

Nº 14224

COUNTY OF COLUMBIA
GENERAL FUND
COMMISSIONER'S COPY

William M. Salvo
Chris E. Salvo
James O. Salvo
Robert H. Salvo

May 16, 2003 05-14224 \$15.01

COUNTY OF COLUMBIA **\$15.01** 01 cts

COLUMBIA COUNTY SHERIFF

Shirley E. Drake

05-14224 Refund of overpayment on delinquent taxes on \$15.01 \$15.01
Helen L. Kremser parcel #13,06-013-01,000
collected on Sheriff Sale.

4-03

James O. Salvo
Chris E. Salvo
William M. Salvo

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

May 20, 2003

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

TO WHOM IT MAY CONCERN: REF: MORTGAGE FORECLOSURE NO. 4ED2003

On the date of April 9, 2003, the property of Helen JOHNS and Gary JOHNS Sr., located at 470 Ridge Road, (RR3, Box 419) Catawissa, Pa. was sold at Sheriff's Sale for the amount of \$3742.78 (costs). The deed to this property is now in the name of The CIT Group/Sales Financing Inc., 5370 W. 95th Street, Praire Village KS 68034. There were NO funds distributed to either Helen Johns or Gary Johns Sr. Also attached is a Realty Transfer Tax Statement of Value.

Sincerely



Harry A. Roadarmel Jr.

Sheriff of Columbia County

SHERIFF'S SALE COST SHEET

The CIT Group/sale fin. inc. vs. Helen & Gary Johns

NO. 4-03 ED NO. 1310-02 JD DATE/TIME OF SALE 3-26-03 0930

April 9 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</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>7.00</u>
NOTARY	\$ <u>12.00</u>

TOTAL ***** \$ 456.00

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>623.00</u>
SOLICITOR'S SERVICES	\$75.00

TOTAL ***** \$ 848.00

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>

TOTAL ***** \$ 51.50

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20 <u>03</u>	\$ <u>140.53</u>
SCHOOL DIST. 20	\$
DELINQUENT 20 <u>01/02</u>	\$ <u>156.75</u>

TOTAL ***** \$ 1667.28

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$

TOTAL ***** \$

SURCHARGE FEE (DSTE) \$ 150.00

MISC. \$

TOTAL ***** \$

TOTAL COSTS (OPENING BID) \$ 3172.78

Date: 5/14/2003

Columbia County Court of Common Pleas

NO. 0004017

Time: 03:46 PM

Receipt

Page 1 of 1

Received of: Columbia County Sheriff

\$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
Total:	10.00

Check: 878

Payment Method: Check

Amount Tendered: 10.00

Tami Kline, Prothonotary

By: _____
Deputy Clerk

Clerk: TKLINE

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.

PA. DEPT OF REVENUE
B. Received by (Printed Name) JAN 24 2003

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

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

Article Number (Transfer from service label) 70020460000152433843

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.

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

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

Article Number (Transfer from service label) 70020460000152433850
PS Form 3811, August 2001

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:

Beneficial Mortgage Co.
PP#5 Pox 1980
Selinsgrove PA 17870

2. Article Number (Transfer from service label) 70020460000152433805

PS Form 3811, August 2001

COMPLETE THIS SECTION ON DELIVERY

A. Signature X *Lauri Shromak*
B. Received by (Printed Name) *Lauri Shromak*
C. Date of Delivery *1/24/03*
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

Domestic Return Receipt

102595-02-M-1

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:

Gary D. Johns, Jr.
329 North School Ave.
Oglesby, IL 61348

2. Article Number (Transfer from service label) 70020460000152432808

PS Form 3811, August 2001

COMPLETE THIS SECTION ON DELIVERY

A. Signature X *Helen Story*
B. Received by (Printed Name) *Helen Story*
C. Date of Delivery *1-27-03*
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

Domestic Return Receipt

102595-02-M-1

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

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

2. Article Number (Transfer from service label) 70020460000152433812

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature X *[Signature]*
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *JAN 27*
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

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:

Commonwealth of PA
Dept. 280246
Harrisburg, PA 17128

2. Article Number

(Transfer from service label)

70020460000152433065

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-10

COMPLETE THIS SECTION ON DELIVERY

A. Signature

4-03

☐ Agent☒ XPA DEPT OF REVENUE ☒ Addressee

B. Received by (Printed Name)

JAN 24 2002

D. Is delivery address different from item 1? ☐ YesIf 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, 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.

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

2. Article Number

(Transfer from service label)

70020460000152433829

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature

4-03

☐ Agent☒ XM. Howard ☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf 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, 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:

Summit Bank
355 Ridge Road
Dayton, NJ 08810

2. Article Number

(Transfer from service label)

70020460000152432792

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature

4-03

☐ Agent☒ XM. Howard ☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf 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

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

The CIT Group / Sales Fin. vs Helen & Gary Johns

NO. 4-03 ED NO. 1310-02 JD

DATE/TIME OF SALE: 4-9-03 / 1000

BID PRICE (INCLUDES COST) \$ 16,000.00

POUNDAGE - 2% OF BID \$ 320.00

TRANSFER TAX - 2% OF FAIR MKT \$ -0-

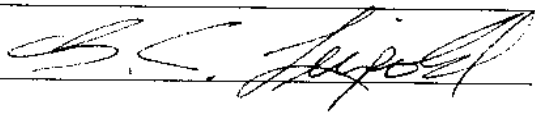
MISC. COSTS \$ 3172.78

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3492.78

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

LIEN CERTIFICATE: \$ 250.00

TOTAL DUE: \$ 3742.78

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2242.78

LAW OFFICES
MARK J. UDREN & ASSOCIATES
1040 NORTH KINGS HIGHWAY
SUITE 500
CHERRY HILL, NEW JERSEY 08034
856 . 482 . 6900
FAX: 856 . 482 . 1199

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK ORLOFF***
HEIDI R. SPIVAK***
CHRISTOPHER J. FOX***
CORINA CANIZ***
*ADMITTED NJ, PA, FL
**ADMITTED PA
***ADMITTED NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

**FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL**

PENNSYLVANIA OFFICE
24 NORTH MERION AVENUE
SUITE 240
BRYN MAWR, PA 19010
215-568-9500
215-568-1141 FAX

PLEASE RESPOND TO NEW JERSEY OFFICE

April 11, 2003

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

RE: The CIT Group/Sales Financing, Inc.
vs.
Helen L. Johns a/k/a Helen L. Kremser
Gary D. Johns, Sr., Mortgagor
Property: 470 Ridge Road a/k/a RR3 Box 419
Catawissa, PA 17820
Columbia County C.C.P. No.: 2002-CV-1310
Sheriff's Sale Date: April 9, 2003

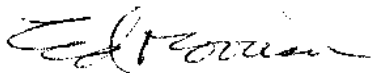
Dear Sir or Madam:

As attorney on the Writ, we are assigning the bid and requesting the DEED be prepared in the name of The CIT Group/Sales Financing, Inc., 5370 W. 95th Street Prairie Village, KS. 08034.

Enclosed please find our check in the amount of \$2,242.78 payable to the Sheriff of Columbia County. This check represents payment of the sheriff settlement costs, less previous deposit of \$1,500.00. Also enclosed please find two original Realty Transfer Tax Statement of Value forms.

Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,



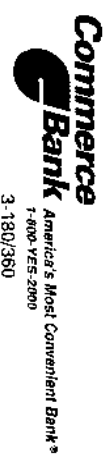
Ed Morrison
Legal Assistant

Enclosure

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER. SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES.

