

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 May 28; June 4, 6, 11, 2003 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.

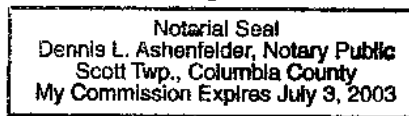
.....
PJ Barry

Sworn and subscribed to before me this 13th day of June 2003.

.....
[Signature]

(Notary Public)

My commission expires



Member, Pennsylvania Association of Notaries

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.

.....

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date April 21, 2003

OWNER OR REPUTED OWNER

Debra A. & Joseph F. Samulevich

DESCRIPTION OF PROPERTY

1607 Fairview Ave. - Lot 121-122

PARCEL NUMBER 04D-05-127-00,000 Berwick Boro Township
Borough
City

YEAR	TOTAL
2001	\$1,418.95
2002	\$1,275.84
	DATE <u>6/9/03</u> <u>RW</u>
TOTAL	\$2,694.79

PAID
\$5.00
#931

The above figures represent the amount(s) due during the month of
June 30, 2003

This is to certify that, according to our records, there are tax liens on
the above mentioned property as of December 31, 2002

Excluding: Interim Tax Billings

Requested by: Columbia County Sheriff

no sale
**FEE - \$5.00
Per Parcel**

[Signature]
COLUMBIA COUNTY TAX CLAIM BUREAU

**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**

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

June 5, 2003

Columbia

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

RE: CITIFINANCIAL MORTGAGE CO. INC. F/K/A ASSOCIATES CDC
vs.
DEBRA A. SAMULEVICH and JOSEPH F. SAMULEVICH
Term No. 2002 CV 1373

Property address:

1607 Fairview Avenue
Berwick, PA 18603-251

Sheriff's Sale Date: June 18, 2003

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$4,000.00 towards my client's debt.

Thank you for your cooperation.

Very truly yours,

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

JAG/jlg

SHERIFF'S SALE COST SHEET

City Financial Mkt. Co vs. Samuelovich
 NO. 30-03 ED NO. 1373-02 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>37.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</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>6.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>354.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>563.04</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>788.04</u>	

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL ***** \$ <u>-0-</u>		

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. <u>Bondage (4 weeks)</u>	\$ <u>80.00</u>
TOTAL ***** \$ <u>80.00</u>	

TOTAL COSTS (OPENING BID)

200000 2/20/07
\$1367.54
632.46 As found

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

JOSEPH A. GOLDBECK, JR.
GARY E. 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

May 21, 2003

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

RE: No. 2002 CV 1373

**DEBRA A. SAMULEVICH and JOSEPH F.
SAMULEVICH**

Dear Sir/Madam:

The above case may be sold on June 18, 2003. 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 & M. FEVER
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

CITIFINANCIAL MORTGAGE CO. INC. F/K/A
ASSOCIATES CDC
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3931

Plaintiff

vs.

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH
Mortgagors and Record Owners

1607 Fairview Avenue
Berwick, PA 18603-251

Defendants

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2002 CV 1373

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.

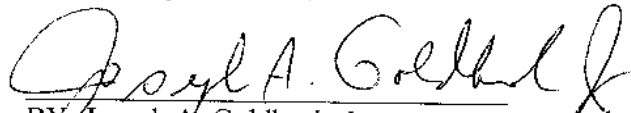
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ 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 9844 3519 5061

TO: SAMULEVICH JOSEPH F.
JOSEPH F. SAMULEVICH
 1607 Fairview Avenue
 Berwick, PA 18603-251

SENDER: GOLDBECK MCCAFFERTY & MCKEEVER
 March 11, 2003

REFERENCE: SAMULEVICH, DEBRA A. / ACD-1628
 () - Columbia

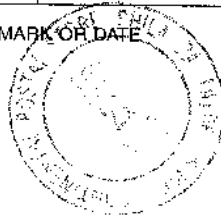
PS Form 3800, June 2000

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 3519 5054

TO: SAMULEVICH, DEBRA A.
DEBRA A. SAMULEVICH
 1607 Fairview Avenue
 Berwick, PA 18603-251

