

3. Service Type  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

4. Restricted Delivery? (Extra Fee)  
☐ Yes

COMPLETE THIS SECTION ON DELIVERY  
 A. Signature *James Sorensen* 105-02  
☐ Agent  
☒ Addressee  
 B. Received by (Printed Name) *JAMES SORESEN*  
 C. Date of Delivery  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

4. Restricted Delivery? (Extra Fee)  
☐ Yes

COMPLETE THIS SECTION ON DELIVERY  
 A. Signature *James Sorensen* 105-02  
☐ Agent  
☒ Addressee  
 B. Received by (Printed Name) *JAMES SORESEN*  
 C. Date of Delivery  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

4. Restricted Delivery? (Extra Fee)  
☐ Yes

COMPLETE THIS SECTION ON DELIVERY  
 A. Signature *James Sorensen* 105-02  
☐ Agent  
☒ Addressee  
 B. Received by (Printed Name) *JAMES SORESEN*  
 C. Date of Delivery  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

**SENDER: COMPLETE THIS SECTION**

■ Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.  
 ■ Print your name and address on the reverse so that we can return the card to you.  
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Lawrence Jay Yurick  
 526 Township Line  
 Bluebell, PA 19422

2. Article Number (Transfer from service label) 70020460000174609592

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-2

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *Lawrence Yurick* 105-02  
☐ Agent  
☒ Addressee  
 B. Received by (Printed Name)  
 C. Date of Delivery 9/16/02  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

**SENDER: COMPLETE THIS SECTION**

■ Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.  
 ■ Print your name and address on the reverse so that we can return the card to you.  
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

2. Article Number (Transfer from service label) 70020460000174609578

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-2

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *Lawrence A. Yurick* 105-02  
☐ Agent  
☒ Addressee  
 B. Received by (Printed Name)  
 C. Date of Delivery SEP 13 2002  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

OFFICE OF F.A.I.R.  
 DEPARTMENT OF PUBLIC WELFARE  
 PO BOX 8016  
 HARRISBURG, PA 17105

**SENDER: COMPLETE THIS SECTION**

■ Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.  
 ■ Print your name and address on the reverse so that we can return the card to you.  
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

2. Article Number (Transfer from service label) 70020460000174609585

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-2

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *Samuel J. Vanden...*  
☐ Agent  
☒ Addressee  
 B. Received by (Printed Name)  
 C. Date of Delivery SEP 05 2002  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMMONWEALTH OF PENNSYLVANIA  
 DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
 BUREAU OF COMPLAINTS  
 CLEARANCE SUPPORT SECTION  
 DEPARTMENT 281230  
 HARRISBURG, PA 17128-1230

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

Paula J. Barry, Publisher's Assistant, 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 the day of November 13, 20, 27, 2002 exactly as printed and published; that the affiant is one of the owners and publishers 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.

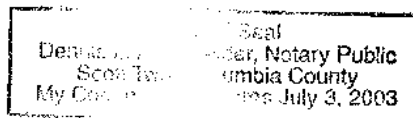
.....38B.....

Sworn and subscribed to before me this 29th day of November 2002

.....[Signature].....

(Notary Public)

My commission expires



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.

.....

# SHERIFF'S SALE COST SHEET

Commercial Credit vs. Helen & Brian House  
 NO. 105-02 ED NO. 741-02 JD DATE/TIME OF SALE 5/19/00

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.06</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>7.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>324.56</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>624.44</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>774.44</u>	

PROTHONOTARY (NOTARY)	\$ <del>10.00</del>
RECORDER OF DEEDS	\$
TOTAL ***** \$ <u>-0-</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>10.00</u>
TOTAL ***** \$ <u>10.00</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL ***** \$	

SURCHARGE FEE (DSTE)	\$ <u>50.00</u>
MISC. <u>Luz. Co.</u>	\$ <u>41.00</u>
TOTAL ***** \$ <u>41.00</u>	

TOTAL COSTS (OPENING BID) \$ 1200.00

**GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 500 - THE COURSE BUILDING  
111 S. INDEPENDENCE MALL EAST  
PHILADELPHIA, PA 19106  
(215) 627-1322  
FAX (215) 627-7734**

JOSEPH A. GOLDBECK, JR.  
GARY E. McCAFFERTY  
MICHAEL T. McKEEVER

November 22, 2002

Columbia

Hany A. Roadarmel  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE COMMERCIAL CREDIT CORPORATION C/O CITIFINANCIAL SERVICES, INC.  
vs.  
HELEN E. HOUSER and BRIAN J. HOUSER  
Term No. 2002-CV-741

Property address:

RR 3 Box 287F a/k/a 2037 Scotch Valley Road  
Bloomsburg, PA 17815

Sheriff's Sale Date: December 04, 2002

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected no money towards my client's debt.

Thank you for your cooperation.

Very truly yours,

*Joseph A. Goldbeck, Jr.*  
JOSEPH A. GOLDBECK, JR.

JAG/jlg

**GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 500 - THE BOURSE BUILDING  
111 S. INDEPENDENCE MALL EAST  
PHILADELPHIA, PA 19106  
(215) 627-1322  
FAX (215) 627-7734**

November 5, 2002

Columbia

Harry A. Roadarmel  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE: COMMERCIAL CREDIT CORPORATION C/O CITIFINANCIAL SERVICES, INC.  
vs.  
HELEN E. HOUSER and BRIAN J. HOUSER  
Term No: 2002-CV-741

Property address:

**RR 3 Box 287F a/k/a 2037 Scotch Valley Road  
Bloomsburg, PA 17815**

**Sheriff's Sale Date: November 06, 2002**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for November 06, 2002 to  
December 04, 2002.

Thank you for your cooperation.

Very truly yours,

Joseph A. Goldbeck, Jr.  
JOSEPH A. GOLDBECK, JR.