LAW OFFICES OF MARK J. UDREN & ASSOCIATES

ESCHROW ACCOUNT
1040 NORTH KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034



4553

4553

*** Two Thousand Two Hundred Forty Two *** 78/100

PAY		
TO THE		
ORDER OF	Sheriff of Columbia County	
		DATE
		Apr 11, 2003
		AMOUNT
		\$2,242.78

RE: Settle with Sheriff #0235415

John J. Udren
[Signature]

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

004553 036001808 35 404798 5



MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The CIT Group/Sales Financing,
Inc.
5370 W. 95th Street
Prairie Village, KS 66207
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

Helen L. Johns a/k/a Helen L.
Kremser
Gary D. Johns, Sr., Mortgagor
Helen- 408 East Second Street
Berwick, PA 18603
Gary-329 North School Ave.
Oglesby, IL 61348
Defendant(s)

NO. 2002-CV-1310

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P.RULE 3129.1

Plaintiff, by its/his/her Attorney, Mark J. Udren, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.

2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".

3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".

4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

This Affidavit is made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: April 8, 2003

MARK J. UDREN & ASSOCIATES

BY:

Mark J. Udren, Esquire
Attorney for Plaintiff

Copies

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The CIT Group/Sales Financing,
Inc.
5370 W. 95th Street
Prairie Village, KS 66207

Plaintiff

v.

Helen L. Johns a/k/a Helen L.
Kremser
408 East Second Street
Berwick, PA 18603

Gary D. Johns, Sr., Mortgagor
329 North School Ave.
Oglesby, IL 61348

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2002-CV-1310

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

The CIT Group/Sales Financing, Inc., Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 470 Ridge Road a/k/a RR3 Box 419, Catawissa, PA 17820

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

Name

Address

Helen L. Johns a/k/a
Helen L. Kremser

470 Ridge Road a/k/a RR3 Box 419,
Catawissa, PA 17820

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

Name

Address

Gary D. Johns, Sr.,
Mortgagor

329 North School Ave., Oglesby, IL 61348

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

Name

Address

Remit Corp.

114 W. Main St., Bloomsburg, PA 17815

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

Name

Address

Plaintiff herein.

See Caption above.

Beneficial Consumer Discount R.R. 5, Box 1980, Sellinsgrove, PA 17870
Company d/b/a Beneficial
Mortgage Co. Of Pennsylvania

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

Name

Address

Summit Bank

355 Ridge Rd., Dayton, NJ

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

Name

Address

Tax Claim Bureau

PO BOX 380, Bloomsburg, PA 17815

Domestic Relations Section

PO BOX 380, Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

Bureau of Compliance, Dept. 280946
Harrisburg, PA 17128-0946

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:

Name

Address

Tenants/Occupants

470 Ridge Road a/k/a RR3 Box 419
Catawissa, PA 17820

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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: April 8, 2003

Mark J. Udren, ESQ.
Attorney for Plaintiff

MARK J. UDREN & SOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

COUNSEL FOR PLAINTIFF

The CIT Group/Sales Financing,
Inc.
5370 W. 95th Street
Prairie Village, KS 66207
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2002-CV-1310

v.

Helen L. Johns a/k/a Helen L.
Kremser
Gary D. Johns, Sr., Mortgagor
Helen- 408 East Second Street
Berwick, PA 18603
Gary-329 North School Ave.
Oglesby, IL 61348
Defendant(s)

DATE: February 26, 2003

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

OWNER(S): HELEN L. JOHNS AKA HELEN L. KREMSEK & GARY D. JOHNS, SR.,
MORTGAGOR

PROPERTY: 470 Ridge Road a/k/a RR3 Box 419
Catawissa, PA 17820

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the
Columbia County Sheriff's Sale on April 9, 2003, at 10:00 A.M., IN
THE COLUMBIA COUNTY COURTHOUSE, P.O. BOX 380, BLOOMSBURG, PA. Our
records indicate that you may hold a mortgage or judgment on the
property which will be extinguished by the sale. You may wish to
attend the sale to protect your interests.

A Schedule of Distribution will be filed by the Sheriff on a date
specified by the Sheriff not later than 30 days after sale.
Distribution will be made in accordance with the schedule unless
exceptions are filed thereto within 10 days after the filing of the
schedule.

EXHIBIT A

Name and Address of Sender
JODIE

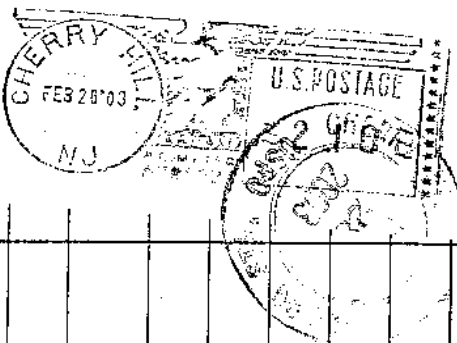
LAW OFFICES
MARK J. UDREN & ASSOCIATES
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034

☐ Registered
☐ Insured
☐ COD
☐ Certified
☐ Return Receipt for Merchandise
☐ Init/Recorded Del.
☐ Express Mail

Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without postal insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Lin e	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Postmark and Date of Receipt	Est. Del. Fee	Remarks
1	JOHNS	COLUMBIA COUNTY TAX CLAIM BUREAU P.O. BOX 380, BLOOMSBURG, PA 17815												
2	0235415	DOMESTIC RELATIONS SECTION P.O. BOX 380, BLOOMSBURG, PA 17815												
3		COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE, DEPT. 280906, HARRISBURG, PA 17128-0946												
4	COLUMBIA COUNTY	TENANTS/OCCUPANTS 470 RIDGE ROAD AKA RR3 BOX 419, CATAWISSA, PA 17820												
5		SUMMIT BANK 355 RIDGE ROAD, DAYTON, NJ 18801												
6		BENEFICIAL CONSUMER DISCOUNT COMPANY DBA BENEFICIAL MORTGAGE CO. OF PA RR 5 BOX 1980, SELLINGGROVE, PA 17870												
7		REMIT CORP. 114 W. MAIN STREET, BLOOMSBURG, PA 17811												
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 declaration of value is per 1 and 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 piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, 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 third and fourth class parcels.									



MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The CIT Group/Sales Financing,
Inc.
5370 W. 95th Street
Prairie Village, KS 66207
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2002-CV-1310

v.

Helen L. Johns a/k/a Helen L.
Kremser
Gary D. Johns, Sr., Mortgagor
Helen- 408 East Second Street
Berwick, PA 18603
Gary-329 North School Ave.
Oglesby, IL 61348
Defendant(s)

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to the
captioned matter.

MARK J. UDREN & ASSOCIATES

Date: March 10, 2003

BY: 

Mark J. Udren, Esquire
Attorney for Plaintiff

EXHIBIT B

The CIT Group/Sales Financing, Inc., et. al., Plaintiff(s)
vs.
Helen L. Johns aka Helen L. Kremser, et. al., Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Gary D. Johns, Sr.
Court Case No. 2002-CV-1310

MARK J. UDREN
Ms. Jodie L. Boos
1040 North Kings Highway
Suite 500
Cherry Hill, NJ 08034

State of: Illinois ss.

County of: LaSalle

Name of Server: Ross B. Radke, undersigned, being duly sworn, deposes and says
that at the time of service, s/he was over the age of twenty-one, was not a party to this action;

Date/Time of Service: that on the 28th day of February, 20 03, at 5:46 o'clock PM

Place of Service: at 329 North School Ave., city of Oglesby, state of IL

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Gary D. Johns, Sr.

