

Date: 09/24/2003

Columbia County Court of Common Pleas

NO. 0008123

Time: 10:52 AM

Receipt

Page 1 of 1

Received of: Columbia County Sheriff's Dept

\$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee

10.00

Total:

10.00

Check: 1171

Payment Method: Check

Amount Tendered: 10.00

Clerk: BSILVETT

Tami Kline, Prothonotary

By: Deputy Clerk

# SHERIFF'S SALE COST SHEET

SLM Financial Corp. VS. Dennis McSwain  
 NO. 58-03 ED NO. 1-118-02 JD DATE/TIME OF SALE 7-30-03 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>8.00</u>
TOTAL ***** \$ <u>424.50</u>	

WEB POSTING	1162 \$150.00
PRESS ENTERPRISE INC.	67 \$ <u>525.64</u>
SOLICITOR'S SERVICES	70 \$75.00
TOTAL ***** \$ <u>748.64</u>	

PROTHONOTARY (NOTARY)	101 \$10.00
RECORDER OF DEEDS	12 \$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>103.74</u>
SCHOOL DIST. 20	\$ <u>420.26</u>
DELINQUENT 20	\$ <u>616.82</u>
TOTAL ***** \$ <u>1120.94</u>	

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

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. <u>North Co.</u>	\$ <u>55.38</u>
TOTAL ***** \$ <u>55.38</u>	

TOTAL COSTS (OPENING BID) \$ 2540.96

CONRAD O'BRIEN GELLMAN & ROHN, P.C.

ATTORNEYS AT LAW

SIXTEENTH FLOOR  
1515 MARKET STREET

PHILADELPHIA, PENNSYLVANIA 19102-1916

(215) 864-9600

FAX: (215) 864-9620

www.cogr.com

vcieslik@cogr.com

NEW JERSEY OFFICE:  
LAUREL OAK CORPORATE CENTER  
1000 HADDONFIELD-BERLIN ROAD  
SUITE 202  
VOORHEES, NJ 08043-3520  
(856) 309-3373  
FAX: (856) 309-3375

VINCENT T. CIESLIK  
DIRECT DIAL: (215) 523-8316

MONTGOMERY COUNTY OFFICE:  
100 FOUR FALLS CORPORATE CENTER  
SUITE 300  
WEST CONSHOHOCKEN, PA 19428-2983  
(610) 940-6045  
FAX: (610) 940-6046

WEST CHESTER OFFICE:  
17 W. GAY STREET - SUITE 100  
WEST CHESTER, PA 19380-3090  
(610) 701-9100  
FAX: (610) 701-9195

September 19, 2003

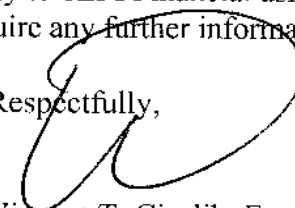
Chief Deputy Tim Chamberlain  
Columbia County Sheriff's Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

**RE: SLM v. Donna McSwain- RR#3 Box 159**

Dear Mr. Chamberlain:

I am in receipt of your fax dated September 2, 2003 requesting deed instructions on the property purchased by SLM Financial. Please deed the property to SLM Financial using the address 3000 Lincoln Drive East, Marlton, NJ 08054. Should you require any further information or further instructions, please feel free to contact me.

Respectfully,

  
Vincent T. Cieslik, Esq.

cc: Mary Ellen Napoli

Phone: 570 784 8552  
Fax:

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**

# Fax

**To:** Vincent Cieslik, Esq.

**From:** Chief Deputy Tim Chamberlain

**Fax:**

**Date:** September 2, 2003

**Phone:**

**Pages:** 1

**Re:** SLM Financial Corp. vs. Donna McSwain **CC:**

☐ **Urgent**    ☐ **For Review**    ☐ **Please Comment**    ☐ **Please Reply**    ☐ **Please Recycle**

**•Comments:** I have received your check for \$1,241.78, but I have not received deed instructions.

**COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE**

Date May 20, 2003, \_\_\_\_\_

OWNER OR REPUTED OWNER

Donna p McSwain

DESCRIPTION OF PROPERTY

Main Twp  
.61 acre

PARCEL NUMBER 22,05-034-00,000 IN Main Twp. Township  
Borough  
City

YEAR	TOTAL
2002	581.82
Lien	5.00
Cost	30.00
TOTAL	\$616.82

The above figures represent the amount(s) due during the month of  
August 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:

Harry Roadarmel, Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00  
Per Parcel

*RN*

SLM FINANCIAL CORPORATION  
PH. 856-810-2711  
3000 E. LINCOLN DR  
MARLTON NJ 08053

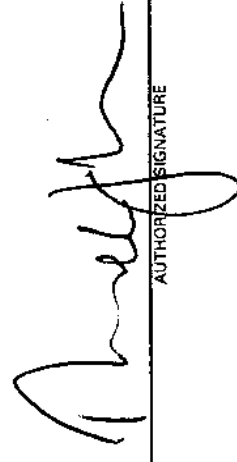
COMMERCE BANK N.A.  
55-136/312

16569

Memo: 1202217 REO SHERIFF SALE FINAL COST  
PAY EXACTLY \*\*1241 AND 78/100 DOLLARS

TO THE ORDER OF: COLUMBIA COUNTY SHERIFF  
00000

DATE 8/01/03  
AMOUNT \$1,241.78

  
AUTHORIZED SIGNATURE

⑈85016569⑈ ⑆031201360⑆ 7899267⑈

Sent to Leone 7/31/83

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

SHERIFF'S REAL ESTATE FINAL COST SHEET

SLM Financial Corp. vs Danna McSwain

NO. 58-03 ED NO. 147-02 JD

DATE/TIME OF SALE: 7-30-03 / 1000

BID PRICE (INCLUDES COST) \$ 2540.96

POUNDAGE - 2% OF BID \$ 56,82

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

**LIEN CERTIFICATE**

MISC. COSTS	\$	
-------------	----	--

TOTAL AMOUNT NEEDED TO PURCHASE	\$ 2591.78
---------------------------------	------------

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

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

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

PURCHASER(S) SIGNATURE(S): Vernit T. P. K.