JAG/sb

# SHERIFF'S SALE

WEDNESDAY NOVEMBER 6, 2002 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 105 OF 2002 ED AND CIVIL WRIT NO. 741 OF 2002 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN lot of land in Evergreen Lake Development, Beaver Township, Columbia County, Pennsylvania, more particularly described as follows:

BEGINNING at the southwest corner of Lot No.304 on the northern line of Scotch Valley Drive; THENCE South 84 degrees 45 minutes West, a distance of 90 feet; THENCE North 0 degrees 15 minutes West, a distance of 135 feet; THENCE North 84 degrees 45 minutes East, a distance of 90 feet; THENCE South 5 degrees 15 minutes East, a distance of 135 feet to the place of BEGINNING.

BEING LOT No.305 as shown on a revised development plan prepared for Evergreen Lake, Inc., by Ebeco Associates, which plan has been recorded in the Office of the Recorder of Deeds in Columbia County, Pennsylvania, Map Book Volume 2, page 2.

EXCEPTING AND RESERVING THEREFROM AND SUBJECT TO:

1. All easements, Rights of way, reservations, restrictions and limitations shown or contained in prior instruments of record and in the aforesaid development plan.
2. The Declaration of Restrictions of Evergreen Lake, Inc., recorded in Columbia County Miscellaneous Book 46, page 67; all provisions of which pertain to land use, construction, utility and sewer services and charges, roads, fees, property owners association and other related matters.

**PARCEL #O1-20B-O33**

BEING the same premises which Lawrence Jay Yurick by Deed dated August 30, 1994 and recorded August 31, 1994 in Deed Book 578, Page 160, conveyed unto Brian J. Houser and Helen E. Houser.

**SUBJECT TO MORTGAGE**

## 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 (8) days after the sale is 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 either to 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 a default all sums paid by 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.

Plaintiff's Attorney  
Joseph A. Goldbeck  
111 S. Independence Mall East  
Philadelphia, PA 19106

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE COST SHEET

Commercial Credit Corp. VS. Helen & Bryan Harser  
 NO. 105-02 ED NO. 741-02 JD DATE/TIME OF SALE Nov. 6, 02 0930

DOCKET/RETURN \$15.00  
 SERVICE PER DEF. \$ 180.00  
 LEVY (PER PARCEL \$15.00  
 MAILING COSTS \$ 32.50  
 ADVERTISING SALE BILLS & COPIES \$17.50  
 ADVERTISING SALE (NEWSPAPER) \$15.00  
 MILEAGE \$ 12.00  
 POSTING HANDBILL \$15.00  
 CRYING/ADJOURN SALE \$10.00  
 SHERIFF'S DEED \$35.00  
 TRANSFER TAX FORM \$25.00  
 DISTRIBUTION FORM \$25.00  
 COPIES \$ 6.00  
 NOTARY \$ 12.00

TOTAL \*\*\*\*\* \$ \_\_\_\_\_

WEB POSTING \$150.00  
 PRESS ENTERPRISE INC. \$ \_\_\_\_\_  
 SOLICITOR'S SERVICES \$75.00

TOTAL \*\*\*\*\* \$ \_\_\_\_\_

PROTHONOTARY (NOTARY) \$10.00  
 RECORDER OF DEEDS \$ 41.50

TOTAL \*\*\*\*\* \$ 51.50

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20 \$ \_\_\_\_\_  
 SCHOOL DIST. 20 \$ \_\_\_\_\_  
 DELINQUENT 2001 \$ 224.06

TOTAL \*\*\*\*\* \$ \_\_\_\_\_

## MUNICIPAL FEES DUE:

SEWER 20 \$ \_\_\_\_\_  
 WATER 20 \$ \_\_\_\_\_

TOTAL \*\*\*\*\* \$ \_\_\_\_\_

SURCHARGE FEE (DSTE) \$ 130.00  
 MISC. Liz. Co. \$ 41.00

TOTAL \*\*\*\*\* \$ \_\_\_\_\_

TOTAL COSTS (OPENING BID) \$ \_\_\_\_\_

1st lien i's  
 CCFNB #41,892.08

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
SHERIFF'S REAL ESTATE FINAL COST SHEET

Commercial Credit Corp. VS Helen & Byron Hauser

NO. 105-02 ED NO. 741-02 JD

DATE/TIME OF SALE: Nov. 6 07 0930

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

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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



# GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

JOSEPH A. GOLDBECK, JR.  
GARY L. McCAFFERTY\*  
MICHAEL T. McKEEVER\*

RENEE M. POZZUOLI-BUECKER\*  
KRISTINA G. MURTHA\*

\*PA & NJ BAR

SUITE 500  
THE BOURSE BUILDING  
111 S. INDEPENDENCE MALL EAST  
PHILADELPHIA, PENNSYLVANIA, 19106  
(215) 627-1322  
FAX (215) 627-7734

SENTRY OFFICE PLAZA  
SUITE 420  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-3242  
FAX (856) 858-2997

PLEASE REPLY TO THE  
PHILADELPHIA OFFICE

October 11, 2002

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE: No. 2002-CV-741  
**HELEN E. HOUSER and BRIAN J. HOUSER**

Dear Sir/Madam:

The above case may be sold on November 06, 2002. It has been properly served in accordance with Rule 3129.

Thank you for your cooperation.

Very truly yours,

/s/

  
\_\_\_\_\_  
Joseph A. Goldbeck, Jr.

JAG/bjm

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 500 - The Bourse Bldg.

111 S. Independence Mall East

Philadelphia, PA 19106

215-627-1322

Attorney for Plaintiff

COMMERCIAL CREDIT CORPORATION C/O

CITIFINANCIAL SERVICES, INC.

7467 New Ridge Road

Suite 222

Hanover, MD 21076

Plaintiff

vs.