Person Served, and
Method of Service: ☒ By personally delivering them into the hands of the person to be served.
☐ By delivering them into the hands of _____, a person of
suitable age and discretion residing at the Place of Service,
whose relationship to the person to be served is _____

Description of Person
Receiving Documents: The person receiving documents is described as follows:
Sex M; Skin Color W; Hair Color Black; Facial Hair Beard.
Approx. Age 40; Approx. Height 6'6"; Approx. Weight 250#
☐ To the best of my knowledge and belief, said person was not engaged in the US Military at
the time of service.

Signature of Server: Undersigned declares under penalty of perjury
that the foregoing is true and correct.

[Signature] 3/2/03
Signature of Server (Date)

APS International, Ltd.

APS File #: 058370-0001

Subscribed and sworn to before me this
28th day of March, 2003
[Signature]
Notary Public (Commission Expires)

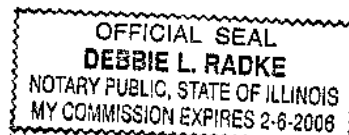


EXHIBIT B



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorded of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name Mark J. Udren & Associates	Telephone Number: Area Code (856) 482-6900
Street Address 1040 N. Kings Highway, Suite 500	City Cherry Hill
State NJ	Zip Code 08034

B TRANSFER DATA

Grantor(s)/Lessor(s) Sheriff of Columbia County	Date of Acceptance of Document
Street Address P.O. Box 380	Grantee(s)/Lessee(s) The CIT Group/Sales Financing, Inc.
City Bloomsburgh	State PA
Zip Code 17815	Street Address 5370 W. 95TH Street
City Praire Village	State KS
Zip Code 08034	

C PROPERTY LOCATION

Street Address 470 Ridge Road a/k/a RR3 Box 419	City, Township, Borough Carawissa
County Columbia	School District Catawissa
	Tax Parcel Number 13-06-013-01

D VALUATION DATA

1. Actual Cash Consideration \$3,742.78	2. Other Consideration + 0	3. Total Consideration = \$3,742.78
4. Country Assessed Value \$19,273.00	5. Common Level Ratio Factor x 2.80	6. Fair Market Value = \$53,964.40

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
--	--

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or Interstate succession (Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation, or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number **2002CV1310**, Page Number _____
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) **Transfer from sheriff to mortgagee as a result of an action in mortgage foreclosure**

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct, and complete.

Signature of Correspondent or Responsible Party

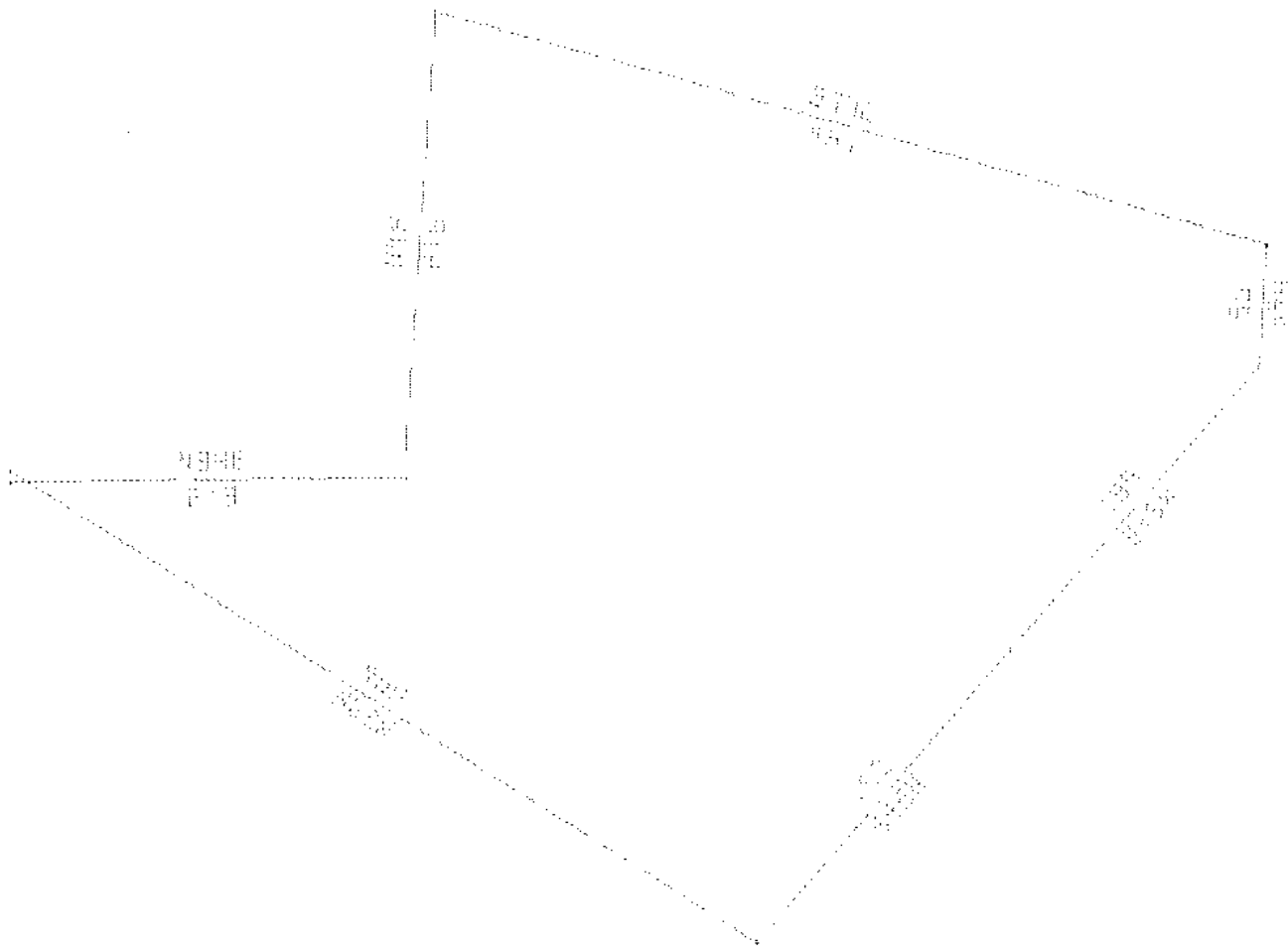
Date

Ed Udren

4/11/07

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

Plat of Deed Calls for: A Simple Square
residue



Simple Square			AREA	CLOSING ERROR
Scale : 106 ft/in	Acres	: 3.245	q	Bearing: S00.2440E
North Shift: +0	Sq. Feet	: 141363	q	Feet : 4.79
East Shift : +0	Sq. Meters:	13133.1	q	Meters : 1.461
MS Rotated: +000.0000	Perimeter	: 1791.00		Precision: 1/374

N89E 213
N4E 216
S77E 464
S4W 56
S45W 189
S45W 193
N62W 460

All that certain piece of parcel and lot of land situate in the Township of
Cleveland, County of Columbia and State of Pennsylvania, bounded and described
as follows, to-wit:

Beginning at a railroad spike in the center of Township Route No. 337 and in
line of other lands of the Grantor; thence by the center of Township Route 337;
south 89 degrees 56 minutes east 213.75 feet to a PK nail; thence by other
lands of the Grantor, the following two courses and distances: north 4 degrees
7 minutes east 216.1 feet to an iron rebar; thence south 77 degrees 12 minutes
20 seconds east 464.78 feet to an iron rebar in line of lands of Claude Rhodes;
thence by the same, the following two courses and distances: south 4 degrees 7
minutes west 56.15 feet to a set stone; thence south 45 degrees 8 minutes west
189 feet to a railroad spike in the center of Township Route 337; thence by
lands of H. Claude Rhodes, south 45 degrees 8 minutes west 193.3 feet to an
iron rebar in line of lands of Penroe D. Leiby; thence by the same, north 62
degrees 22 minutes west 460 feet to the place of beginning.