SENDER: GOLDBECK MCCAFFERTY & MCKEEVER
 March 11, 2003

REFERENCE: SAMULEVICH, DEBRA A. / ACD-1628
 () - Columbia

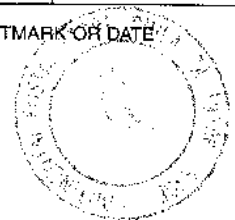
PS Form 3800, June 2000

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 ☐ Return Re
☐ Registered ☐ Certified
☐ Insured ☐ Int'l Rec.
☐ COD ☐ Del. Col

If Registered Mail, Affix stamp here if issued
check below: as certificate of mailing,
or for additional copies of
the bill. Postmark and
of Receipt

1103 U.S. POSTAGE
9482 03-600 APR 21 03
3248 MAILED FROM ZIP CODE 19106

Remains

Line	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Net	Cl
1		PA DEPARTMENT OF PUBLIC WELFARE Bureau of Child Support Enforcement Health and Welfare Bldg - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675				
2		DOMESTIC RELATIONS OF COLUMBIA COUNTY 700 Sawmill Road Bloomsburg, PA 17815				
3		ASSOCIATES CONSULTING DISCOUNT CO. 777 W. Sprout Road Springfield, PA 19064				
4		ASSOCIATES FINANCIAL SERVICES CO. 1111 Northpoint Drive, Bldg 4, Ste. 100 Coppell, TX 75019-3931				
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)			

The full designation of value is required on all domestic and international registered mail. The maximum insurable 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 insurable payable on Express Mail merchandise insurance is \$500. The maximum insurable payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, R913, and R921 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 (A) and Standard Mail (B) parcels.

PS Form 3877, April 1989

Complete by Typewriter, Ink, or Ball Point Pen

Dannulevich ACO-1028

GOLDBECK MCCAFFERTY & McKEEVER

Suite 500 The Bourse Building
111 S. Independence Mall East
Philadelphia, Pennsylvania 19106

Name and Address of Sender

Line Article Number Addressee Name, Street, and PO Address

1 1

2 2

3 3

4 4

5 5

6 6

7 7

8 8

9 9

10 10

11 11

12 12

13 13

14 14

15 15

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

Postage

Fee

Handling Charge

Actual Value (If Reg.)

Insured Value

Due Sender if COD

RR Fee

DC Fee

SC Fee

SH Fee

SD Fee

RD Fee

Remarks

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

If Registered Mail check below:
☐ Insured
☐ Not Insured
Affix stamp here if issued as certificate of mailing, or for additional copies of this bill.
Postmark and Date of Receipt

9473 \$00.90 MAY 21 03

MAILED FROM ZIP CODE 19106

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per insured item to a limit of \$100,000 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 P900, S913, and S921 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 (A) and Standard Mail (B) parcels.

Complete by Typewriter, Ink, or Ball Point Pen

PS Form 3877, April 1999

Se m a l e v i t

Cal

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5422

24 HOUR PHONE
(570) 784-6300

CITIFINANCIAL MORTGAGE COMPANY
INC. F/K/A ASSOCIATES CDC
VS

Docket # 30ED2003

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

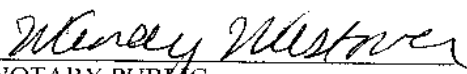
DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH

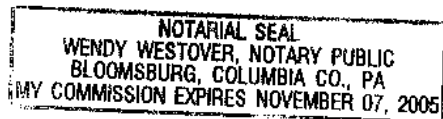
AFFIDAVIT OF SERVICE

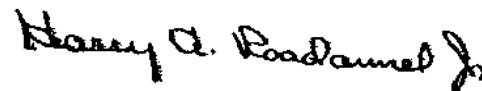
NOW, THIS TUESDAY, APRIL 08, 2003, AT 6:15 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON JOSEPH F. SAMULEVICH AT 1607
FAIRVIEW AVE., BERWICK BY HANDING TO JOSEPH SAMULEVICH, , A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

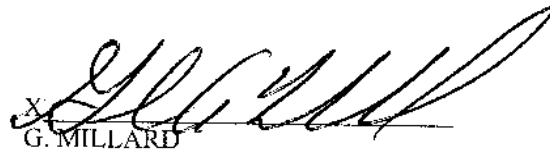
SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, APRIL 09, 2003