HELEN E. HOUSER

BRIAN J. HOUSER

**Mortgagors and Record Owners**

RR 3 Box 287F a/k/a 2037 Scotch Valley Road

Bloomsburg, PA 17815

Defendants

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2002-CV-741

**CERTIFICATE OF SERVICE**  
**PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

Joseph A. Goldbeck, Jr., Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the Sheriff's Office/~~competent adult~~ (copy of return attached).
- ☐ Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Joseph A. Goldbeck, Jr., Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

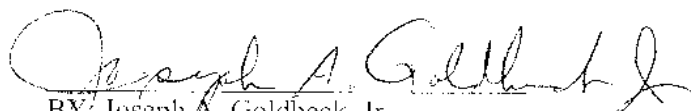
**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified Mail attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Joseph A. Goldbeck, Jr., Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,



BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

7160 3901 9 0952 9878

**TO:** HOUSER, BRIAN J.  
**BRIAN J. HOUSER**  
110 Webster Avenue  
West Hazelton, PA 18202

**SENDER:** GOLDBECK MCCAFFERTY & MCKEEVER  
August 14, 2002

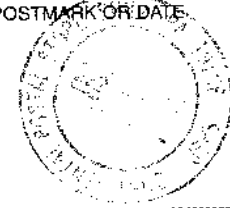
**REFERENCE:** HOUSER, HELEN E. / ACD-1312  
( 11/6/02 ) - Columbia

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service  
**Receipt for  
Certified Mail**  
No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



7160 3901 9844 0952 9861

**TO:** HOUSER, HELEN E.  
**HELEN E. HOUSER**  
2037 Scotch Valley Road  
Bloomsburg, PA 17815

**SENDER:** GOLDBECK MCCAFFERTY & MCKEEVER  
August 14, 2002

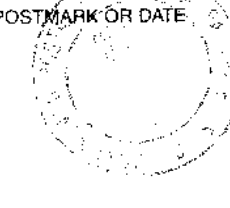
**REFERENCE:** HOUSER, HELEN E. / ACD-1312  
( 11/6/02 ) - Columbia

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service  
**Receipt for  
Certified Mail**  
No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



**GOLDBECK McCAFFERTY & McKEEVER**  
 Suite 500 The Bourse Building  
 111 S. Independence Mall East  
 Philadelphia, Pennsylvania 19106

Check type of mail:  
☐ Express  
☐ Registered  
☐ Insured  
☐ COD  
☐ Return Receipt (RR) for Merchandise  
☐ Certified  
☐ Int'l Rec. Del.  
☐ Del. Confirmation (DC)

U.S. POSTAGE  
 1132 103.600 OCT 01 02  
 9476 \$03.600  
 6359 MAILED FROM ZIP CODE 19106

Line	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value (if Reg.)	Insured Value	Due Sender (if COD)	RR Fee	DC Fee	SC Fee	SH Fee	SD Fee	PD Fee	Remarks
1		PA DEPARTMENT OF PUBLIC HEALTH Bureau of Field Support Inspection Health and Welfare Dept. - Room 417 P.O. Box 2675 Harrisburg, PA 17105-2675													
2		DOMESTIC RELATIONS OF CHESAPEAKE COUNTY 300 Sawmill Road Suite A Blacksburg, VA 22615													
3		COLUMBIA COUNTY WARREN NATIONAL BANK 212 East Street Pleasantburg, PA 17135													
4		LAWRENCE JAY V. RICE 550 Township Line Blacksburg, VA													
5															
6															
7															
8															
9															
10															
11															
12															
13															
14															
15															
Total Number of Pieces		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of non-postable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual (DMM) 3900, 3911, and 3921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (SM) and Standard Mail (B) parcels.										

Shumer Aco-1312

Complete by Typewriter, Ink, or Ball Point Pen

Luzerne County Sheriff's Department  
Luzerne County Courthouse



200 North River Street  
Wilkes-Barre, Pennsylvania 18711  
(570) 825-1651

COLUMBIA COUNTY

02-105-ED

COMMERCIAL CREDIT CORPORATION

VS

STATE OF PENNSYLVANIA  
LUZERNE COUNTY, SS:

HELEN E. HOUSER, ET UX

JOHN WASSIL, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on TUESDAY the 24TH day of SEPTEMBER 2002 at 11:42 AM, prevailing time, he served the within WRIT OF EXECUTION, NOTICE OF SHERIFF'S SALE OF REAL PROPERTY & SHERIFF'S HANDBILL

upon BRIAN HOUSER  
the within named, by handing to LINDA HOUSER an adult member of the household, whose relationship to the within named is that of HIS MOTHER at HIS RESIDENCE, 110 WEBSTER AVENUE, WEST HAZLETON,

in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

Sheriff of Luzerne County

this 30TH day of SEPTEMBER 20 02

by   
Deputy Sheriff of Luzerne County, Pennsylvania

Prothonotary

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6500

COMMERCIAL CREDIT CORPORATION  
C/O CITIFINANCIAL SERVICES, INC.

VS

Docket # 105ED2002

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE


HELEN E. HOUSER  
BRIAN J. HOUSER

AFFIDAVIT OF SERVICE

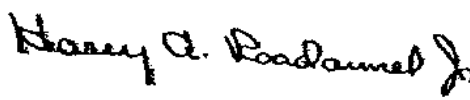
NOW, THIS MONDAY, SEPTEMBER 30, 2002, AT 1:00 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON HELEN HOUSER AT 177 WEST  
OVERLOOK ST., ORANGEVILLE BY HANDING TO HELEN HOUSER, A TRUE AND  
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO HER THE CONTENTS  
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, OCTOBER 01, 2002

  
NOTARY PUBLIC

NOTARIAL SEAL  
WENDY WESTOVER, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA CO., PA  
MY COMMISSION EXPIRES NOVEMBER 07, 2005

  
X  
SHERIFF HARRY A. ROADARMEL JR.

  
X  
S. HARTZEL  
DEPUTY SHERIFF

Goldbeck McCafferty & McKeever  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 500 - The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

COMMERCIAL CREDIT CORPORATION C/O  
CITIFINANCIAL SERVICES, INC.  
7467 New Ridge Road  
Suite 222  
Hanover, MD 21076

Plaintiff

vs.