Less and except all the land conveyed in deed filed 02/14/90 in Book 421, Page
1003.

BEING KNOWN AS 470 RIDGE ROAD A/K/A RR 3, BOX 419, CATAWISSA, PA
17820

PROPERTY ID NO. 13-06-013-01

TITLE TO SAID PREMISES IS VESTED IN HELEN L. KREMSER BY DEED FROM
WAYNE E. KREMSER AND HELEN L. KREMER, DATED 11/29/1988, RECORDED
12/30/1988, IN DEED BOOK 421, PAGE 1003.

FAX TRANSMISSION

MARK J. UDREN & ASSOCIATES
1040 NORTH KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
Ph. 856-482-6900
Fax 856-482-1199

To: Chief Deputy Tim Chamberlain **Date:** March 26, 2003
Fax #: 570-389-5625 **Pages:** -1-, including this cover sheet.
From: Christina Taylor
Subject: Gary & Helen Johns
No. 2002-CV-1310

COMMENTS:

Regarding the March 26, 2003 Sale Date: Gary & Helen Johns / No. 2002-CV-1310

I received a phone call from Chief Deputy Chamberlain this morning. He advised that we had a sale scheduled for today, March 26, 2003 and was inquiring about our local counsel. I advised him that according to our records, Wendy at the Sheriff's Department had advised Jodie on 2/14/03, that the sale date was scheduled for April 9, 2003. All of our notices of sale have reflected the sale date as April 9, 2003, as it was given to us, and we are not ready for sale. Our service is still no complete.

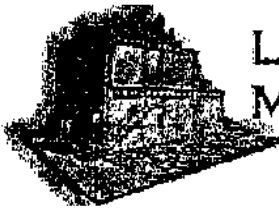
Pursuant to our conversation, the Sheriff's Department will push the March 26, 2003 sale to April 9, 2003 at no cost to us, due to the error in the given date.

Note: We are still in need of service on Helen Johns. Please advise Jodie Boos (856-482-6900 ext. 235) if service has been completed or not.

Thanks!

Sincerely,

Christina Taylor
Foreclosure Sale/Bid Processor
856-482-6900 ext. 227



LAW OFFICES OF MARK J. UDREN & ASSOCIATES

1040 N. KINGS HIGHWAY SUITE 500 CHERRY HILL, NJ 08034
(856) 482-6900 VOICE - (856) 482-1199 FAX

PENNSYLVANIA OFFICE
24 NORTH HESSMAN AVE.
SUITE 240
ALTOONA, PA. 16601
(814) 938-0000 VOICE
(814) 938-1141 FAX

PLEASE SEND ALL RESPONSES TO THE NEW JERSEY OFFICE

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

Facsimile Transmittal

To: Tim Chamberland Fax: 570-389-5625
From: Joelle Date: 4-8-03
Re: Johns 3129 Pages: 9/w cover
CC:

☐ Urgent

☒ For Review

☐ Please Comment

☐ Please Reply

☐ Please Recycle



Tim

3129 n Johns - scheduled for
April 9, 2003 sale. If you have
any questions please give me a call

Thank you Joelle x235

CONFIDENTIAL

LAW OFFICES
MARK J. UDREN & ASSOCIATES
1040 NORTH KINGS HIGHWAY
SUITE 500
CHERRY HILL, NEW JERSEY 08034
856 . 482 . 6900
FAX: 856 . 482 . 1199

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK ORLOFF***
HEIDI R. SPIVAK***
CHRISTOPHER J. FOX***
CORINA M. CANIZ***
ALAN M. MINATO***
*ADMITTED IN PA, NJ AND FL
**ADMITTED IN PA
***ADMITTED IN PA AND NJ
TINA MARIE RICH
OFFICE ADMINISTRATOR

"PLEASE RESPOND TO NEW JERSEY OFFICE"

PENNSYLVANIA OFFICE
1420 BEAUMONT DRIVE
GLADWINE, PA 19035-1304

April 8, 2003

Prothonotary of Columbia County
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: The CIT Group/Sales Financing, Inc.
vs.
Helen L. Johns a/k/a Helen L. Kremser
Gary D. Johns, Sr., Mortgagor
Columbia County C.C.P. No. 2002-CV-1310

Gentlemen:

In connection with the above captioned matter, enclosed for filing please find Affidavit of Service Pursuant to Rule 3129.

I have enclosed an extra copy to be time stamped and returned in the enclosed self-addressed stamped envelope.

Your assistance in this matter is greatly appreciated.

Sincerely yours,

Mark J. Udren, Esquire
MARK J. UDREN & ASSOCIATES

/jlb
Enclosures
cc: Columbia County Sheriff's Office
P.O. Box 380
Bloomsburg, PA 17815

MARK J. UDREN & ASSOCIATES**ATTORNEY FOR PLAINTIFF**

BY: Mark J. Udren

ATTY I.D. NO. 04302

1040 N. KINGS HIGHWAY, SUITE 500

CHERRY HILL, NJ 08034

856-482-6900

The CIT Group/Sales Financing,
Inc.

5370 W. 95th Street

Prairie Village, KS 66207

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

v.

Helen L. Johns a/k/a Helen L.
Kremser

Gary D. Johns, Sr., Mortgagor

Helen- 408 East Second Street

Berwick, PA 18603

Gary-329 North School Ave.

Oglesby, IL 61348

Defendant(s)

NO. 2002-CV-1310

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1

Plaintiff, by its/his/her Attorney, Mark J. Udren, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.

2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".

3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".

4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

This Affidavit is made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: April 8, 2003

MARK J. UDREN & ASSOCIATES

BY:

Mark J. Udren, Esquire
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES
 BY: Mark J. Udren, Esquire
 ATTY I.D. NO. 04302
 1040 N. KINGS HIGHWAY, SUITE 500
 CHERRY HILL, NJ 08034
 856-482-6900

ATTORNEY FOR PLAINTIFF

The CIT Group/Sales Financing,
 Inc.
 5370 W. 95th Street
 Prairie Village, KS 66207

Plaintiff

v.

Helen L. Johns a/k/a Helen L.
 Kremser
 408 East Second Street
 Berwick, PA 18603

Gary D. Johns, Sr., Mortgagor
 329 North School Ave.
 Oglesby, IL 61348

Defendant(s)

COURT OF COMMON PLEAS
 CIVIL DIVISION
 Columbia County
 MORTGAGE FORECLOSURE

NO. 2002-CV-1310

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

The CIT Group/Sales Financing, Inc., Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 470 Ridge Road a/k/a RR3 Box 419, Catawissa, PA 17820

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

Helen L. Johns a/k/a 470 Ridge Road a/k/a RR3 Box 419,
 Helen L. Kremser Catawissa, PA 17820

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

Gary D. Johns, Sr., 329 North School Ave., Oglesby, IL 61348
 Mortgagor

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

Remit Corp. 114 W. Main St., Bloomsburg, PA 17815

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

Name

Address

Plaintiff herein.

See Caption above.