TOTAL DUE:	\$ 2591.78
------------	------------

LESS DEPOSIT:	\$ 1350.00
---------------	------------

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS	\$ 1241.78
---------------------	------------

**APPROVED**

Date: 1/31/03

Amount: \$4211.00

Branch #: 850

GL Account #: 20001

Signature: Mary Ellen

Signature: Mary  
Acct # 1202217

Also complete this section on delivery if the mailpiece, is desired, on the reverse of the mailpiece, to you.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *[Name]* ☒ Addressee

C. Date of Delivery *5-22-03*

D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

**ADMINISTRATION**  
JIT OFFICE  
RAL BUILDING  
7TH FLOOR

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *[Name]* ☒ Addressee

C. Date of Delivery *MAY 22 2003*

D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

**Domestic Return Receipt** 7002 3150 0006 4911 6690

2ACPR1-03-Z-0985

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *[Name]* ☒ Addressee

C. Date of Delivery *5-22-03*

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 ☒ No

**Domestic Return Receipt** 7002 3150 0006 4911 6744

2ACPR1-03-Z-0985

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *[Name]* ☒ Addressee

C. Date of Delivery *MAY 21 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 ☒ No

**Domestic Return Receipt** 7002 3150 0006 4911 6720

2ACPR1-03-Z-0985

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *[Name]* ☒ Addressee

C. Date of Delivery *MAY 21 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 ☒ No

**Domestic Return Receipt** 7002 3150 0006 4911 6723

2ACPR1-03-Z-0985

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *[Name]* ☒ Addressee

C. Date of Delivery *MAY 22 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 ☒ No

**Domestic Return Receipt** 7002 3150 0006 4911 6706

2ACPR1-03-Z-0985

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *[Name]* ☒ Addressee

C. Date of Delivery *MAY 21 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 ☒ No

**Domestic Return Receipt** 7002 3150 0006 4911 6720

2ACPR1-03-Z-0985

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *[Name]* ☒ Addressee

C. Date of Delivery *MAY 21 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 ☒ No

**Domestic Return Receipt** 7002 3150 0006 4911 6723

2ACPR1-03-Z-0985

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *[Name]* ☒ Addressee

C. Date of Delivery *MAY 22 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 ☒ No



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

SLM Financial Corp. VS Donna McSwain

NO. 58-03 ED NO. 1412-02 JD

DATE/TIME OF SALE: 7-30-03 / 1000

BID PRICE (INCLUDES COST) \$ 2540.96

POUNDAGE - 2% OF BID \$ 50.82

TRANSFER TAX - 2% OF FAIR MKT \$ 0.00

LIEN CERTIFICATE \$ 0.00

MISC. COSTS \$ 0.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2591.78

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

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

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

PURCHASER(S) SIGNATURE(S): Donna McSwain

TOTAL DUE: \$ 2591.78

LESS DEPOSIT: \$ 2591.78

DOWN PAYMENT: \$ 0.00

TOTAL DUE IN 8 DAYS \$ 2591.78

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, Associate Publisher, 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 July 9, 16, 23, 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.

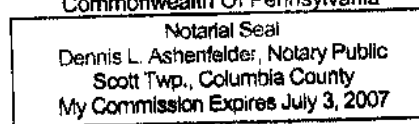
Paul R. Eyerly IV

Sworn and subscribed to before me this 28th day of July 2003

[Signature]

(Notary Public)

My commission expires  
Commonwealth Of Pennsylvania



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.

.....

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

SLM FINANCIAL CORPORATION

Docket # 58ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

DONNA P. MCSWAIN, DAVID L. MCSWAIN,  
HIS OR HER HEIRS, DEVISEES AND  
PERSONAL REPRESENTATIVES AND HIS,  
HERS, THEIR OR ANY OF THEIR,  
SUCCESSORS IN RIGHT, TITLE AND  
INTEREST; CITIFINANCIAL

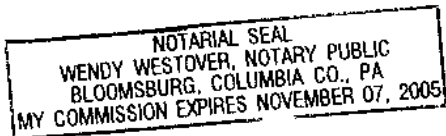
AFFIDAVIT OF SERVICE

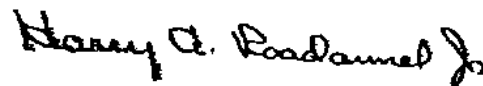
NOW, THIS MONDAY, JUNE 30, 2003, AT 7:10 AM, SERVED THE WITHIN WRIT OF EXECUTION  
- MORTGAGE FORECLOSURE UPON DONNA P. MCSWAIN AT 218 WALNUT ST.,  
CATAWISSA BY HANDING TO DONNA MCSWAIN, , A TRUE AND ATTESTED COPY OF THE  
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, JULY 01, 2003

  
NOTARY PUBLIC





X  
SHERIFF HARRY A. ROADARMEL JR.

X   
T. CHAMBERLAIN  
DEPUTY SHERIFF

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.

SLM FINANCIAL CORPORATION

VS.

DONNA AND DAVID MCSWAIN

WRIT OF EXECUTION #58 OF 2003 ED

POSTING OF PROPERTY

JUNE 26, 2003      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF DONNA AND DAVID MCSWAIN AT RR#3 BOX 189 BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF G. MILLARD.