HELEN E. HOUSER  
BRIAN J. HOUSER  
**Mortgagors and Record Owners**

RR 3 Box 287F a/k/a 2037 Scotch Valley Road  
Bloomsburg, PA 17815

Defendants

IN THE COURT OF COMMON PLEAS  
  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2002-CV-741

**AFFIDAVIT PURSUANT TO RULE 3129**

COMMERCIAL CREDIT CORPORATION C/O CITIFINANCIAL SERVICES, INC., Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

RR 3 Box 287F a/k/a 2037 Scotch Valley Road  
Bloomsburg, PA 17815

1. Name and address of Owners or Reputed Owners:

HELEN E. HOUSER  
2037 Scotch Valley Road  
Bloomsburg, PA 17815

BRIAN J. HOUSER  
110 Webster Avenue  
West Hazelton, PA 18202

2. Name and address of Defendants in the judgment:

HELEN E. HOUSER  
2037 Scotch Valley Road  
Bloomsburg, PA 17815

BRIAN J. HOUSER  
110 Webster Avenue  
West Hazelton, PA 18202

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

PA DEPARTMENT OF PUBLIC WELFARE  
Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
700 Sawmill Road  
Suite A  
Bloomsburg, PA 17815

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

COLUMBIA COUNTY FARMERS NATIONAL BANK  
232 East Street  
Bloomsburg, PA 17815

LAWRENCE JAY YURICK  
526 Township Line  
Bluebell, PA

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

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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

(attach separate sheet if more space is needed)

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

DATED: October 11, 2002

  
GOLDBECK, McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff





# Columbia County Farmers National Bank

October 16, 2002

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County  
Courthouse PO Box 380  
Bloomsburg PA 17815

Re: Brian J/Helen E. Houser  
Sheriff Sale  
RR 3 Box 287F Bloomsburg  
a/k/a 2037 Scotch Valley Road, Bloomsburg

Dear Sheriff Roadarmel:

Several weeks ago we received a letter and notification from your office announcing the upcoming sheriff sale on the property owned by the above mentioned customers.

Please let this letter be our notice that Columbia County Farmers National Bank does hold a first lien mortgage on this property. The payoff we will need to satisfy this lien as of November 6, 2002 is: \$ 41,892.08.

If you need any further information, please contact Paul at 784-4400 or me at 387-3474.

Respectfully,

Diana L. Chamberlin  
Credit Administration Supervisor  
Lightstreet Office

/dlc

**Main Office:**

232 East Street  
Bloomsburg, PA 17815  
(570) 784-4400

**Branch Offices:**

Market Street  
Benton, PA 17814  
(570) 925-6181

Lightstreet Road  
Bloomsburg, PA 17815  
(570) 784-5600

4242 Old Berwick Road  
Bloomsburg, PA 17815  
(570) 784-8474

State Street  
Millville, PA 17846  
(570) 458-5650

Main Street  
Orangeville, PA 17859  
(570) 683-5200

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA. 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5612

24 HOUR PHONE  
(570) 784-6300

COMMERCIAL CREDIT CORPORATION  
C/O CITIFINANCIAL SERVICES, INC.

VS

105ED2002

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

HELEN E. HOUSER  
BRIAN J. HOUSER

NOW, WEDNESDAY, SEPTEMBER 04, 2002, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, BRIAN HOUSER, AT 110 WEBSTER AVE., WEST HAZLETON, PA

---

HARRY A. ROADARMEL, SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

Luzerne County Sheriff's Department  
Luzerne County Courthouse



200 North River Street  
Wilkes-Barre, Pennsylvania 18711  
(570) 825-1651

COLUMBIA COUNTY

02-105-ED

COMMERCIAL CREDIT CORPORATION

VS

HELEN E. HOUSER, ET UX

STATE OF PENNSYLVANIA  
LUZERNE COUNTY, SS:

JOHN WASSIL, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on TUESDAY the 24TH day of SEPTEMBER 2002 at 11:42 AM, prevailing time, he served the within WRIT OF EXECUTION, NOTICE OF SHERIFF'S SALE OF REAL PROPERTY & SHERIFF'S HANDBILL

upon BRIAN HOUSER  
the within named, by handing to LINDA HOUSER an adult member of the household, whose relationship to the within named is that of HIS MOTHER at HIS RESIDENCE, 110 WEBSTER AVENUE, WEST HAZLETON,

in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

A handwritten signature in black ink, appearing to be "B. L. Stankus", written over a horizontal line.

Sheriff of Luzerne County

this 30TH day of SEPTEMBER 20 02

by A handwritten signature in black ink, appearing to be "J. J. Moran", written over a horizontal line.  
Deputy Sheriff of Luzerne County, Pennsylvania

A handwritten signature in black ink, appearing to be "J. J. Moran", written over a horizontal line.  
Prothonotary

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, COMMONWEALTH  
OF PENNSYLVANIA.

COMMERCIAL CREDIT CORPORATION

VS.


HELEN E. HOUSER  
BRIAN J. HOUSER

WRIT OF EXECUTION #105 OF 2002 ED

POSTING OF PROPERTY

OCTOBER 2, 2002        POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF HELEN E. AND BRIAN J. HOUSER AT 2037 SCOTCH VALLEY ROAD  
BLOOMSBURG COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

  
DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 4TH DAY OF OCTOBER 2002

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

COMMERCIAL CREDIT CORPORATION  
C/O CITIFINANCIAL SERVICES, INC.

