Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04B-04 -203-00,000
607 MAPLE ST
.1561 Acres Land 0. A:

to courthouse on: January 1, 2016

This tax returned

f you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

Total Assessment

Gingher 3

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

l'e-ephone: 570-752-7442

#### Taxes are due and payment is requested from:

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

Bill Date: 7/1/2015 (	Control #:	Bili #:	2856
TAX	PAYER COPY		
Parce! #: 04B04 20300000	Prop. T	ype	
Property Location and Descript	ion:	Assess	ment:
607 MAPLE ST		_=	2.710
.156		B=	25,913
		T =	28,652
Tax Description	Mills/Rate		Amount
SCHOOL REAL ESTATE	44.7500		1,281 38
HOMESTEAD EXCLUSION	NA.		. 100
FARMSTEAD EXCLUSION	NA.		NA
If Paid By 8/31/2015 2%	Discounted Amount		1,255.65
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 on a with purpose at and a self-addressed stamped envelope.

Office Hours:

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	N GENERAL CONSUMER DISCOUNT COMPAN AN, JONATHAN C	IY (et al.)			Number ICV396
	SERVICE C	OVER SHE	EET		
Service De	talis;				
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 R	IGHTS		
Serve To:		Final Servi	and references and an experience of the second		
Name:	BERWICK AREA SCHOOL DISTRICT	Served:	Personally Adu	It In Charge	Posted · Other
Primary Address:	500 LINE ROAD BERWICK, PA 18603	Adult in Charge:	Robert	Crap	
Phone:	DOB:	Relation:	Princip	<u>a (</u>	
Alternate Address:	1100 FOWLER AVENUE BERWICK, PA 18603	Date:	8-3-15	Time:	14115
Phone:		Deputy:	3	Mileage:	
Attorney /	Originator:				
Name:	FOX AND FOX ATTORNEYS AT LAW, P.C.	Phone:	610-275-7990		
Service At	tempts:				
Date:	A TOTAL CONTROL OF THE PROPERTY OF THE PROPERT				
Time:	Annual Marian Ma		LINEARANNA AND WAS A STATE OF THE STATE OF T		nance number expansion and
Mileage:	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
Deputy:					
Service At	tempt Notes:				
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NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	N GENERAL CONSUMER DISCOUNT COMPAN	IY (et al.)		Case	Number	
vs. MUSSELMAN, JONATHAN C				2011CV396		
Sarvice De	- Andreas and a seminar and a seminar and a seminar - a seminar - a seminar and a seminar and a seminar and a s Seminar and a seminar and a seminar and a seminar and a seminar a seminar and a seminar and a seminar and a sem	OVER SH	EET		TOT	
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 R	RIGHTS	a de la companya de		
Serve To:		Final Servi	and an arrangement of the second second			
Name:	BOROUGH OF BERWICK	Served:	Personally A	Jult In Charge	Posted Other	
Primary Address:	1800 N. MARKET STREET BERWICK, PA 18603	Adult in Charge:	Karen	Dal RY1	nple	
Phone:	DOB:	Relation:	Reception	višt.		
Alternate Address:	344 MARKET STREET BERWICK, PA 18603	Date:	8-3-15	Time:	14;20	
Phone:	The statement of the second control of the second s	Deputy:	3	Mileage:	7-71, 2-0	
Attorney /	Originator:					
Name:	FOX AND FOX ATTORNEYS AT LAW, P.C.	Phone:	610-275-7990			
Service At	tempts:					
Date:					, ,	
Time:						
Mileage:				**************************************		
Deputy:						
Service At	tempt Notes:					
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

NO EXPIRATION

AMERICAN	CENERAL CONCUMED DISCOUNT COMPAN	M /-4 -13				
VS.	GENERAL CONSUMER DISCOUNT COMPAN	Y (et al.)			Number	
	AN, JONATHAN C			201	1CV396	
-	SERVICE CO	OVER SHI	EET			BER
Service Det	ails:					<u> </u>
Category:	Real Estate Sale - Sale Notice	a proposación de la companya de la c		Zone:	101	SE
Manner:	< Not Specified >	Expires:	A company of the comp	Warrant:	X	¥m
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS	a management of the second	, i parente de la constante de	BERWICK SEWER AUTHOF
Serve To:		Final Serv				201
Name:	BERWICK SEWER AUTHORITY	Served:	Personally A	lult In Charge	Posted · Other	2011CV396
Primary Address:	1108 FREAS AVE BERWICK, PA 18603	Adult in Charge:	Kelly	Mocris	enter de la companya	/396
Phone:	DOB:	Relation:	Cleck	aaaaa, aaa saa	erana i ir innana innanan i i i	
Alternate Address:	ANNAMA AND AND AND AND AND AND AND AND AND AN	Date:	8-3-15	Time:	14:35	
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Attorney / (	Originator:					FREAS
Name:	FOX AND FOX ATTORNEYS AT LAW, P.C.	Phone:	610-275-7990		en in the second se	
Service Att	empts:					َ AVE
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# 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

Ad ID: 1045834

Description: Jonathon Musselman Sale

195

Run Dates: Class:

Agate Lines: Blind Box:

Total Ad Cost **Amount Paid** 09/23/15 to 10/07/15

**IFF** 

Publication

Start Stop

BLOOMSBURG, PA 17815

PO BOX 380

TIM CHAMBERLAIN - COLUM COUNTY SHER-

\$1,069.35

\$0.00

Inserts Cost \$1.069.35

Press Enterprise

Account:

Name:

Company:

Address:

09/23/1510/07/15

#### 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, Pannsylvania 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 schodule of dis-tribution 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, therice, 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 engles with said Maple Street for a distance of one hundred three and twenty-five one hundredths feet (103.25")

to the easterly tine of an alley. BEING Parcel No. 048-04-203.

TITLE IS VESTED IN Jonathan C. Musselman, by Deed from Looma 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

UPL/TAX PARCEL NUMBER: 048-04-203.

Seized and taken into execution to be sold as the property of JONATHAN C MUSSEL MAN 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 agiainst 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 dofault-ing biddor 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 procoods 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Name: REGISTER OF WILLS  Primary Address: BLOOMSBURG, PA 17815  Phone: DOB: Relation: CLC L.  Alternate Address: Date: R-3-/5- Time: //:15  Phone: FOX AND FOX ATTORNEYS AT LAW, P.C. Phone: 610-275-7990  Service Attempt Notes:  1. 2. 3. 4. 5.	VS.	MERICAN GENERAL CONSUMER DISCOUNT COMPANY (et al.) vs. MUSSELMAN, JONATHAN C			Case Number 2011CV396	
Category: Real Estate Sale - Sale Notice		SERVICE	COVER SH	EET		
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: Final Service:  Name: REGISTER OF WILLS Served: Personally Adult in Charge Posted Other Address: BLOOMSBURG, PA 17815 Charge: DOB: Relation: Clerk.  Alternate Address: Date: 8-3-15- Time: //:15  Atternate Address: Deputy: 4 Mileage: Mileage: Attorney/Originator:  Name: FOX AND FOX ATTORNEYS AT LAW, P.C. Phone: 610-275-7990  Service Attempts: Deputy: Service Attempt Notes: 1.  2.  3.  4.  5.	Service De	tails:				
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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.		The matter and a consequence of the second o	Date:	8-3-15	Time:	11:15
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REGISTER OF WILLS

2011CV396

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

5 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, 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 tine 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.

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 failts 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 agiainst 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 conneciton 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