SO ANSWERS:

  
DEPUTY SHERIFF

\_\_\_\_\_  
SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 26TH DAY OF JUNE 2003



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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/14/2003

SERVICE# 1 - OF - 14 SERVICES  
DOCKET # 58ED2003

PLAINTIFF SLM FINANCIAL CORPORATION

DEFENDANT DONNA P. MCSWAIN, DAVID L. MCSWAIN, HIS OR HER  
HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES  
AND HIS, HERS, THEIR OR ANY OF THEIR, SUCCESSORS  
IN RIGHT, TITLE AND INTEREST; CITIFINANCIAL

PERSON/CORP TO SERVED	PAPERS TO SERVED
DONNA P. MCSWAIN	WRIT OF EXECUTION - MORTGAGE
218 WALNUT ST.	FORECLOSURE
CATAWISSA	

SERVED UPON Donna McSwain

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

DATE 6-30-07 TIME 0710 MILEAGE \_\_\_\_\_ OTHER H/HO

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

5-8-1 1345 SH NA-LC

5-9-3 1800 SH NA-LC

6-25 845 SH NA-LC

DEPUTY

TC

DATE \_\_\_\_\_

ALTHO CLEVER

271-6541

LAW OFFICES  
**CAHILL, WILINSKI & RHODES**

A PROFESSIONAL CORPORATION

89 HADDON AVENUE, SUITE A

P. O. BOX 80

HADDONFIELD, NEW JERSEY

08033

(856) 428-2100

FAX (856) 428-8471

VINCENT T. CIESLIK, ESQUIRE

Email [vince@cahill-law.com](mailto:vince@cahill-law.com)

June 26, 2003

Columbia County Sheriff's Office  
Attn: Jim Chamberlain  
35 West Main Street  
Bloomsburg, PA 17815-0380

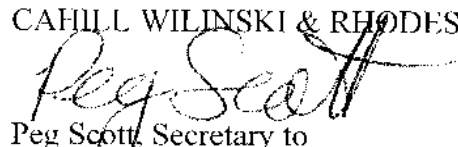
**Re: SLM Financial v. Donna P. McSwain; David L. McSwain; Citifinancial**  
**Docket No.: 2002-CV-1412**

---

Dear Mr. Chamberlain:

Pursuant to our conversation earlier today, please find enclosed the revised documents. As you know the previous documents listed this property as RR#3 189, when in fact it should have been **RR#3 159**. Please contact me directly at 856-428-6862 should you require anything further.

Very truly yours,  
CAHILL, WILINSKI & RHODES, P.C.

  
Peg Scott, Secretary to  
Vincent T. Cieslik, Esquire

Enclosures

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND AND A WHITE BACKGROUND

NORTHUMBERLAND COUNTY PENNSYLVANIA

# Northumberland County

Controller's Office  
399 S. 5th Street  
Sunbury, PA 17801

SUNBANK  
Sunbury Office

60-1702/313

CHECK DATE	CHECK NO.
06/12/2003	86156

VOID AFTER SIX MONTHS

AMOUNT
*****44.62

FORTY FOUR DOLLARS AND 62 CENTS

DOLLARS

COLUMBIA COUNTY SHERIFF

PAY  
TO THE  
ORDER  
OF

*[Signature]*  
*Charles E. Schaffer*  
*Samuel D. Litch*

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

⑈086156⑈ ⑆03111702⑆ 0000040330433⑈

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION**

**SLM FINANCIAL CORPORATION**

Plaintiff(s)

v.

**DONNA P. McSWAIN, DAVID L.  
McSWAIN, His or Her Heirs, Devisees  
and Personal Representatives and His,  
Hers, Their or Any of Their, Successors in  
Right, Title and Interest;  
CITIFINANCIAL**

Defendant(s)

NO.: 2002-CV-1412

ISSUE NO:

TYPE OF PLEADING

**WRIT OF EXECUTION**

CODE-

FILED ON BEHALF OF PLAINTIFF:  
**SLM Financial Corp.**

COUNSEL OF RECORD FOR THIS  
PARTY:

Vincent T. Cieslik, Esq.

P.A. I.D. # 85500

**CAHILL, WILINSKI & RHODES**

**89 Haddon Avenue**

**P. O. Box 80**

**Haddonfield, New Jersey 08033**

**(856) 428-2100**

**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: see attached **Schedule "A"**

Amount \$96,468.16

Interest from April 1, 2003 to April 30, 2003  
(\$21.50 per diem) \$ 645.00

(Cost to be added) \$

Tami B. Kline, Prothonotary

By: \_\_\_\_\_

Clerk

Date:



COURT OF COMMON PLEAS

No.: \_\_\_\_\_ Term, 20 \_\_\_\_\_

SLM FINANCIAL CORPORATION

vs.

DONNA P. McSWAIN, DAVID L. McSWAIN,  
His or Her Heirs, Devisees and Personal  
Representatives and His, Hers, Their or Any of  
Their, Successors in Right, Title and Interest;  
CITIFINANCIAL

WRIT OF EXECUTION

REAL DEBT                    \$  
INTEREST  
from                         \$

COSTS PAID:

PROTHY.                    \$

SHERIFF                    \$

STATUTORY                \$

COST DUE PROTHY.        \$

SCHEDULE A

**ALL THAT CERTAIN MESSUAGE AND TRACT OF LAND** situate and being in Main Township, County of Columbia, State fo Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a stone, a new corner on the west side of the Catawissa Railroad North 59 degrees West, 14 perched to a stone corner;

**THENCE** South 31 degrees West, 7 perches to a stone.

**THENCE** South 59 degrees East, 14 perches to a stone corner;

**THENCE** North 31 degrees East, 7 perches to the place of BEGINNING continue 98 perches strict measure.

**WHEREON** is erected a two-story frame dwelling house and outbuildings.

**BEING THE SAME PREMISES** commonly known as RR#3 Box 159 , Bloomsburg, PA 17815

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION**

**SLM FINANCIAL CORPORATION**

Plaintiff(s)

v.