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


X
G. MILLARD
DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6300

CITIFINANCIAL MORTGAGE COMPANY
INC. F/K/A ASSOCIATES CDC
VS

Docket # 30ED2003

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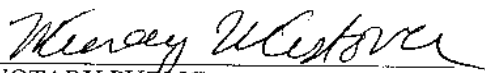
DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH

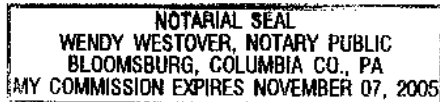
AFFIDAVIT OF SERVICE

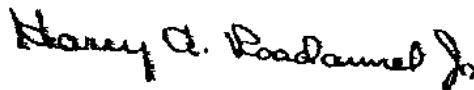
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FAIRVIEW AVE., BERWICK BY HANDING TO JOSEPH SAMULEVICH, HUSBAND, A TRUE
AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE
CONTENTS THEREOF.

SO ANSWERS,

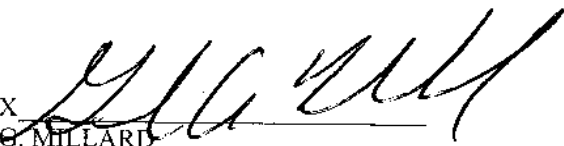
SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, APRIL 09, 2003


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


X
G. MILLARD
DEPUTY SHERIFF

GOLDBECK McCAFFER, J. & 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

CITIFINANCIAL MORTGAGE CO. INC. F/K/A
ASSOCIATES CDC
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3931

Plaintiff

vs.

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH
Mortgagors and Record Owners

1607 Fairview Avenue
Berwick, PA 18603-251

Defendants

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2002 CV 1373

SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129

CITIFINANCIAL MORTGAGE CO. INC. F/K/A ASSOCIATES CDC, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praccipe for the writ of execution was filed the following information concerning the real property located at:

1607 Fairview Avenue
Berwick, PA 18603-251

1. Name and address of Owners or Reputed Owners:

DEBRA A. SAMULEVICH
1607 Fairview Avenue
Berwick, PA 18603-251

JOSEPH F. SAMULEVICH
1607 Fairview Avenue
Berwick, PA 18603-251

2. Name and address of Defendants in the judgment:

DEBRA A. SAMULEVICH
1607 Fairview Avenue
Berwick, PA 18603-251

JOSEPH F. SAMULEVICH
1607 Fairview Avenue
Berwick, PA 18603-251

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

PA STATE EMPLOYEES CREDIT UNION
c/o S. Courtney, Esq.
POB 6280
Harrisburg, PA 17112

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

ASSOCIATES CONSUMER DISCOUNT CO.
777 W. Sproul Road
Springfield, PA 19064

ASSOCIATES FINANCIAL SERVICES CO.
1111 Northpoint Drive, Bldg 4, Ste. 100
Coppell, TX 75019-3931

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.

OCCUPANTS/TENANTS
1607 Fairbiew Avenue
Berwick, PA 18603

(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: May 21, 2003


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

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.

CITIFINANCIAL MORTGAGE COMPANY
INC.

VS.

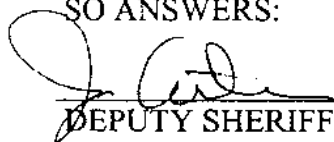
DEBRA AND JOSEPH SAMULEVICH

WRIT OF EXECUTION #30 OF 2003 ED

POSTING OF PROPERTY

MAY 15, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DEBRA AND JOSEPH SAMULEVICH AT 1607 FAIRVIEW AVE. BERWICK,
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF J. ARTER.

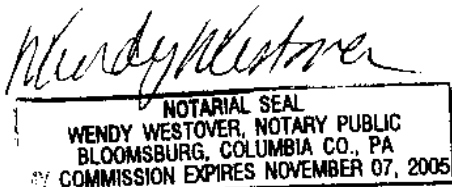
SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 15TH DAY OF MAY 2003



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) 784-4300

CITIFINANCIAL MORTGAGE COMPANY
INC. F/K/A ASSOCIATES CDC
VS

Docket # 30ED2003

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

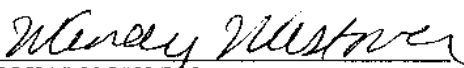
DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH