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. Of Pennsylvania R.R. 5, Box 1980, Sellinsgrove, PA 17870

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

Name

Address

Summit Bank

355 Ridge Rd., Dayton, NJ

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

Name

Address

Tax Claim Bureau

PO BOX 380, Bloomsburg, PA 17815

Domestic Relations Section

PO BOX 380, Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

Bureau of Compliance, Dept. 280946
Harrisburg, PA 17128-0946

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:

Name

Address

Tenants/Occupants

470 Ridge Road a/k/a RR3 Box 419
Catawissa, PA 17820

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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: April 8, 2003

Mark J. Udren, ESQ.
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

1040 N. KINGS HIGHWAY, SUITE 500

CHERRY HILL, NJ 08034

856-482-6900

The CIT Group/Sales Financing,
Inc.

5370 W. 95th Street

Prairie Village, KS 66207

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

NO. 2002-CV-1310

v.

Helen L. Johns a/k/a Helen L.
Kremser

Gary D. Johns, Sr., Mortgagor

Helen- 408 East Second Street

Berwick, PA 18603

Gary-329 North School Ave.

Oglesby, IL 61348

Defendant(s)

DATE: February 26, 2003

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTYOWNER(S): HELEN L. JOHNS AKA HELEN L. KREMSEK & GARY D. JOHNS, SR.,
MORTGAGORPROPERTY: 470 Ridge Road a/k/a RR3 Box 419
Catawissa, PA 17820

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on April 9, 2003, at 10:00 A.M., IN THE COLUMBIA COUNTY COURTHOUSE, P.O. BOX 380, BLOOMSBURG, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

EXHIBIT A

Name and Address of Sender
JODIE

LAW OFFICES

MARK J. UDREN & ASSOCIATES
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034

☐ Registered
☐ Insured
☐ COD
☐ Certified

☐ Return Receipt for Merchandise
☐ Int'l Recorded Del.
☐ Express Mail

Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without postal insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Lin	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Ad. Value (if Regis.)	Insured Value	Dom. Sender if COD	R.R. Fee	S.D. Fee	S.H. Fee	Ret. Del. Fee	Remarks
1	JOHNS	COLUMBIA COUNTY TAX CLAIM BUREAU P.O. BOX 360, BLOOMSBURG, PA 17815											
2	0225415	DOMESTIC RELATIONS SECTION P.O. BOX 360, BLOOMSBURG, PA 17815											
3		COMMONWEALTH OF PA. DEPT. OF REVENUE, BUREAU OF COMPLIANCE, DEPT. 280906, HARRISBURG, PA 17128-0546											
4	COLUMBIA COUNTY	TENANTS/OCCUPANTS 470 RIDGE ROAD AKA R3 BOX 419, CATAWISSA, PA 17620											
5		SUNMET BANK 355 RIDGE ROAD, DAYTON, NJ 08801											
6		BENEFICIAL CONSUMER DISCOUNT COMPANY DBA BENEFICIAL MORTGAGE CO. OF PA RR 5 BOX 1980, SELLINGGROVE, PA 17870											
7		REHET CORP. 114 W. MAIN STREET, BLOOMSBURG, PA 17815											
8													
9													
10													
11													
12													
13													
14													
15													
Total number of Pieces listed by Sender		7	Total Number of Pieces Received at Post Office		7	Postmaster, Per (Name of Receiving Employee)							

The full declaration of value is not used on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of non-registered documents under Express Mail document reimbursement insurance is \$50,000 per piece subject to a limit of \$500.00 per document. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable on registered mail, sent with optional postal insurance. See Domestic Mail Manual 9900, 9913, and 9901 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on first-class mail. Special handling charges apply only to third and forth class parcels.

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The CIT Group/Sales Financing,
Inc.
5370 W. 95th Street
Prairie Village, KS 66207
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2002-CV-1310

v.
Helen L. Johns a/k/a Helen L.
Kremser
Gary D. Johns, Sr., Mortgagor
Helen- 408 East Second Street
Berwick, PA 18603
Gary-329 North School Ave.
Oglesby, IL 61348
Defendant(s)

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to the
captioned matter.

MARK J. UDREN & ASSOCIATES

Date: March 10, 2003

BY: 

Mark J. Udren, Esquire
Attorney for Plaintiff

EXHIBIT B

The CIT Group/Sales Financing, Inc., et. al., Plaintiff(s)
 vs.
 Helen L. Johns aka Helen L. Kremser, et. al., Defendant(s)



Service of Process by
APS International, Ltd.
 1-800-328-7171

APS International Plaza
 7800 Glenroy Rd.
 Minneapolis, MN 55439-3122

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

—Gary D. Johns, Sr.
 Court Case No. 2002-CV-1310

MARK J. UDREN
 Ms. Jodie L. Boos
 1040 North Kings Highway
 Suite 300
 Cherry Hill, NJ 08034

State of: Illinois ss.

County of: LaSalle

Name of Server: Ross B. Radke, undersigned, being duly sworn, deposes and says that at the time of service, s/he was over the age of twenty-one, was not a party to this action;

Date/Time of Service: that on the 28th day of February, 2003, at 5:46 o'clock PM

Place of Service: at 329 North School Ave., city of Oglesby, state of IL

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Gary D. Johns, Sr.

Person Served, and
 Method of Service:

- ☒ By personally delivering them into the hands of the person to be served.
- ☐ By delivering them into the hands of _____, a person of suitable age and discretion residing at the Place of Service, whose relationship to the person to be served is _____

Description of Person
 Receiving Documents:

The person receiving documents is described as follows:

Sex M; Skin Color W; Hair Color Black; Facial Hair Beard
 Approx. Age 40; Approx. Height 6'0"; Approx. Weight 250^{lb}

☐ To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server:

Undersigned declares under penalty of perjury that the foregoing is true and correct.

[Signature] 3/4/03
 Signature of Server (Date)

Subscribed and sworn to before me this

28th day of March, 2003
[Signature]
 Notary Public (Commission Expires)

APS International, Ltd.

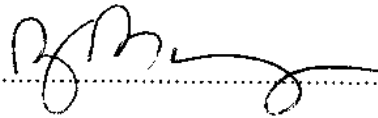
APS File #: 058370-0001



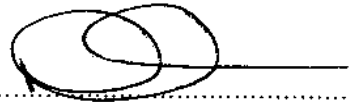
EXHIBIT B

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 March 5, 12, 19, 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.

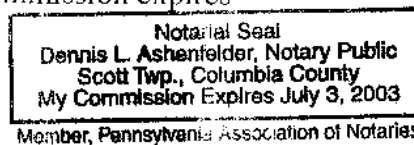


Sworn and subscribed to before me this 20th day of MARCH 2003



(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.

.....

All that certain piece, parcel and lot of land situate in the Township of Cleveland, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a railroad spike in the center of Township Route No. 337 and in line of other lands of the Grantor; thence by the center of Township Route 337, south 89 degrees 56 minutes east 213.75 feet to a PK nail; thence by other lands of the Grantor, the following two courses and distances: north 4 degrees 7 minutes east 216.1 feet to an iron rebar; thence south 77 degrees 12 minutes 20 seconds east 464.78 feet to an iron rebar in line of lands of Claude Rhodes; thence by the same, the following two courses and distances: south 4 degrees 7 minutes west 56.15 feet to a set stone; thence south 45 degrees 8 minutes west 189 feet to a railroad spike in the center of Township Route 337; thence by lands of H. Claude Rhodes, south 45 degrees 8 minutes west 193.3 feet to an iron rebar in line of lands of Penroe D. Leiby; thence by the same, north 62 degrees 22 minutes west 460 feet to the place of beginning.

Less and except all the land conveyed in deed filed 02/14/90 in Book 421, Page 1003.