**DONNA P. McSWAIN, DAVID L.  
McSWAIN, His or Her Heirs, Devisees  
and Personal Representatives and His,  
Hers, Their or Any of Their, Successors in  
Right, Title and Interest;  
CITIFINANCIAL**

Defendant(s)

NO.: 2002-CV-1412

ISSUE NO:

TYPE OF PLEADING

**VERIFICATION PURSUANT TO RULE  
3129.1**

CODE:-

FILED ON BEHALF OF PLAINTIFF:  
**SLM Financial Corp.**

COUNSEL OF RECORD FOR THIS  
PARTY:

Vincent T. Cieslik, Esq.  
P.A. I.D. # 85500

**CAHILL, WILINSKI & RHODES**  
**89 Haddon Avenue**  
**P. O. Box 80**  
**Haddonfield, New Jersey 08033**  
**(856) 428-2100**

**VERIFICATION PURSUANT TO RULE 3129.1**

I, Vincent T. Cieslik, counsel for Plaintiff SLM Financial Corp. in the above action, being authorized to do so, sets forth as the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at: RR #3 Box 159, Bloomsburg P.A. 17815, located in Columbia County, Parcel # 22-05034.

1. Name and address of owners or reputed owners:

**Name**

**Address**

Donna P. Mc Swain

218 Walnut Street, Catawissa, P.A.17820

David L. Mc Swain

Rd 4, Box 141A, Sunbury P.A.17801

2. Name and address of defendants in the judgment

Citifinancial, 1115 Old Berwick Road, Bloomsburg, PA 17815

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

Citifinancial 1115 Old Berwick Road, Bloomsburg, PA 17815  
Second Mortgage recorded on March 14, 2002 in amount of \$11,557.43

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

(A) Plaintiff, SLM Financial- 1000 Briggs Road, Suite 100, Mount Laurel, NJ  
08054.  
First Mortgage recorded March 20, 2000 in amount  
of \$85,000.00

(B) Citifinancial- 1115 Old Berwick Road, Bloomsburg, PA 17815  
Second Mortgage recorded on March 14, 2002 in  
amount of \$11,557.43

5. Name and address of every other person who has any record lien on the property.  
None

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

**State of Pennsylvania Department of Revenue**, 300 Liberty Avenue, Pittsburgh, PA  
15233, for unpaid Inheritance Tax on Estate of Margaret H. Shuman, date of  
death April 298, 1973

**Domestic Relations Department of Columbia County**, 15 Perry Avenue, Bloomsburg,  
PA 17815

**Commonwealth, Department of Welfare**, 7 Center Street, Bloomsburg, PA 17815

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

N/a

By:



Vincent T. Cieslik, Esq.  
Attorney for Plaintiff SLM Financial Corp.  
CAHILL, WILINSKI & RHODES  
89 Haddon Avenue  
P. O. Box 80  
Haddonfield, New Jersey 08033  
(856) 428-2100

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

**SLM FINANCIAL CORPORATION**

Plaintiff(s)

v.

**DONNA P. McSWAIN, DAVID L.  
McSWAIN, His or Her Heirs, Devisees  
and Personal Representatives and His,  
Hers, Their or Any of Their, Successors in  
Right, Title and Interest;  
CITIFINANCIAL**

Defendant(s)

NO.: 2002-CV-1412

ISSUE NO:

TYPE OF PLEADING

**CERTIFICATION TO SHERIFF  
CODE-**

FILED ON BEHALF OF PLAINTIFF:  
**SLM Financial Corp.**

COUNSEL OF RECORD FOR THIS  
PARTY:

Vincent T. Cieslik, Esq.  
P.A. I.D. # 85500

**CAHILL, WILINSKI & RHODES  
89 Haddon Avenue  
P. O. Box 80  
Haddonfield, New Jersey 08033  
(856) 428-2100**

**CERTIFICATION TO THE SHERIFF**

ADDRESS OF PROPERTY OR PREMISES

WRIT NO.

RR#3 Box 159 , Bloomsburg, PA 17815

This certifies that the 3129 affidavit for the above mentioned property is correct, complete, current to the date of filing praecipe for writ of execution, and accurate. This certifies that the Attorney on the Writ, upon demand, will substantiate information in the affidavit and its information, and further,

This certifies that the Attorney on the Writ will indemnify the Sheriff of the County of Columbia for any cost and/or claims arising out of any and all inaccuracies in and/or failure to cure defects in said 3129 affidavit.

  
\_\_\_\_\_  
Signature (Attorney on the Writ)

April 30, 2003  
Date

Vincent T. Cieslik  
Printed Name of Attorney on the Writ

CERTIFICATE TO THE SHERIFF  
(Please check appropriate square in each segment)

Sheriff's Office  
35 West Main Street  
P.O. Box 80  
Bloomsburg, PA 17815-0380

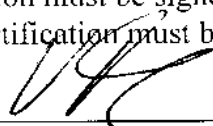
\_\_\_\_\_ Term, 20\_\_\_\_  
No.: \_\_\_\_\_

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 mortgage 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. Residents in the Commonwealth of Pennsylvania
  - ☐ B. Not residence in the Commonwealth of Pennsylvania
  - ☐ C. If more than one defendant and wither A or B above not applicable, state which defendants are residents of the Commonwealth of Pennsylvania
- Residents: \_\_\_\_\_

This certification must be signed by the attorney of record if an appearance has been entered; otherwise certification must be signed by plaintiff.

Name: \_\_\_\_\_

  
Vincent T. Cieslik, Esquire  
CAHILL, WILINSKI & RHODES  
89 Haddon Avenue, Suite A  
Haddonfield, NJ 08033  
(856) 428-2100

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION**

**SLM FINANCIAL CORPORATION**

Plaintiff(s)

v.