VS

Docket # 105ED2002

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

HELEN E. HOUSER  
BRIAN J. HOUSER

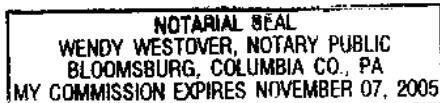
AFFIDAVIT OF SERVICE

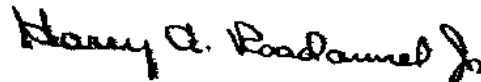
NOW, THIS MONDAY, SEPTEMBER 30, 2002, AT 1:00 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON HELEN HOUSER AT 177 WEST  
OVERLOOK ST., ORANGEVILLE BY HANDING TO HELEN HOUSER, , A TRUE AND  
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO HER THE CONTENTS  
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, OCTOBER 01, 2002

  
NOTARY PUBLIC





X  
SHERIFF HARRY A. ROADARMEL JR.

  
X  
S. HARTZEL  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/29/2002

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 105ED2002

PLAINTIFF

COMMERCIAL CREDIT CORPORATION C/O  
CITIFINANCIAL SERVICES, INC.

DEFENDANT

HELEN E. HOUSER  
BRIAN J. HOUSER

<b>PERSON/CORP TO SERVED</b>
HELEN HOUSER
2037 SCOTCH VALLEY ROAD
BLOOMSBURG

**PAPERS TO SERVED**

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

177 west overlook  
ORANGEVILLE PA

SERVED UPON Helen Houser

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 9-30 TIME 1300 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

**ATTEMPTS**

DATE	TIME	OFFICER	REMARKS
<u>9-18-02</u>	<u>1430</u>	<u>Chamberlain</u>	<u>House empty</u>

DEPUTY

[Signature] DATE 9-30-02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/29/2002

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 105ED2002

PLAINTIFF COMMERCIAL CREDIT CORPORATION C/O  
CITIFINANCIAL SERVICES, INC.

DEFENDANT HELEN E. HOUSER  
BRIAN J. HOUSER

PERSON/CORP TO SERVED
ELIZABETH CHYKO - TAX COLLECTOR
456 BEAVER VALLEY RD
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Elizabeth Chyko

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 9-18-02 TIME 1400 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

### ATTEMPTS

DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DEPUTY [Signature] DATE 9-18-02

COURT OF COMMON PLEAS - 26TH JUDICIAL DISTRICT OF PENNSYLVANIA  
COLUMBIA COUNTY BRANCH  
DOMESTIC RELATIONS SECTION  
PO BOX 380  
BLOOMSBURG, PA 17815

HOURS: 9:00 AM - 4:30 PM

TELEPHONE (570) 387-8870  
TELEFAX (570) 387-8876

## FACSIMILE COVER SHEET

DATE FAX SENT: 9-11-02TIME FAX SENT: 3:30pmRE: Ben PerwestDELIVER TO: Col C Shreff + Goldbeck McElroyFROM: COLUMBIA COUNTY DOMESTIC RELATIONS SECTION  
PO BOX 380  
BLOOMSBURG, PA 17815TOTAL NUMBER OF PAGES INCLUDING THE COVER SHEET: 3\*\*\* IF THE TOTAL PAGES, LISTED ABOVE, HAVE NOT BEEN RECEIVED, PLEASE  
CONTACT US AT EITHER OF THE ABOVE TELEPHONE OR TELEFAX NUMBERS.\*\*\* THE ENCLOSED FACSIMILE IS SOLELY INTENDED FOR THE SPECIFIC PERSON OR  
PERSONS NAMED ABOVE. IF DELIVERED TO THE WRONG PLACE OR PERSON,  
PLEASE RETURN OR IMMEDIATELY DESTROY THE FACSIMILE.FAX SENT BY: Debra L. Van



## DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING  
FROM OVERDUE SUPPORT OBLIGATIONS

## I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

NAMEDATE OF BIRTHSOCIAL SECURITY#Brian J. Hansek6/8/70192-60-4303DATE: 9-11-02REQUESTOR: Shenff

Print Name

Signature

## II. Lien information (To be provided by DRS)

       WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED  
INDIVIDUAL.

       WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

X WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED  
BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A  
LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED  
BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue SupportNext Due DateNext Payment Amount\$610.36Date: 9-11-02BY: Joshua J. VanTITLE: Customer Srs

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (717) 784-6237

PHONE  
(717) 784-6422

24 HOUR PHONE  
(717) 784-6300

February 19, 2001

DOMESTIC RELATIONS  
702 SAWMILL ROAD  
BLOOMSBURG, PA 17815

COMMERCIAL CREDIT CORPORATION C/O CITIFINANCIAL SERVICES, INC.  
VS  
HELEN E. HOUSER  
BRIAN J. HOUSER

DOCKET # 105ED2002

JD # 741JD2002

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
 DATE RECEIVED 8/29/2002

SERVICE# 4 - OF - 13 SERVICES  
 DOCKET # 105ED2002

PLAINTIFF COMMERCIAL CREDIT CORPORATION C/O  
 CITIFINANCIAL SERVICES, INC.

DEFENDANT HELEN E. HOUSER  
 BRIAN J. HOUSER

<b>PERSON/CORP TO SERVED</b>
COLUMBIA COUNTY FARMERS
NATIONAL BANK
232 EAST ST.
BLOOMSBURG

**PAPERS TO SERVED**  
 WRIT OF EXECUTION - MORTGAGE  
 FORECLOSURE

SERVED UPON Michelle A. Pfeiffer

RELATIONSHIP Wife IDENTIFICATION \_\_\_\_\_

DATE 9-10-02 TIME 11:15 MILEAGE 3.00 OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB ☒ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA \_\_\_\_\_  
 C. CORPORATION MANAGING AGENT \_\_\_\_\_  
 D. REGISTERED AGENT \_\_\_\_\_  
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE \_\_\_\_\_

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY J. Carter DATE 9-10-02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 8/29/2002

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 105ED2002

PLAINTIFF COMMERCIAL CREDIT CORPORATION C/O  
CITIFINANCIAL SERVICES, INC.