BEING KNOWN AS 470 RIDGE ROAD A/K/A RR 3, BOX 419, CATAWISSA, PA 17820

PROPERTY ID NO. 13-06-013-01

TITLE TO SAID PREMISES IS VESTED IN HELEN L. KREMSER BY DEED FROM WAYNE E. KREMSER AND HELEN L. KREMER, DATED 11/29/1988, RECORDED 12/30/1988, IN DEED BOOK 421, PAGE 1003.

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The CIT Group/Sales Financing,
Inc.
5370 W. 95th Street
Prairie Village, KS 66207
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2002-CV-1310

v.

Helen L. Johns a/k/a Helen L.
Kremser
Gary D. Johns, Sr., Mortgagor
Helen- 408 East Second Street
Berwick, PA 18603
Gary-329 North School Ave.
Oglesby, IL 61348

Defendant(s)

PRAECIPE TO FILE PROOF OF SERVICE


TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to the
captioned matter.

MARK J. UDREN & ASSOCIATES

Date: March 10, 2003

BY:


Mark J. Udren, Esquire
Attorney for Plaintiff

COPY

The CIT Group/Sales Financing, Inc., et. al., Plaintiff(s)
vs.
Helen L. Johns aka Helen L. Krenser, et. al., Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171

APS International Plaza
7800 Glenray Rd.
Minneapolis, MN 55439-3122

AFFIDAVIT OF SERVICE -- Individual

MARK J. UDREN
Mr. Jodie L. Boes
1640 North Kings Highway
Suite 500
Cherry Hill, NJ 08034

Service of Process on:

—Gary D. Johns, Sr.
Court Case No. 2002-CV-1310

State of: Illinois

County of: LaSalle

Name of Server: Ross B. Radke, undersigned, being duly sworn, deposes and says
that at the time of service, s/he was over the age of twenty-one, was not a party to this action;

Date/Time of Service: that on the 28th day of February, 2003, at 5:46 o'clock PM

Place of Service: at 329 North School Ave., city of Ogleby, state of IL

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Gary D. Johns, Sr.

Person Served, and
Method of Service:

☒ By personally delivering them into the hands of the person to be served.

☐ By delivering them into the hands of _____, a person of
suitable age and discretion residing at the Place of Service,
whose relationship to the person to be served is _____

Description of Person
Receiving Documents:

The person receiving documents is described as follows:

Sex M; Skin Color W; Hair Color Black; Facial Hair Beard
Approx. Age 40; Approx. Height 6'0"; Approx. Weight 250#

☐ To the best of my knowledge and belief, said person was not engaged in the US Military at
the time of service.

Signature of Server:

Undersigned declares under penalty of perjury
that the foregoing is true and correct.

[Signature] 3/4/03
Signature of Server (Date)

APS International, Ltd.
APS File #: 058370-0001

Subscribed and sworn to before me this

28th day of March, 2003
[Signature]
Notary Public (Commission Expires)



REMIT CORPORATION

▲ P.O. Box 7 • Bloomsburg, PA 17815-0007 ▲
▲ (570) 387-6470 • E-mail: remit@remitcorp.com ▲

February 5, 2003

Sheriff of Columbia County
Courthouse
PO Box 380
Bloomsburg, PA 17815

RE: The CIT Group/Sales Financing, Inc.
vs.
Helen L. Johns a/k/a Helen L. Kremser
Docket# 4FD2003
JD# 1310JD2002

Dear Sheriff Roadarmel,

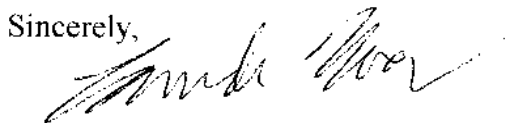
We were recently notified of the pending Sheriff's sale of real property at 470 Ridge Road a/k/a RR3 Box 419 Catawissa, PA 17820.

Please be advised that we are a creditor of Helen Johns. We have a District Justice judgment against Ms. Johns dated 1/21/00 in the amount of \$3259.93. In June of 2002 we docketed this judgment with the Columbia County Court, Docket no. 2002-CV-704.

Ms. Johns has made a few payments on this account, the current balance is \$2266.88.

If I can be of any assistance, please feel free to contact me at 570-387-6470 ext. 204.
Thank you.

Sincerely,



Laurinda Voelcker, Esquire
Attorney

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

THE CIT GROUP/SALES FINANCING, INC.

Docket # 4ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

HELEN L. JOHNS A/K/A HELEN L.
KREMSER

SHERIFF'S COST \$ 376.00 PAID

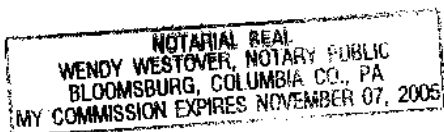
AFFIDAVIT OF SERVICE

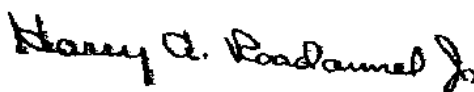
NOW, THIS FRIDAY, JANUARY 24, 2003, AT 3:30 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON HELEN L. JOHNS A/K/A HELEN L.
KREMSER AT 408 E. SECOND ST., BERWICK BY HANDING TO HELEN JOHNS, A TRUE
AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE
CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, JANUARY 27, 2003


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 1/22/2003

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 4ED2003

PLAINTIFF THE CIT GROUP/SALES FINANCING, INC.

DEFENDANT HELEN L. JOHNS A/K/A HELEN L. KREMSER

PERSON/CORP TO SERVED	PAPERS TO SERVED
HELEN L. JOHNS A/K/A HELEN L. KREMSER	WRIT OF EXECUTION - MORTGAGE FORECLOSURE
408 E. SECOND ST.	
BERWICK	

SERVED UPON Helen Johns

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1/24 TIME 1:50 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

1-29-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/22/2003

SERVICE# 3 - OF - 15 SERVICES
DOCKET # 4ED2003

PLAINTIFF THE CIT GROUP/SALES FINANCING, INC.

DEFENDANT HELEN L. JOHNS A/K/A HELEN L. KREMSER

PERSON/CORP TO SERVED
REMIT CORPORATION
114 W. MAIN ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

RELATIONSHIP

DATE 1-23-3 TIME 1535 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

DATE 1-23-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/22/2003

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 4ED2003

PLAINTIFF THE CIT GROUP/SALES FINANCING, INC.

DEFENDANT HELEN L. JOHNS A/K/A HELEN L. KREMSER

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON Lois E. Lunn

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-23-3 TIME 1530 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

DATE 1-23-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/22/2003

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 4ED2003

PLAINTIFF THE CIT GROUP/SALES FINANCING, INC.

DEFENDANT HELEN L. JOHNS A/K/A HELEN L. KREMSER

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

SERVED UPON Helen L. Johns - Cust. Service

RELATIONSHIP --- IDENTIFICATION ---

DATE 1-23-03 TIME 1:50 MILEAGE 7 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. L. Luter DATE 1-23-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 1/22/2003

SERVICE# 8 - OF - 15 SERVICES
 DOCKET # 4ED2003

PLAINTIFF THE CIT GROUP/SALES FINANCING, INC.