**DONNA P. McSWAIN, DAVID L.  
McSWAIN, His or Her Heirs, Devisees  
and Personal Representatives and His,  
Hers, Their or Any of Their, Successors in  
Right, Title and Interest;  
CITIFINANCIAL**

Defendant(s)

NO.: 2002-CV-1412

ISSUE NO:

TYPE OF PLEADING

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

FILED ON BEHALF OF PLAINTIFF:  
**SLM Financial Corp.**

COUNSEL OF RECORD FOR THIS  
PARTY:

Vincent T. Cieslik, Esq.  
P.A. I.D. # 85500

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**\*\* THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND  
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU  
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AND SHOULD NO BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT,  
BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

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

TO: David L. McSwain  
Rd 4, Box 141A  
Sunbury, PA 17801

04/30/03

The house (real estate) at **RR#3 Box 159 , Bloomsburg, PA 17815**, is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the **Sheriff's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$96,468.16** obtained by **SLM FINANCIAL CORPORATION** (the mortgage) against defendant(s). In the event the sale is continued, an announcement will be made at said sale in compliance with Pa. R.C.P., Rule 3129.3.

## **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 payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (856) 428-2100
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 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 three 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 by calling (856) 428-2100.
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) 703-2945.
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 the deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
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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, GOTO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 E. 5TH STREET  
BLOOMBURG, PA 17815  
(570) 784-8760

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**WHEREON** is erected a two-story frame dwelling house and outbuildings.

**BEING THE SAME PREMISES** commonly known as RR#3 Box 159 , Bloomsburg, PA 17815

Parcel # 22-05-034

**TITLE TO SAID PREMISES IS VESTED IN:** Donna P. McSwain by Deed form Josephine L. Robbins, individually and as sole surviving Executrix of the Estate of Margaret H. Shuman, deceased, and as sole surviving partner of Consumer's Credit Company, dated 03/18/97, recorded 01/04/99 in Book/Volume 711, Page 430

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION**

**SLM FINANCIAL CORPORATION**

Plaintiff(s)

v.

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McSWAIN, His or Her Heirs, Devisees  
and Personal Representatives and His,  
Hers, Their or Any of Their, Successors in  
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CITIFINANCIAL**

Defendant(s)

NO.: 2002-CV-1412

ISSUE NO:

TYPE OF PLEADING

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

FILED ON BEHALF OF PLAINTIFF:  
**SLM Financial Corp.**

COUNSEL OF RECORD FOR THIS  
PARTY:

Vincent T. Cieslik, Esq.  
P.A. I.D. # 85500

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

TO: Domestic Relations Department  
of Columbia County  
15 Perry Avenue  
Bloomsburg, PA 17815

04/30/03

The house (real estate) at **RR#3 Box 159 , Bloomsburg, PA 17815**, is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the **Sheriff's Office,**  
**Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$96,468.16** obtained by **SLM FINANCIAL CORPORATION** (the mortgage) against defendant(s). In the event the sale is continued, an announcement will be made at said sale in compliance with Pa. R.C.P., Rule 3129.3.

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McSWAIN, His or Her Heirs, Devisees  
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CITIFINANCIAL**

Defendant(s)

NO.: 2002-CV-1412

ISSUE NO:

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REAL PROPERTY**

CODE-

FILED ON BEHALF OF PLAINTIFF:  
**SLM Financial Corp.**

COUNSEL OF RECORD FOR THIS  
PARTY:

Vincent T. Cieslik, Esq.  
P.A. I.D. # 85500

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TO: State of Pennsylvania  
Department of Revenue  
300 Liberty Avenue  
Pittsburgh, PA 15233

04/30/03

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11215 Old Berwick Road  
Bloomsburg, PA 17815

04/30/03

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**THENCE** North 31 degrees East, 7 perches to the place of **BEGINNING** continue 98 perches strict measure.

**WHEREON** is erected a two-story frame dwelling house and outbuildings.

**BEING THE SAME PREMISES** commonly known as RR#3 Box 159 , Bloomsburg, PA 17815

Parcel # 22-05-034

**TITLE TO SAID PREMISES IS VESTED IN:** Donna P. McSwain by Deed form Josephine L. Robbins, individually and as sole surviving Executrix of the Estate of Margaret H. Shuman, deccased, and as sole surviving partner of Consumer's Credit Company, dated 03/18/97, recorded 01/04/99 in Book/Volume 711, Page 430

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION**

**SLM FINANCIAL CORPORATION**

Plaintiff(s)

v.

**DONNA P. McSWAIN, DAVID L.  
McSWAIN, His or Her Heirs, Devisees  
and Personal Representatives and His,  
Hers, Their or Any of Their, Successors in  
Right, Title and Interest;  
CITIFINANCIAL**

Defendant(s)

NO.: 2002-CV-1412

ISSUE NO:

TYPE OF PLEADING

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

CODE-

FILED ON BEHALF OF PLAINTIFF:  
**SLM Financial Corp.**

COUNSEL OF RECORD FOR THIS  
PARTY:

Vincent T. Cieslik, Esq.

P.A. I.D. # 85500

**CAHILL, WILINSKI & RHODES**

**89 Haddon Avenue**

**P. O. Box 80**

**Haddonfield, New Jersey 08033**

**(856) 428-2100**

**\*\* THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND  
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU  
HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT  
AND SHOULD NO BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT,  
BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

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

TO: Donna P. McSwain  
218 Walnut Street  
Catawissa, PA 17820

04/30/03

The house (real estate) at **RR#3 Box 159 , Bloomsburg, PA 17815**, is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the **Sheriff's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$96,468.16** obtained by **SLM FINANCIAL CORPORATION** (the mortgage) against defendant(s). In the event the sale is continued, an announcement will be made at said sale in compliance with Pa. R.C.P., Rule 3129.3.