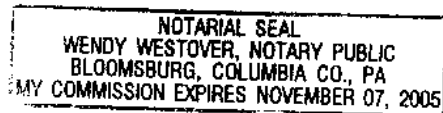
AFFIDAVIT OF SERVICE

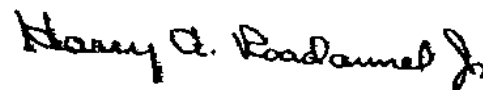
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ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, APRIL 09, 2003


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


X
G. MILLARD
DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



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

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CITIFINANCIAL MORTGAGE COMPANY
INC. F/K/A ASSOCIATES CDC
VS

Docket # 30ED2003

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

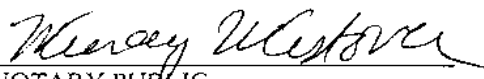
DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH

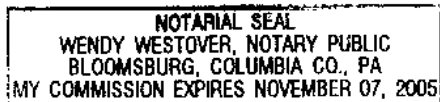
AFFIDAVIT OF SERVICE

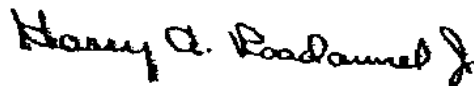
NOW, THIS TUESDAY, APRIL 08, 2003, AT 6:15 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON DEBRA A. SAMULEVICH AT 1607
FAIRVIEW AVE., BERWICK BY HANDING TO JOSEPH SAMULEVICH, HUSBAND, A TRUE
AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE
CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, APRIL 09, 2003


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


X
G. MILLARD
DEPUTY SHERIFF

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.

B. Received by (Printed Name) APR 03 2001
address different from item 1? ☐ Yes ☐ No
other delivery address below: ☐ Yes ☐ No

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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number
(Transfer from service label) 70020460000152439197
PS Form 3811, August 2001 Domestic Return Receipt **2ACPRI-03-Z-0**

1. Article Addressed to:
Associates Fin. Services, Co.
1111 Northpoint Dr., Rd 4, Ste 100
Correll, TX 75019

COMPLETE THIS SECTION ON DELIVERY
A. Signature 30-03
☒ Agent ☐ Addressee
B. Received by (Printed Name) **C. Date of Delivery**
4/5/03
D. Is delivery address different from item 1? ☐ Yes ☐ No
if YES, enter delivery address below:
3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 70020460000152439234
PS Form 3811, August 2001 Domestic Return Receipt **2ACPRI-03-Z-0**

SENDER. COMPLETE THIS SECTION
■ Complete items 1, 2, and 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.
OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY
A. Signature 30-03
☒ Agent ☐ Addressee
B. Received by (Printed Name) **C. Date of Delivery**
APR 03 2003
D. Is delivery address different from item 1? ☐ Yes ☐ No
if YES, enter delivery address below:
3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 70020460000152439227
PS Form 3811, August 2001 Domestic Return Receipt **2ACPRI-03-Z-0**

SENDER. COMPLETE THIS SECTION
■ Complete items 1, 2, and 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.

COMPLETE THIS SECTION ON DELIVERY
A. Signature 30-03
☒ Agent ☐ Addressee
B. Received by (Printed Name) **C. Date of Delivery**
J. MOORE 4-9-03
D. Is delivery address different from item 1? ☐ Yes ☐ No
if YES, enter delivery address below:

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

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

2. Article Number
(Transfer from service label) 70020460000152439203
PS Form 3811, August 2001 Domestic Return Receipt **2ACPRI-03-Z-0**

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 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:

PA Dept. of Public Welfare
PO Box 2675
Harrisburg, PA 17105

2. Article Number

(Transfer from service lab)

70022460000152439258

PS Form 3811, August 2001

Domestic Return Receipt

2ACPR1-03-Z-01

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 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

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILD
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

2. Article Number

(Transfer from service lab)

700220460000152439210

PS Form 3811, August 2001

Domestic Return Receipt

2ACPR1-03-Z-01

Signature

Monroe A. V... 30.03

Agent

B. Received by (Printed Name) *Monroe A. V...* Date of Delivery *APR 01 2003*

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 ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

30-03

X *Monroe A. V...*

Agent

B. Received by (Printed Name) *Monroe A. V...* C. Date of Delivery *APR 01 2003*

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

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

March 31, 2003

COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG, PA 17815

CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A ASSOCIATES CDC
VS
DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH

DOCKET #30ED2003

JD #1373JD2002

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

26 8 00 7 888 CO.