DEFENDANT HELEN E. HOUSER  
BRIAN J. HOUSER

<b>PERSON/CORP TO SERVED</b>
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

*Julia A. Van - Cust Service*

RELATIONSHIP

IDENTIFICATION

DATE *9-10-2*

TIME

*1500*

MILEAGE

*3*

OTHER

Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_\_ Eyes \_\_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_ POB ☒ POE \_\_\_ CCSO \_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

*[Signature]*

DATE

*9-10-2*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 8/29/2002

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 105ED2002

PLAINTIFF COMMERCIAL CREDIT CORPORATION C/O  
CITIFINANCIAL SERVICES, INC.

DEFENDANT HELEN E. HOUSER  
BRIAN J. HOUSER

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Jennis Long

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 9-4-02 TIME 1005 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO ☒  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY TC DATE \_\_\_\_\_

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

105-02

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

8-27-02

DOCKET AND INDEX

9-4-02

SET FILE FOLDER UP

9-4-02

CHECK FOR PROPER INFO

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LEINS LIST

CHECK FOR \$1200.00

CK# 161829

\* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE  
NOTIFY THE ATTY TO SEND ADDITIONAL INFO.

SET SALE DATE AND ADV. DATES AND POSTING DATES

Nov. 6, 2002 0930

POST ALL DATES ON CALANDER

Post Oct. 2 Adv. Oct. 16, 2002 30

\* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

\* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES

\* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE

\* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)

\* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS

TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES

## SERVICE

TYPE CARDS FOR DEFENDANTS

PUT PAPERS TOGETHER FOR DEFENDANTS

\* COPY OF WRIT FOR EACH DEFENDANT

\* NOTICE OF SHERIFF SALE

\* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LEIN HOLDERS

\* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT

\* DOCKET ALL DATES

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

COMMERCIAL CREDIT CORPORATION C/O  
CITIFINANCIAL SERVICES, INC.  
7467 New Ridge Road  
Suite 222  
Hanover, MD 21076

vs.

HELEN E. HOUSER  
BRIAN J. HOUSER  
RR 3 Box 287F a/k/a 2037 Scotch Valley Road  
Bloomsburg, PA 17815

In the Court of Common Pleas of  
Columbia County

No. 2002-CV-741

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

*What*  
*2602 ED 105*

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: RR 3 Box 287F a/k/a 2037 Scotch Valley Road Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE \$10,963.85

Interest From 11/01/2001  
Through 08/14/2002

(Costs to be added)

Dated:

*Aug. 29, 2002*

*Lami B. Kline*

Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy







**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 500 - The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

COMMERCIAL CREDIT CORPORATION C/O  
CITIFINANCIAL SERVICES, INC.  
7467 New Ridge Road  
Suite 222  
Hanover, MD 21076  
Plaintiff

vs.

HELEN E. HOUSER  
BRIAN J. HOUSER  
Mortgagor(s) and Record Owner(s)

RR 3 Box 287F a/k/a 2037 Scotch Valley Road  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2002-CV-741

105 ED 2002

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

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

TO: HOUSER, BRIAN J.  
**BRIAN J. HOUSER**  
110 Webster Avenue  
West Hazleton, PA 18202

Your house at RR 3 Box 287F a/k/a 2037 Scotch Valley Road, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on November 6, 2002, at 9:30 A M, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$10,963.85 obtained by COMMERCIAL CREDIT CORPORATION C/O CITIFINANCIAL SERVICES, INC. against you.

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

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

1. The sale will be cancelled if you pay to COMMERCIAL CREDIT CORPORATION C/O CITIFINANCIAL SERVICES, INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-627-1322
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5624.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5624.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108

SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

COMMERCIAL CREDIT CORPORATION C/O  
CITIFINANCIAL SERVICES, INC.  
7467 New Ridge Road  
Suite 222  
Hanover, MD 21076

vs.

HELEN E. HOUSER  
BRIAN J. HOUSER  
RR 3 Box 287F a/k/a 2037 Scotch Valley Road  
Bloomsburg, PA 17815

In the Court of Common Pleas of  
Columbia County

No. 2002-CV-741

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

*Writ*  
*2002 ED 105*

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: RR 3 Box 287F a/k/a 2037 Scotch Valley Road Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE

\$10,963.85

Interest From 11/01/2001  
Through 08/14/2002

(Costs to be added)

Dated:

*Aug. 29, '02*

*Lami B. Kline*

Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

COMMERCIAL CREDIT CORPORATION C/O  
CITIFINANCIAL SERVICES, INC.  
7467 New Ridge Road  
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In the Court of Common Pleas of  
Columbia County

No. 2002-CV-741

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

*ED*  
*2002 ED 105*

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To the Sheriff of Columbia County, Pennsylvania

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7467 New Ridge Road  
Suite 222  
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RR 3 Box 287F a/k/a 2037 Scotch Valley Road  
Bloomsburg, PA 17815

In the Court of Common Pleas of  
Columbia County

No. 2002-CV-741

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

*Writ  
2002 ED105*

**To the Sheriff of Columbia County, Pennsylvania**

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Dated: Aug 29, 2002

*Lami B. Kline*  
\_\_\_\_\_  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy \_\_\_\_\_

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

COMMERCIAL CREDIT CORPORATION C/O  
CITIFINANCIAL SERVICES, INC.  
7467 New Ridge Road  
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vs.

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BRIAN J. HOUSER  
RR 3 Box 287F a/k/a 2037 Scotch Valley Road  
Bloomsburg, PA 17815

In the Court of Common Pleas of  
Columbia County

No. 2002-CV-741

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

*Writ*  
*2002 ED/05*

Commonwealth of Pennsylvania:

County of Columbia

**To the Sheriff of Columbia County, Pennsylvania**

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

PREMISES: RR 3 Box 287F a/k/a 2037 Scotch Valley Road Bloomsburg, PA 17815

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AMOUNT DUE

\$10,963.85

Interest From 11/01/2001  
Through 08/14/2002

(Costs to be added)

Dated:

*Aug. 29, 2002*

*Lami B. Kline*

Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
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vs.