## **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 payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (856) 428-2100
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 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 three on how to obtain an attorney.)

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1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price by calling (856) 428-2100.
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5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives the deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
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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, GOTO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 E. 5TH STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760

**ALL THAT CERTAIN MESSUAGE AND TRACT OF LAND** situate and being in Main Township, County of Columbia, State fo Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a stone, a new corner on the west side of the Catawissa Railroad North 59 degrees West, 14 perched to a stone corner;

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Parcel # 22-05-034

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Plaintiff(s)

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McSWAIN, His or Her Heirs, Devisees  
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**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Department of Welfare  
7 Center Street  
Bloomsburg, PA 17815

04/30/03

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# SHERIFF'S SALE

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WEDNESDAY JULY 30, 2003 AT 10:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 58 OF 2003 ED AND CIVIL WRIT NO. 1412 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:

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## 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  
Vincent T. Cieslik  
PO Box 80  
Haddonfield, NJ 08033

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

# SHERIFF'S SALE

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# SHERIFF'S SALE

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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

Tuesday, May 20, 2003

**AUDREY BRONSON-TAX COLLECTOR  
2471 BROOKSIDE ROAD  
BLOOMSBURG, PA 17815-**

**SLM FINANCIAL CORPORATION  
VS**

**DONNA P. MCSWAIN, DAVID L. MCSWAIN, HIS OR HER HEIRS, DEVISEES  
AND PERSONAL REPRESENTATIVES AND HIS, HERS, THEIR OR ANY OF  
THEIR, SUCCESSORS IN RIGHT, TITLE AND INTEREST; CITIFINANCIAL**

**DOCKET # 58ED2003**

**JD # 1412JD2002**

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

SLM FINANCIAL CORPORATION

Plaintiff(s)

v.

DONNA P. McSWAIN, DAVID L.  
McSWAIN, His or Her Heirs, Devisees  
and Personal Representatives and His,  
Hers, Their or Any of Their, Successors in  
Right, Title and Interest;  
CITIFINANCIAL

Defendant(s)

NO.: 2002-CV-1412

*2003-ED-58*

ISSUE NO:

TYPE OF PLEADING

NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY

CODE-

FILED ON BEHALF OF PLAINTIFF:  
SLM Financial Corp.

COUNSEL OF RECORD FOR THIS  
PARTY:

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TO: Donna P. McSwain  
218 Walnut Street  
Catawissa, PA 17820

04/30/03

The house (real estate) at RR#3 Box 189 , Bloomsburg, PA 17815, is scheduled to be sold at the Sheriff's Sale on July 30, 2003, at 10:00 AM in the Sheriff's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815 to enforce the court judgment of \$96,468.16 obtained by SLM FINANCIAL CORPORATION (the mortgage) against defendant(s). In the event the sale is continued, an announcement will be made at said sale in compliance with Pa. R.C.P., Rule 3129.3.

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*Deputized North'd Co.*

## COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: NORTHUMBERLAND  
DATE RECEIVED 5/14/2003

SERVICE# 2 - OF - 14 SERVICES  
DOCKET # 58ED2003

PLAINTIFF SLM FINANCIAL CORPORATION

DEFENDANT DONNA P. MCSWAIN, DAVID L. MCSWAIN, HIS OR HER  
HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES  
AND HIS, HERS, THEIR OR ANY OF THEIR, SUCCESSORS  
IN RIGHT, TITLE AND INTEREST; CITIFINANCIAL

PERSON/CORP TO SERVED	PAPERS TO SERVED
DAVID L. MCSWAIN	WRIT OF EXECUTION - MORTGAGE
RD#4 BOX 141A	FORECLOSURE
SUNBURY	

SERVED UPON \_\_\_\_\_

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ 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 \_\_\_\_\_

*\$100.00 to Michael*



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/14/2003

SERVICE# 3 - OF - 14 SERVICES  
DOCKET # 58ED2003

PLAINTIFF SLM FINANCIAL CORPORATION

DEFENDANT DONNA P. MCSWAIN, DAVID L. MCSWAIN, HIS OR HER  
HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES  
AND HIS, HERS, THEIR OR ANY OF THEIR, SUCCESSORS  
IN RIGHT, TITLE AND INTEREST; CITIFINANCIAL

PERSON/CORP TO SERVED
CITIFINANCIAL
1115 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Pat Snyder — PAT SNYDER

RELATIONSHIP David L. Snyder IDENTIFICATION \_\_\_\_\_

DATE 5-20-03 TIME 12:20 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

J. Carter

DATE 5-20-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/14/2003

SERVICE# 6 - OF - 14 SERVICES  
DOCKET # 58ED2003

PLAINTIFF SLM FINANCIAL CORPORATION

DEFENDANT DONNA P. MCSWAIN, DAVID L. MCSWAIN, HIS OR HER  
HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES  
AND HIS, HERS, THEIR OR ANY OF THEIR, SUCCESSORS  
IN RIGHT, TITLE AND INTEREST; CITIFINANCIAL

PERSON/CORP TO SERVED
DEPT. OF WELFARE
7 CENTER ST.
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Dawn M Roland

RELATIONSHIP Clerk-Typist IDENTIFICATION \_\_\_\_\_

DATE 5-21-03 TIME 10:25 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

J. Carter DATE 5-21-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/14/2003

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 58ED2003

PLAINTIFF SLM FINANCIAL CORPORATION

DEFENDANT DONNA P. MCSWAIN, DAVID L. MCSWAIN, HIS OR HER  
HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES  
AND HIS, HERS, THEIR OR ANY OF THEIR, SUCCESSORS  
IN RIGHT, TITLE AND INTEREST; CITIFINANCIAL

PERSON/CORP TO SERVED
AUDREY BRONSON-TAX COLLECTOR
2471 BROOKSIDE ROAD
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Audrey

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

DATE 5-23-03 TIME 1310 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

J. Ant

DATE 5-23-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/14/2003

SERVICE# 8 - OF - 14 SERVICES  
DOCKET # 58ED2003

PLAINTIFF SLM FINANCIAL CORPORATION

DEFENDANT DONNA P. MCSWAIN, DAVID L. MCSWAIN, HIS OR HER  
HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES  
AND HIS, HERS, THEIR OR ANY OF THEIR, SUCCESSORS  
IN RIGHT, TITLE AND INTEREST; CITIFINANCIAL

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Donna P. McSwain - Cust Srs.