COUNTY OF

RECEIVED

LJ-7339
Gold

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/13/2003

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 30ED2003

PLAINTIFF

CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A
ASSOCIATES CDC

DEFENDANT

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH

PERSON/CORP TO SERVED
DEBRA A. SAMULEVICH
1607 FAIRVIEW AVE.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

Brown Steel

768-9104

SERVED UPON Joseph H Samulevich

RELATIONSHIP Husband IDENTIFICATION _____

DATE 04/08/03 TIME 1815 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>04/07/03</u>	<u>1300</u>	<u>Millard</u>	<u>NALC</u>
<u>04/08/03</u>	<u>0937</u>	<u>Millard</u>	<u>NALC</u>

DEPUTY

Millard

DATE

04/08/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/13/2003

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 30ED2003

PLAINTIFF CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A
ASSOCIATES CDC

DEFENDANT DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH

PERSON/CORP TO SERVED
JOSEPH F. SAMULEVICH
1607 FAIRVIEW AVE.
BERWICK

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

SERVED UPON *Joseph F. Samulevich*

RELATIONSHIP _____ IDENTIFICATION _____

DATE *04/08/03* TIME *1815* 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
<i>04/07/03</i>	<i>1300</i>	<i>Miller</i>	<i>NA CC</i>
<i>04/08/03</i>	<i>0937</i>	<i>Miller</i>	<i>NA CC</i>

DEPUTY

DATE

Miller
04/18/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/13/2003

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 30ED2003

PLAINTIFF CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A
ASSOCIATES CDC

DEFENDANT DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGHER - TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
1615 LINCOLN AVE.	FORECLOSURE
BERWICK	

SERVED UPON Connie Gingher

RELATIONSHIP Tax Coll. IDENTIFICATION _____

DATE 04/07/03 TIME 1130 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB X 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

Millard

DATE

04/07/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/13/2003

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 30ED2003

PLAINTIFF CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A ASSOCIATES CDC

DEFENDANT DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER AUTHORITY	WRIT OF EXECUTION - MORTGAGE
7474D COLUMBIA BLVD	FORECLOSURE
BERWICK	

SERVED UPON Kristy Romig

RELATIONSHIP Sec. IDENTIFICATION _____

DATE 04/07/03 TIME 0950 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 McLellan DATE 04/07/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/13/2003

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 30ED2003

PLAINTIFF CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A
ASSOCIATES CDC

DEFENDANT DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE

4-7

TIME

0930

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

DATE

4-7-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/13/2003

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 30ED2003

PLAINTIFF CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A
ASSOCIATES CDC

DEFENDANT DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Renee

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-7-03 TIME 0540 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 _____

Tax Notice 2003 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C. Gingham
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM
 CLOSED WEDNESDAY & HOLIDAYS
 CLOSED FRIDAY AFTER DISCOUNT
PHONE: 570-752-7442

FOR: COLUMBIA COUNTY **DATE** 03/01/2003 **BILL NO.** 5649

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING	24,062	5.646	133.13	135.85	149.44
LIGHT		.845	19.92	20.33	22.36
FIRE		.75	17.69	18.05	18.95
BORO RE		1.25	29.48	30.08	31.58
		6.1	143.84	146.78	154.12
The discount & penalty have been calculated for your convenience			344.06	351.09	376.45
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SAMULEVICH DEBRA A & JOSEPH F
 1607 FAIRVIEW AVENUE
 BERWICK PA 18603

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

CNTY		TWP		This tax returned to courthouse on:	
Discount	2 %	2 %		January 1, 2004	
Penalty	10 %	5 %			
PARCEL: 04D-05-127-00,000					
1607 FAIRVIEW AVE					
.3306 Acres					
		Land		5,760	
		Buildings		18,302	
Total Assessment				24,062	

FILE COPY

BERWICK AREA JOINT SEWER AUTHORITY

**7474D COLUMBIA BOULEVARD
BERWICK, PENNSYLVANIA 18603
(570) 752-8477 FAX# (570) 752-8479**

April 7, 2003

Harry A. Roadarmel, Jr.
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

**RE: CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A
ASSOCIATES CDC**

VS

**DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH**

DOCKET # 30ED2003

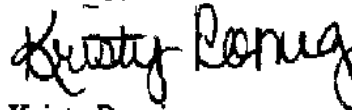
JD# 1373JD2002

Dear Harry:

The outstanding balance on sewer account #133660 for the property located at 1607 Fairview Avenue, Berwick through June 2003 is \$140.00.