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Bloomsburg, PA 17815

In the Court of Common Pleas of  
Columbia County

No. 2002-CV-741

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

*What*  
*2002 ED105*

Commonwealth of Pennsylvania:

County of Columbia

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Interest From 11/01/2001  
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(Costs to be added)

Dated:

*Aug. 29, 2002*

*Lami S. Kline*

Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

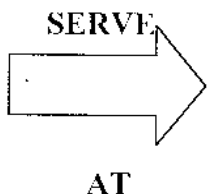
Deputy



## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ COMMERCIAL CREDIT CORPORATION C/O CITIFINANCIAL SERVICES, INC.	COURT NUMBER 2002-CV-741	
DEFENDANT/S/ HELEN E. HOUSER and BRIAN J. HOUSER	TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
HELEN E. HOUSER.

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
2037 Scotch Valley Road, Bloomsburg, PA 17815

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

**PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.**

SIGNATURE OF ATTORNEY  <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE August 14, 2002
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 500 – The Bourse Bldg. 111 S. Independence Mall East Philadelphia, PA 19106		

Goldbeck McCafferty & McKee, P.C.  
BY: Joseph A. Goldbeck, Jr.  
Attorney ID: #16132  
Suite 500 - The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

COMMERCIAL CREDIT CORPORATION C/O  
CITIFINANCIAL SERVICES, INC.  
7467 New Ridge Road  
Suite 222  
Hanover, MD 21076

Plaintiff

vs.

HELEN E. HOUSER  
BRIAN J. HOUSER  
**(Mortgagor(s) and Record Owner(s))**  
RR 3 Box 287F a/k/a 2037 Scotch Valley Road  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2002-CV-741

**AFFIDAVIT PURSUANT TO RULE 3129**

COMMERCIAL CREDIT CORPORATION C/O CITIFINANCIAL SERVICES, INC., Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

RR 3 Box 287F a/k/a 2037 Scotch Valley Road  
Bloomsburg, PA 17815

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

HELEN E. HOUSER  
2037 Scotch Valley Road  
Bloomsburg, PA 17815

BRIAN J. HOUSER  
110 Webster Avenue  
West Hazelton, PA 18202

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

HELEN E. HOUSER  
2037 Scotch Valley Road  
Bloomsburg, PA 17815

BRIAN J. HOUSER  
110 Webster Avenue  
West Hazelton, PA 18202

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432

P.O. Box 2675  
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
700 Sawmill Road  
Suite A  
Bloomsburg, PA 17815

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

COLUMBIA COUNTY FARMERS NATIONAL BANK  
232 East Street  
Bloomsburg, PA 17815

LAWRENCE JAY YURICK  
526 Township Line  
Bluebell, PA

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

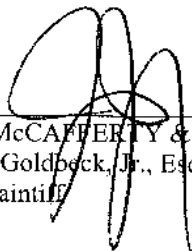
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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

(attach separate sheet if more space is needed)

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

DATED: August 14, 2002



\_\_\_\_\_  
GOLDBECK McCARTHERY & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

Goldbeck McCafferty & McKeever  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 500 - The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

COMMERCIAL CREDIT CORPORATION C/O  
CITIFINANCIAL SERVICES, INC.  
7467 New Ridge Road  
Suite 222  
Hanover, MD 21076

Plaintiff

vs.

HELEN E. HOUSER  
BRIAN J. HOUSER  
**(Mortgagor(s) and Record Owner(s))**  
RR 3 Box 287F a/k/a 2037 Scotch Valley Road  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2002-CV-741

**AFFIDAVIT PURSUANT TO RULE 3129**

COMMERCIAL CREDIT CORPORATION C/O CITIFINANCIAL SERVICES, INC., Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

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Bloomsburg, PA 17815

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

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2037 Scotch Valley Road  
Bloomsburg, PA 17815

BRIAN J. HOUSER  
110 Webster Avenue  
West Hazelton, PA 18202

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2037 Scotch Valley Road  
Bloomsburg, PA 17815

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Health and Welfare Bldg. - Room 432

P.O. Box 2675  
Harrisburg, PA 17105-2675

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

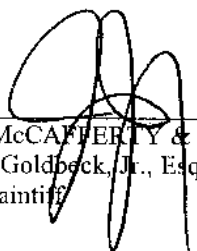
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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

(attach separate sheet if more space is needed)

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

DATED: August 14, 2002



\_\_\_\_\_  
GOLDBECK McCARTHERY & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 500 - The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

COMMERCIAL CREDIT CORPORATION C/O  
CITIFINANCIAL SERVICES, INC.  
7467 New Ridge Road  
Suite 222  
Hanover, MD 21076  
Plaintiff

vs.

HELEN E. HOUSER  
BRIAN J. HOUSER  
Mortgagor(s) and Record Owner(s)

RR 3 Box 287F a/k/a 2037 Scotch Valley Road  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2002-CV-741

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

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

TO: HOUSER, HELEN E.  
**HELEN E. HOUSER**  
2037 Scotch Valley Road  
Bloomsburg, PA 17815

Your house at RR 3 Box 287F a/k/a 2037 Scotch Valley Road, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ M, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$10,963.85 obtained by COMMERCIAL CREDIT CORPORATION C/O CITIFINANCIAL SERVICES, INC. against you.

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

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

1. The sale will be cancelled if you pay to COMMERCIAL CREDIT CORPORATION C/O CITIFINANCIAL SERVICES, INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-627-1322
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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168 E. 5th Street  
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Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 500 The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

COMMERCIAL CREDIT CORPORATION C/O  
CITIFINANCIAL SERVICES, INC.  
7467 New Ridge Road  
Suite 222  
Hanover, MD 21076

Plaintiff

vs.

HELEN E. HOUSER  
BRIAN J. HOUSER  
**Mortgagor(s) and Record Owner(s)**  
RR 3 Box 2871 a/k/a 2037 Scotch Valley Road  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County


CIVIL ACTION - LAW

ACTION OF  
MORTGAGE FORECLOSURE

NO. 2002-CV-741

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.