DEFENDANT HELEN L. JOHNS A/K/A HELEN L. KREMSER

PERSON/CORP TO SERVED
LINDA BILINSKI
153 EISENHOWER ROAD
CATAWISSA

PAPERS TO SERVED
 WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE

SERVED UPON Linda

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-23-2 TIME 1404 MILEAGE 8 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 1-23-3

REAL ESTATE OUTLINE

ED # 4-03

DATE RECEIVED 1-22-03
DOCKET AND INDEX 1-23-03
SET FILE FOLDER UP 1-23-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT 8
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR ~~\$1,350.00~~ OR 1500.00 ✓ CK# 19992
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Mar 26, 03 TIME 0930
POSTING DATE 2-21
ADV. DATES FOR NEWSPAPER
1ST WEEK Mar 5, 03
2ND WEEK Mar 12, 03
3RD WEEK Mar 19, 03

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

Thursday, January 23, 2003

TENANT(S)
470 RIDGE ROAD
CATAWISSA, PA 17820-

THE CIT GROUP/SALES FINANCING, INC.
VS
HELEN L. JOHNS A/K/A HELEN L. KREMSER

DOCKET # 4ED2003

JD # 1310JD2002

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

MARK J. UDREN & ASSOCIATES

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

1040 N. KINGS HIGHWAY, SUITE 500

CHERRY HILL, NJ 08034

856-482-6900

ATTORNEY FOR PLAINTIFF

The CIT Group/Sales Financing,
Inc.

5370 W. 95th Street

Prairie Village, KS 66207

Plaintiff

v.

Helen L. Johns a/k/a Helen L.
Kremser

408 East Second Street

Berwick, PA 18603

Gary D. Johns, Sr., Mortgagor

329 North School Ave.

Oglesby, IL 61348

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

MORTGAGE FORECLOSURE

NO. 2002-CV-1310

2003-ED-4

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Gary D. Johns, Sr., Mortgagor
329 North School Ave.
Oglesby, IL 61348

Your house (real estate) at 470 Ridge Road a/k/a RR3 Box 419, Catawissa, PA 17820 is scheduled to be sold at the Sheriff's Sale on March 26, 2003, at 9:30 AM in the PO BOX 380, Bloomsburg, PA 18715, to enforce the court judgment of \$52,161.66, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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 the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856)-482-6900.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two 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 TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-482-6900.
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 856-482-6900.
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 the 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 within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home 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.

**LAWYER REFERRAL SERVICE
Susquehanna Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760**

**ASSOCIATION DE LICENCIADOS DE FILADELFIA
Susquehanna Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760**

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The CIT Group/Sales Financing,
Inc.
5370 W. 95th Street
Prairie Village, KS 66207

Plaintiff

v.

Helen L. Johns a/k/a Helen L.
Kremser
408 East Second Street
Berwick, PA 18603

Gary D. Johns, Sr., Mortgagor
329 North School Ave.
Oglesby, IL 61348

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2002-CV-1310

2003-ED-4

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

470 Ridge Road a/k/a RR3 Box 419
Catawissa, PA 17820
SEE LEGAL DESCRIPTION ATTACHED

Amount due

\$52,161.66

Interest From January 16, 2003
to Date of Sale _____
Per diem @\$24.23

(Costs to be added)

\$ _____

Prothonotary

By

Toni B. Kline / EAB
Clerk

Date

1/22/2003

SHERIFF'S SALE

WEDNESDAY MARCH 26, 2003 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 4 OF 2003 ED AND CIVIL WRIT NO. 1310 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 piece, parcel and lot of land situate in the Township of Cleveland, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a railroad spike in the center of Township Route No. 337 and in line of other lands of the Grantor; thence by the center of Township Route 337, south 89 degrees 56 minutes east 213.75 feet to a PK nail; thence by other lands of the Grantor, the following two courses and distances: north 4 degrees 7 minutes east 216.1 feet to an iron rebar; thence south 77 degrees 12 minutes 20 seconds east 464.78 feet to an iron rebar in line or lands of Claude Rhodes; thence by the same, the following two courses and distances: south 4 degrees 7 minutes west 56.15 feet to a set stone; thence south 45 degrees 8 minutes west 189 feet to a railroad spike in the center of Township Route 337; thence by lands of H. Claude Rhodes, south 45 degrees 8 minutes west 193.3 feet to an iron rebar inline of lands of Penroe D. Leiby; thence by the same, north 62 degrees 22 minutes west 460 feet to the place of beginning.

Less and except all the land conveyed in deed filed 02/14/90 in Book 421, Page 1003.

Being known as 470 Ridge Road a/k/a RR 3, Box 419, Catawissa, PA 17820

Property ID No. 13-06-013-01

Title to said premises is vested in Helen L. Kremser by deed from Wayne E. Kremser and Helen L. Kremser, dated 11/29/1988, recorded 12/30/1988, in deed Book 421, Page 1003.

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

Mark J. Udren

1040 N. Kings Hwy, Suite 500

Cherry Hill, NJ 08034

Sheriff of Columbia County

Harry A. Roadarmel, Jr.

www.sheriffofcolumbiacounty.com

MARK J. UDREN & ASSOCIATES

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

1040 N. KINGS HIGHWAY, SUITE 500

CHERRY HILL, NJ 08034

856-482-6900

The CIT Group/Sales Financing,
Inc.

5370 W. 95th Street

Prairie Village, KS 66207

Plaintiff

v.

Helen L. Johns a/k/a Helen L.
Kremser

408 East Second Street

Berwick, PA 18603

Gary D. Johns, Sr., Mortgagor

329 North School Ave.

Oglesby, IL 61348

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

MORTGAGE FORECLOSURE

NO. 2002-CV-1310

2003-ED-4

AFFIDAVIT PURSUANT TO RULE 3129.1

The CIT Group/Sales Financing, Inc., Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 470 Ridge Road a/k/a RR3 Box 419, Catawissa, PA 17820

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

Name

Address

Helen L. Johns a/k/a

408 East Second Street, Berwick, PA 18603

Helen L. Kremser

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

Name

Address

Gary D. Johns, Sr.,

329 North School Ave., Oglesby, IL 61348

Mortgagor

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

Name

Address

Remit Corp.

114 W. Main St., Bloomsburg, PA 17815

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

Name

Address

Plaintiff herein.

See Caption above.

Beneficial Consumer Discount R.R. 5, Box 1980, Sellinsgrove, PA 17870
Company d/b/a Beneficial
Mortgage Co. Of Pennsylvania

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

Name

Address

Summit Bank

355 Ridge Rd., Dayton, NJ

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

Name

Address

Tax Claim Bureau

PO BOX 380, Bloomsburg, PA 17815

Domestic Relations Section

PO BOX 380, Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

Bureau of Compliance, Dept. 280946
Harrisburg, PA 17128-0946

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:

Name

Address

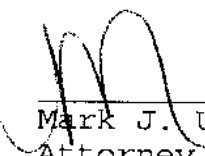
Tenants/Occupants

470 Ridge Road a/k/a RR3 Box 419
Catawissa, PA 17820

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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: January 15, 2003



Mark J. Udren, ESQ.
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO.04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The CIT Group/Sales Financing,
Inc.
5370 W. 95th Street
Prairie Village, KS 66207

Plaintiff

v.

Helen L. Johns a/k/a Helen L.
Kremser
408 East Second Street
Berwick, PA 18603

Gary D. Johns, Sr., Mortgagor
329 North School Ave.
Oglesby, IL 61348

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

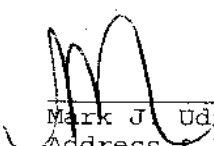
NO. 2002-CV-1310

2003-ED-4

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

- I. The judgment entered in the above matter is based on an Action:
- ☐ A. In Assumpsit (Contract)
 - ☐ B. In Trespass (Accident)
 - ☒ C. In Mortgage Foreclosure
 - ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
- II. The Defendant(s) own the property being exposed to sale as:
- ☒ A. An individual
 - ☐ B. Tenants by Entireties
 - ☐ C. Joint Tenants with right of survivorship
 - ☐ D. A partnership
 - ☐ E. Tenants in Common
 - ☐ F. A corporation
- III. The Defendant(s) is (are):
- ☐ A. Resident in the Commonwealth of Pennsylvania
 - ☐ B. Not resident in the Commonwealth of Pennsylvania
 - ☒ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.
Resident: Helen Johns


Mark J. Udren, ESQUIRE
Address & I.D. # as above

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The CIT Group/Sales Financing,
Inc.
5370 W. 95th Street
Prairie Village, KS 66207

Plaintiff

v.