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

DATES 5-20-03 TIME 1155 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

[Signature]

DATE 5-20-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/14/2003

SERVICE# 11 - OF - 14 SERVICES  
DOCKET # 58ED2003

PLAINTIFF SLM FINANCIAL CORPORATION

DEFENDANT DONNA P. MCSWAIN, DAVID L. MCSWAIN, HIS OR HER  
HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES  
AND HIS, HERS, THEIR OR ANY OF THEIR, SUCCESSORS  
IN RIGHT, TITLE AND INTEREST; CITIFINANCIAL

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Donna McSwain

RELATIONSHIP Tax Claim Office Manager IDENTIFICATION \_\_\_\_\_

DATE 5-20-03 TIME 1420 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 J. Carter DATE 5-20-03

# REAL ESTATE OUTLINE

ED # 5203

DATE RECEIVED 5-14-03  
DOCKET AND INDEX 5-14-03  
SET FILE FOLDER UP 5-20-03

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE 6  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR ✓ CK# 56621  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE July 30 03 TIME 1000  
POSTING DATE June 25  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK July 7  
2<sup>ND</sup> WEEK 16  
3<sup>RD</sup> WEEK 23

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

SLM FINANCIAL CORPORATION

Plaintiff(s)

v.

DONNA P. McSWAIN, DAVID L.  
McSWAIN, His or Her Heirs, Devisees  
and Personal Representatives and His,  
Hers, Their or Any of Their, Successors in  
Right, Title and Interest;  
CITIFINANCIAL

Defendant(s)

NO.: 2002-CV-1412

2003-ED. 58  
ISSUE NO:

TYPE OF PLEADING

WRIT OF EXECUTION

CODE-

FILED ON BEHALF OF PLAINTIFF:  
SLM Financial Corp.

COUNSEL OF RECORD FOR THIS  
PARTY:

Vincent T. Cieslik, Esq.  
P.A. I.D. # 85500

CAHILL, WILINSKI & RHODES  
89 Haddon Avenue  
P. O. Box 80  
Haddonfield, New Jersey 08033  
(856) 428-2100

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: see attached **Schedule "A"**

Amount \$96,468.16

Interest from April 1, 2003 to April 30, 2003  
(\$21.50 per diem) \$ 645.00

(Cost to be added) \$

Tami B. Kline, Prothonotary

By: Tami B. Kline / ENB  
Clerk

Date:

Issued: - May 7, 2003

SCHEDULE A

**ALL THAT CERTAIN MESSUAGE AND TRACT OF LAND** situate and being in Main Township, County of Columbia, State fo Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a stone, a new corner on the west side of the Catawissa Railroad North 59 degrees West, 14 perched to a stone corner;

**THENCE** South 31 degrees West, 7 perches to a stone.

**THENCE** South 59 degrees East, 14 perches to a stone corner;

**THENCE** North 31 degrees East, 7 perches to the place of BEGINNING continue 98 perches strict measure.

**WHEREON** is erected a two-story frame dwelling house and outbuildings.

**BEING THE SAME PREMISES** commonly known as RR#3 Box 189 , Bloomsburg, PA 17815





SCHEDULE A

**ALL THAT CERTAIN MESSUAGE AND TRACT OF LAND** situate and being in Main Township, County of Columbia, State fo Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a stone, a new corner on the west side of the Catawissa Railroad North 59 degrees West, 14 perched to a stone corner;

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**THENCE** North 31 degrees East, 7 perches to the place of BEGINNING continue 98 perches strict measure.

**WHEREON** is erected a two-story frame dwelling house and outbuildings.

**BEING THE SAME PREMISES** commonly known as RR#3 Box 189 , Bloomsburg, PA 17815

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**BEGINNING** at a stone, a new corner on the west side of the Catawissa Railroad North 59 degrees West, 14 perches to a stone corner;

**THENCE** South 31 degrees West, 7 perches to a stone.

**THENCE** South 59 degrees East, 14 perches to a stone corner;

**THENCE** North 31 degrees East, 7 perches to the place of BEGINNING continue 98 perches strict measure.

**WHEREON** is erected a two-story frame dwelling house and outbuildings.

**BEING THE SAME PREMISES** commonly known as RR#3 Box 189 , Bloomsburg, PA 17815

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

**SLM FINANCIAL CORPORATION**

Plaintiff(s)

v.

**DONNA P. McSWAIN, DAVID L.  
McSWAIN, His or Her Heirs, Devisees  
and Personal Representatives and His,  
Hers, Their or Any of Their, Successors in  
Right, Title and Interest;  
CITIFINANCIAL**

Defendant(s)

NO.: 2002-CV-1412

ISSUE NO:

TYPE OF PLEADING

**CERTIFICATION OF ADDRESSES**

CODE-

FILED ON BEHALF OF PLAINTIFF:  
**SLM Financial Corp.**

COUNSEL OF RECORD FOR THIS  
PARTY:

Vincent T. Cieslik, Esq.