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

Sincerely,



Kristy Romig
Authority Clerk

REAL ESTATE OUTLINE

ED # 30-03

DATE RECEIVED 3-13-03
DOCKET AND INDEX 3-31-03
SET FILE FOLDER UP 3-31-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT 3
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$~~1350.00~~ OR \$2,000.00 CK# 172387

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

SALE DATE June 18, 03 TIME 0900
POSTING DATE May 15
ADV. DATES FOR NEWSPAPER
1ST WEEK 5-28
2ND WEEK 6-4
3RD WEEK 6-11

SHERIFF'S SALE

WEDNESDAY JUNE 18, 2003 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 30 OF 2003 ED AND CIVIL WRIT NO. 1373 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'S 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 piece or parcel of land situate in the Borough of Berwick, County of Columbia Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Fairview Avenue between Eaton and Scanlon Streets, at the southwest corner of Lot No.123; THENCE in a westerly direction along Fairview Avenue a distance of ninety feet to a corner in line of Lot No.120; THENCE in a northerly direction along line of Lot No.120, a distance of one hundred sixty feet to a fifteen foot alley;

THENCE in an easterly direction along said alley a distance of ninety feet to a corner in line of Lot No. 123 aforesaid; THENCE in a southerly direction along line of said Lot No. 123 a distance of one hundred sixty feet to Fairview Avenue, the place of Beginning.

BEING Lots Nos. 121 and 122 in Berwick Land & Improvement Company's Addition to Berwick, as shown and numbered on plot or plan.

PARCEL NO. 04D-O5-127

BEING PREMISES: 1607 Fairview Avenue, Berwick, PA 18603

BEING THE SAME PREMISES which Debra A. Readler and Joseph F. Smaulevich by Deed dated August 4, 1987 in Deed Book 662, Page 800 conveyed unto Debra A. Samulevich and Joseph F. Samulevich.

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, Esq.
111 S. Independence Mall East
Philadelphia, PA 19106

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
www.sheriffofcolumbiacounty.com

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

CITIFINANCIAL MORTGAGE CO. INC. F/K/A
ASSOCIATES CDC
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3931

vs.

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH
1607 Fairview Avenue
Berwick, PA 18603-251

In the Court of Common Pleas of
Columbia County

No. 2002 CV 1373

2003-ED-30

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 1607 Fairview Avenue Berwick, PA 18603-251

See Exhibit "A" attached

AMOUNT DUE	<u>\$115,066.32</u>
Interest From 05/01/2002 Through 03/11/2003	<u> </u>
(Costs to be added)	<u> </u>

Dated:

03/13/2003

Fanni B. Kline / EAB
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Elizabeth A. Brennan

Term
No. 2002 CV 1373

IN THE COURT OF COMMON PLEAS

CITIFINANCIAL MORTGAGE CO. INC. F/K/A ASSOCIATES
CDC

vs.

DEBRA A. SAMULEVICH and
JOSEPH F. SAMULEVICH

Mortagor(s)
1607 Fairview Avenue Berwick, PA 18603-251

WRIT OF EXECUTION
(Mortgage Foreclosure)

REAL DEBT	\$115,066.32
INTEREST from	\$
COSTS PAID:	
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
Suite 500 – The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
(215) 627-1322

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

BEGINNING at a point on the northerly side of Fairview Avenue between Eaton and Scanlon Streets, at the southwest corner of Lot No. 123;

THENCE in a westerly direction along Fairview Avenue a distance of ninety feet to a corner in line of Lot No. 120;

THENCE in a northerly direction along line of Lot No. 120, a distance of one hundred sixty feet to a fifteen foot alley;

THENCE in an easterly direction along said alley a distance of ninety feet to a corner in line of Lot No. 123 aforesaid;

THENCE in a southerly direction along line of said Lot No. 123 a distance of one hundred sixty feet to Fairview Avenue, the place of Beginning.