Helen L. Johns a/k/a Helen L.
Kremser
408 East Second Street
Berwick, PA 18603

Gary D. Johns, Sr., Mortgagor
329 North School Ave.
Oglesby, IL 61348

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2002-CV-1310

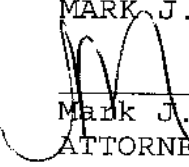
C E R T I F I C A T E

Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA insured mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

This certification is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES


Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

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Columbia County
MORTGAGE FORECLOSURE

NO. 2002-CV-1310

2003 ED 4


C E R T I F I C A T E

Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

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- () Non-owner occupied
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MARK J. UDREN & ASSOCIATES


Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

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CIVIL DIVISION
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MORTGAGE FORECLOSURE

NO. 2002-CV-1310

2003-ED-4

AFFIDAVIT PURSUANT TO RULE 3129.1

The CIT Group/Sales Financing, Inc., Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 470 Ridge Road a/k/a RR3 Box 419, Catawissa, PA 17820

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

Helen L. Johns a/k/a 408 East Second Street, Berwick, PA 18603
Helen L. Kremser

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

Gary D. Johns, Sr., 329 North School Ave., Oglesby, IL 61348
Mortgagor

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

Remit Corp. 114 W. Main St., Bloomsburg, PA 17815

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

Name

Address

Plaintiff herein.

See Caption above.

Beneficial Consumer Discount R.R. 5, Box 1980, Sellinsgrove, PA 17870
Company d/b/a Beneficial
Mortgage Co. Of Pennsylvania

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

Name

Address

Summit Bank 355 Ridge Rd., Dayton, NJ

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

Name

Address

Tax Claim Bureau PO BOX 380, Bloomsburg, PA 17815

Domestic Relations Section PO BOX 380, Bloomsburg, PA 17815

Commonwealth of PA, Bureau of Compliance, Dept. 280946
Department of Revenue Harrisburg, PA 17128-0946

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:

Name

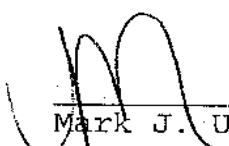
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Tenants/Occupants 470 Ridge Road a/k/a RR3 Box 419
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I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: January 15, 2003



Mark J. Udren, ESQ.
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The CIT Group/Sales Financing,
Inc.
5370 W. 95th Street
Prairie Village, KS 66207

Plaintiff

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Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2002-CV-1310

2003 ED-4

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Plaintiff herein.

See Caption above.

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Commonwealth of PA, Bureau of Compliance, Dept. 280946
Department of Revenue Harrisburg, PA 17128-0946

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:

Name

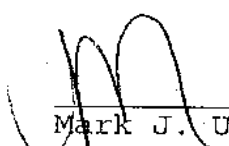
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MARK J. UDREN & ASSOCIATES

DATED: January 15, 2003



Mark J. Udren, ESQ.
Attorney for Plaintiff

PLAINTIFF
The CIT Group/ Sales Financing, Inc.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PA.


NO. J.D.

NO. E.D.

DEFENDANT
Helen L. Johns a/k/a Helen L. Kremser
Gary D. Johns, Sr.

CIVIL ACTION--LAW
MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

I, Attorney  do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's Sale thereof.

Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The CIT Group/Sales Financing,
Inc.
5370 W. 95th Street
Prairie Village, KS 66207

Plaintiff

v.

Helen L. Johns a/k/a Helen L.
Kremser
408 East Second Street
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Gary D. Johns, Sr., Mortgagor
329 North School Ave.
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Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2002-CV-1310

2003-ED-4

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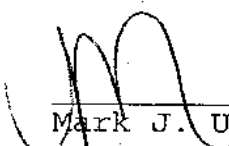
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MARK J. UDREN & ASSOCIATES

DATED: January 15, 2003



Mark J. Udren, ESQ.
Attorney for Plaintiff

All that certain piece, parcel and lot of land situate in the Township of Cleveland, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a railroad spike in the center of Township Route No. 337 and in line of other lands of the Grantor; thence by the center of Township Route 337; south 89 degrees 56 minutes east 213.75 feet to a PK nail; thence by other lands of the Grantor, the following two courses and distances: north 4 degrees 7 minutes east 216.1 feet to an iron rebar; thence south 77 degrees 12 minutes 20 seconds east 464.78 feet to an iron rebar in line of lands of Claude Rhodes; thence by the same, the following two courses and distances: south 4 degrees 7 minutes west 56.15 feet to a set stone; thence south 45 degrees 8 minutes west 189 feet to a railroad spike in the center of Township Route 337; thence by lands of H. Claude Rhodes, south 45 degrees 8 minutes west 193.3 feet to an iron rebar in line of lands of Penroe D. Leiby; thence by the same, north 62 degrees 22 minutes west 460 feet to the place of beginning.

Less and except all the land conveyed in deed filed 02/14/90 in Book 421, Page 1003.

BEING KNOWN AS 470 RIDGE ROAD A/K/A RR 3, BOX 419, CATAWISSA, PA 17820

PROPERTY ID NO. 13-06-013-01

TITLE TO SAID PREMISES IS VESTED IN HELEN L. KREMSEY BY DEED FROM WAYNE E. KREMSEY AND HELEN L. KREMER, DATED 11/29/1988, RECORDED 12/30/1988, IN DEED BOOK 421, PAGE 1003.

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LAW OFFICES
MARK J. UDREN & ASSOCIATES
1040 NORTH KINGS HIGHWAY
SUITE 500
CHERRY HILL, NEW JERSEY 08034
856 . 482 . 6900
FAX: 856 . 482 . 1199

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

January 15, 2003

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: The CIT Group/Sales Financing, Inc.
vs.
Helen L. Johns a/k/a Helen L. Kremser
Gary D. Johns, Sr., Mortgagor
Columbia County C.C.P. No. 2002-CV-1310

Dear Sir:

Please serve the Defendant(s):

Helen L. Johns a/k/a Helen L. Kremser at 408 East Second Street,
Berwick, PA 18603

Please post the property:

470 RIDGE ROAD A/K/A RR 3, BOX 419, CATAWISSA, PA 17820

**Our Office will use an outsider servicer to serve Gary D. Johns
and will forward you a copy of service**

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NO. 2002-CV-1310

2003-ED-4

Gary D. Johns, Sr., Mortgagor
329 North School Ave.
Oglesby, IL 61348
Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Helen L. Johns a/k/a Helen L. Kremser
408 East Second Street
Berwick, PA 18603

Your house (real estate) at 470 Ridge Road a/k/a RR3 Box 419, Catawissa, PA 17820 is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the PO BOX 380, Bloomsburg, PA 18715, to enforce the court judgment of \$52,161.66, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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 the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 482-6900.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two 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 TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-482-6900.
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 856-482-6900.
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 the 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 within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home 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.

LAWYER REFERRAL SERVICE
Susquehanna Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

ASSOCIATION DE LICENCIADOS DE FILADELFIA
Susquehanna Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

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