  
\_\_\_\_\_  
Joseph A. Goldbeck, Jr.  
Attorney for plaintiff



GOLDBECK McCAFFERTY & McNEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 500 - The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

COMMERCIAL CREDIT CORPORATION C/O  
CITIFINANCIAL SERVICES, INC.  
7467 New Ridge Road  
Suite 222  
Hanover, MD 21076

Plaintiff

vs.

HELEN E. HOUSER  
BRIAN J. HOUSER  
Mortgagor(s) and Record Owner(s)

RR 3 Box 287F a/k/a 2037 Scotch Valley Road  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION -- LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2002-CV-741

### WAIVER OF WATCHMAN

**Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.**

  
BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

ALL THAT CERTAIN lot of land in Evergreen Lake Development, Beaver Township, Columbia County, Pennsylvania, more particularly described as follows:

BEGINNING at the southwest corner of Lot No. 304 on the northern line of Scotch Valley Drive; THENCE South 84 degrees 45 minutes West, a distance of 90 feet; THENCE North 0 degrees 15 minutes West, a distance of 135 feet; THENCE North 84 degrees 45 minutes East, a distance of 90 feet; THENCE South 5 degrees 15 minutes East, a distance of 135 feet to the place of BEGINNING.

BEING LOT No. 305 as shown on a revised development plan prepared for Evergreen Lake, Inc., by Ebeco Associates, which plan has been recorded in the Office of the Recorder of Deeds in Columbia County, Pennsylvania, Map Book Volume 2, page 2.

EXCEPTING AND RESERVING THEREFROM AND SUBJECT TO:

1. All easements, rights of way, reservations, restrictions and limitations shown or contained in prior instruments of record and in the aforesaid development plan.
2. The Declaration of Restrictions of Evergreen Lake, Inc., recorded in Columbia County Miscellaneous Book 46, page 67; all provisions of which pertain to land use, construction, utility and sewer services and charges, roads, fees, property owners association and other related matters.

PARCEL #01-20B-033

BEING the same premises which Lawrence Jay Yurick by Deed dated August 30, 1994 and recorded August 31, 1994 in Deed Book 578, Page 160, conveyed unto Brian J. Houser and Helen E. Houser.

**SUBJECT TO MORTGAGE**

ALL THAT CERTAIN lot of land in Evergreen Lake Development, Beaver Township, Columbia County, Pennsylvania, more particularly described as follows:

BEGINNING at the southwest corner of Lot No. 304 on the northern line of Scotch Valley Drive; THENCE South 84 degrees 45 minutes West, a distance of 90 feet; THENCE North 0 degrees 15 minutes West, a distance of 135 feet; THENCE North 84 degrees 45 minutes East, a distance of 90 feet; THENCE South 5 degrees 15 minutes East, a distance of 135 feet to the place of BEGINNING.

BEING LOT No. 305 as shown on a revised development plan prepared for Evergreen Lake, Inc., by Ebcco Associates, which plan has been recorded in the Office of the Recorder of Deeds in Columbia County, Pennsylvania, Map Book Volume 2, page 2.

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1. All easements, rights of way, reservations, restrictions and limitations shown or contained in prior instruments of record and in the aforesaid development plan.
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**SUBJECT TO MORTGAGE**

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**SUBJECT TO MORTGAGE**

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BEGINNING at the southwest corner of Lot No. 304 on the northern line of Scotch Valley Drive; THENCE South 84 degrees 45 minutes West, a distance of 90 feet; THENCE North 0 degrees 15 minutes West, a distance of 135 feet; THENCE North 84 degrees 45 minutes East, a distance of 90 feet; THENCE South 5 degrees 15 minutes East, a distance of 135 feet to the place of BEGINNING.

BEING LOT No. 305 as shown on a revised development plan prepared for Evergreen Lake, Inc., by Ebcco Associates, which plan has been recorded in the Office of the Recorder of Deeds in Columbia County, Pennsylvania, Map Book Volume 2, page 2.

EXCEPTING AND RESERVING THEREFROM AND SUBJECT TO:

1. All easements, rights of way, reservations, restrictions and limitations shown or contained in prior instruments of record and in the aforesaid development plan.
2. The Declaration of Restrictions of Evergreen Lake, Inc., recorded in Columbia County Miscellaneous Book 46, page 67; all provisions of which pertain to land use, construction, utility and sewer services and charges, roads, fees, property owners association and other related matters.

PARCEL #01-20B-033

BEING the same premises which Lawrence Jay Yurick by Deed dated August 30, 1994 and recorded August 31, 1994 in Deed Book 578, Page 160, conveyed unto Brian J. Houser and Helen E. Houser.

**SUBJECT TO MORTGAGE**

ALL THAT CERTAIN lot of land in Evergreen Lake Development, Beaver Township, Columbia County, Pennsylvania, more particularly described as follows:

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**SUBJECT TO MORTGAGE**

**GOLDBECK MCCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION**

SUITE 500, BOURSE BUILDING  
111 SOUTH INDEPENDENCE MALL EAST  
PHILADELPHIA, PA 19106

161829

FIRSTTRUST BANK  
3-7380-2380

8/22/2002

PAY TO THE  
ORDER OF

*Sheriff of Columbia County*

\$ \*\* 1,200.00

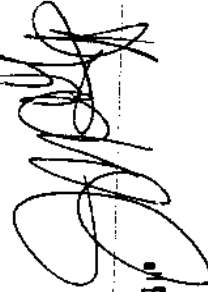
One Thousand Two Hundred and 00/100\*\*\*\*\*

DOLLARS

MEMO

*Houser, Helen*

MORTGAGE DISBURSEMENT ACCOUNT



⑈ 16 18 29 ⑈ ⑆ 2380 7380 ⑆ 70 11000 18 ⑆

Details on back.



Security Features included.