BEING Lots Nos. 121 and 122 in Berwick Land & Improvement Company's Addition to Berwick, as shown and numbered on plot or plan

PARCEL NO. 04D-05-127

BEING PREMISES: 1607 Fairview Avenue, Berwick, PA 18603

BEING THE SAME PREMISES which Debra A. Readler and Joseph F. Smaulevich by Deed dated August 4, 1987 in Deed Book 662, Page 800 conveyed unto Debra A. Samulevich and Joseph F. Samulevich.

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

CITIFINANCIAL MORTGAGE CO. INC. F/K/A
ASSOCIATES CDC
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3931

Plaintiff

vs.

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH
Mortgagor(s) and Record Owner(s)
1607 Fairview Avenue
Berwick, PA 18603-251

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

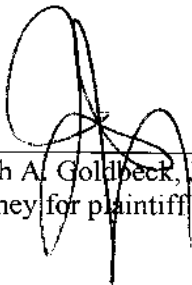
ACTION OF
MORTGAGE FORECLOSURE

NO. 2002 CV 1373

2003-ED-30

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

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1111 Northpoint Drive
Building 4, Suite 100
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Plaintiff

vs.

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH
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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

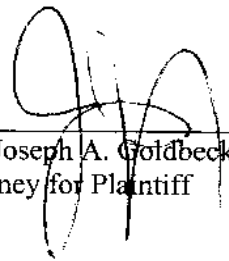
ACTION OF MORTGAGE FORECLOSURE

No. 2002 CV 1373

2003 ED 30

WAIVER OF WATCHMAN

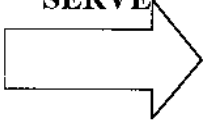
Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for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


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

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ CITIFINANCIAL MORTGAGE CO. INC. F/K/A ASSOCIATES CDC		COURT NUMBER 2002 CV 1373
DEFENDANT/S/ DEBRA A. SAMULEVICH and JOSEPH F. SAMULEVICH		TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
JOSEPH F. SAMULEVICH

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
1607 Fairview Avenue, Berwick, PA 18603-251

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

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY

Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322

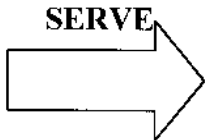
DATE
March 11, 2003

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER
Suite 500 – The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ CITIFINANCIAL MORTGAGE CO. INC. F/K/A ASSOCIATES CDC	COURT NUMBER 2002 CV 1373	
DEFENDANT/S/ DEBRA A. SAMULEVICH and JOSEPH F. SAMULEVICH	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
DEBRA A. SAMULEVICH

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
1607 Fairview Avenue, Berwick, PA 18603-251

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

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY

Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322

DATE
March 11, 2003

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER
Suite 500 – The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106

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

BEGINNING at a point on the northerly side of Fairview Avenue between Eaton and Scanlon Streets, at the southwest corner of Lot No. 123;

THENCE in a westerly direction along Fairview Avenue a distance of ninety feet to a corner in line of Lot No. 120;

THENCE in a northerly direction along line of Lot No. 120, a distance of one hundred sixty feet to a fifteen foot alley;

THENCE in an easterly direction along said alley a distance of ninety feet to a corner in line of Lot No. 123 aforesaid;

THENCE in a southerly direction along line of said Lot No. 123 a distance of one hundred sixty feet to Fairview Avenue, the place of Beginning.

BEING Lots Nos. 121 and 122 in Berwick Land & Improvement Company's Addition to Berwick, as shown and numbered on plot or plan

PARCEL NO. 04D-05-127

BEING PREMISES: 1607 Fairview Avenue, Berwick, PA 18603

BEING THE SAME PREMISES which Debra A. Readler and Joseph F. Smaulevich by Deed dated August 4, 1987 in Decd Book 662, Page 800 conveyed unto Debra A. Samulevich and Joseph F. Samulevich.

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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

CITIFINANCIAL MORTGAGE CO. INC. F/K/A
ASSOCIATES CDC
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3931

Plaintiff

vs.

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH
(Mortgagor(s) and Record Owner(s))
1607 Fairview Avenue
Berwick, PA 18603-251

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2002 CV 1373

2003 ED 30

AFFIDAVIT PURSUANT TO RULE 3129

CITIFINANCIAL MORTGAGE CO. INC. F/K/A ASSOCIATES CDC, 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:

1607 Fairview Avenue
Berwick, PA 18603-251

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

DEBRA A. SAMULEVICH
1607 Fairview Avenue
Berwick, PA 18603-251

JOSEPH F. SAMULEVICH
1607 Fairview Avenue
Berwick, PA 18603-251

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

DEBRA A. SAMULEVICH
1607 Fairview Avenue
Berwick, PA 18603-251

JOSEPH F. SAMULEVICH
1607 Fairview Avenue
Berwick, PA 18603-251

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:

ASSOCIATES CONSUMER DISCOUNT CO.
777 W. Sproul Road
Springfield, PA 19064

ASSOCIATES FINANCIAL SERVICES CO.
1111 Northpoint Drive, Bldg 4, Ste. 100
Coppell, TX 75019-3931

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:

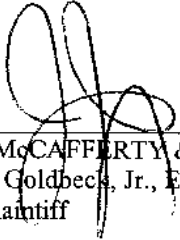
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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: March 11, 2003



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

Goldbeck McCafferty & McKee, Jr.
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

CITIFINANCIAL MORTGAGE CO. INC. F/K/A
ASSOCIATES CDC
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3931

Plaintiff

vs.

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH
(Mortgagor(s) and Record Owner(s))
1607 Fairview Avenue
Berwick, PA 18603-251

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2002 CV 1373

2003-ED-30

AFFIDAVIT PURSUANT TO RULE 3129

CITIFINANCIAL MORTGAGE CO. INC. F/K/A ASSOCIATES CDC, 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:

1607 Fairview Avenue
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Berwick, PA 18603-251

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Berwick, PA 18603-251

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Health and Welfare Bldg. - Room 432

P.O. Box 675
Harrisburg, PA 17105-2675

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700 Sawmill Road
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1111 Northpoint Drive, Bldg 4, Ste. 100
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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:

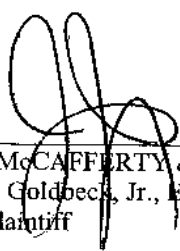
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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: March 11, 2003



GOLDBECK McCAFFERTY & 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

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ASSOCIATES CDC
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3931
Plaintiff

vs.

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH
Mortgagor(s) and Record Owner(s)

1607 Fairview Avenue
Berwick, PA 18603-251

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2002 CV 1373

2003-ED-30

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: SAMULEVICH, DEBRA A.
DEBRA A. SAMULEVICH
1607 Fairview Avenue
Berwick, PA 18603-251

Your house at 1607 Fairview Avenue, Berwick, PA 18603-251 is scheduled to be sold at Sheriff's Sale on _____, at _____, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$115,066.32 obtained by CITIFINANCIAL MORTGAGE CO. INC. F/K/A ASSOCIATES CDC 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 CITIFINANCIAL MORTGAGE CO. INC. F/K/A ASSOCIATES CDC, 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.

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

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

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

GOLDBECK McCAFFERTY & McKEEVER

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Attorney I.D.#16132
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Attorney for Plaintiff

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Defendant(s)

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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.

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

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

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

GOLDBECK MCCAFFERTY & MCKEEVER
A PROFESSIONAL CORPORATION
SUITE 600, BOURSE BUILDING
111 SOUTH INDEPENDENCE MALL EAST
PHILADELPHIA, PA 19106

FIRSTTRUST BANK
3-7380-2360

3/11/2003

172387

PAY TO THE
ORDER OF *Sheriff of Columbia County*

*Two Thousand and 00/100******

\$ **2,000.00

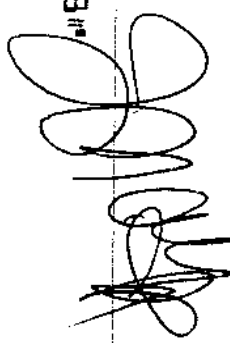
DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO

Samulevich

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GOLDBECK MCCAFFERTY & MCKEEVER
Sheriff of Columbia County

3/11/2003

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Mortgage Disburse Samulevich

2,000.00

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