P.A. I.D. # 85500

**CAHILL, WILINSKI & RHODES**

**89 Haddon Avenue**

**P. O. Box 80**

**Haddonfield, New Jersey 08033**


**(856) 428-2100**

**CERTIFICATION OF ADDRESSES**

TO THE PROTHONOTARY:

The address of the Plaintiff, SLM Financial Corp., judgment creditor, is 2000 Lincoln Drive East, Suite F, Marlton, N.J. 08053, and the last known address of the Defendants, judgment debtors, Donna P. Mc Swain is 218 Walnut Street, Catawissa, P.A. 17820

By:

  
\_\_\_\_\_  
Vincent T. Cieslik, Esq.  
Attorney for Plaintiff SLM Financial Corp.  
**CAHILL, WILINSKI & RHODES**  
89 Haddon Avenue  
P. O. Box 80  
Haddonfield, New Jersey 08033  
(856) 428-2100  
Attorney I.D. # 85500

Dated: March 31, 2003

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

SLM FINANCIAL CORPORATION

Plaintiff(s)

v.

DONNA P. McSWAIN, DAVID L.  
McSWAIN, His or Her Heirs, Devisees  
and Personal Representatives and His,  
Hers, Their or Any of Their, Successors in  
Right, Title and Interest;  
CITIFINANCIAL

Defendant(s)

NO.: 2002-CV-1412

*2003-ED-58*  
ISSUE NO:

TYPE OF PLEADING

CERTIFICATION OF ADDRESSES

CODE-

FILED ON BEHALF OF PLAINTIFF:  
SLM Financial Corp.

COUNSEL OF RECORD FOR THIS  
PARTY:

Vincent T. Cieslik, Esq.  
P.A. I.D. # 85500

CAHILL, WILINSKI & RHODES  
89 Haddon Avenue  
P. O. Box 80  
Haddonfield, New Jersey 08033  
(856) 428-2100

CERTIFICATION OF ADDRESSES

TO THE PROTHONOTARY:

The address of the Plaintiff, SLM Financial Corp., judgment creditor, is 3000 Lincoln Drive East, Suite F, Marlton, N.J. 08053, and the last known address of the Defendants, judgment debtors, David L. Mc Swain resides at Rd 4, Box 141A, Sunbury P.A.17801

By: 

Vincent T. Cieslik, Esq.  
Attorney for Plaintiff SLM Financial Corp.  
CAHILL, WILINSKI & RHODES  
89 Haddon Avenue  
P. O. Box 80  
Haddonfield, New Jersey 08033  
(856) 428-2100  
Attorney I.D. # 85500

Dated: March 31, 2003

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

SLM FINANCIAL CORPORATION

Plaintiff(s)

v.

DONNA P. McSWAIN, DAVID L.  
McSWAIN, His or Her Heirs, Devisees  
and Personal Representatives and His,  
Hers, Their or Any of Their, Successors in  
Right, Title and Interest;  
CITIFINANCIAL

Defendant(s)

NO.: 2002-CV-1412

2003-ED-58  
ISSUE NO:

TYPE OF PLEADING

CERTIFICATION OF ADDRESSES

CODE-

FILED ON BEHALF OF PLAINTIFF:  
SLM Financial Corp.

COUNSEL OF RECORD FOR THIS  
PARTY:

Vincent T. Cieslik, Esq.  
P.A. I.D. # 85500

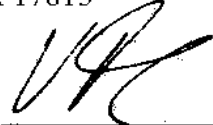
CAHILL, WILINSKI & RHODES  
89 Haddon Avenue  
P. O. Box 80  
Haddonfield, New Jersey 08033  
(856) 428-2100

CERTIFICATION OF ADDRESSES

TO THE PROTHONOTARY:

The address of the Plaintiff, SLM Financial Corp., judgment creditor, is 3000 Lincoln Drive East, Suite F, Marlton, N.J. 08053, and the address of the Defendants, judgment debtors, Citifinancial, 1115 Old Berwick Road, Bloomsburg, PA 17815

By:

  
\_\_\_\_\_  
Vincent T. Cieslik, Esq.  
Attorney for Plaintiff SLM Financial Corp.  
CAHILL, WILINSKI & RHODES  
89 Haddon Avenue  
P. O. Box 80  
Haddonfield, New Jersey 08033  
(856) 428-2100  
Attorney I.D. # 85500

Dated: March 31, 2003

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

SLM FINANCIAL CORPORATION

Plaintiff(s)

v.

DONNA P. McSWAIN, DAVID L.  
McSWAIN, His or Her Heirs, Devisees  
and Personal Representatives and His,  
Hers, Their or Any of Their, Successors in  
Right, Title and Interest;  
CITIFINANCIAL

Defendant(s)

NO.: 2002-CV-1412

ISSUE NO:

TYPE OF PLEADING

AFFIDAVIT OF NON-MILITARY  
SERVICE

CODE-

FILED ON BEHALF OF PLAINTIFF:  
SLM Financial Corp.

COUNSEL OF RECORD FOR THIS  
PARTY:

Vincent T. Cieslik, Esq.

P.A. I.D. # 85500

CAHILL, WILINSKI & RHODES

89 Haddon Avenue

P. O. Box 80

Haddonfield, New Jersey 08033

(856) 428-2100

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

:

: SS

COUNTY OF PHILADELPHIA

:

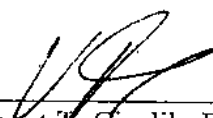
Vincent T. Cieslik, Esq. being duly sworn according to law, deposes and says that he is an officer of Plaintiff; that he is authorized to make this affidavit on behalf of Plaintiff; that the above named Defendant Donna P. Mc Swain resides at 218 Walnut Street, Catawissa, P.A. 17820 and that the Defendant is not in the Military Service of the United States, nor any State or Territory thereof or its allies as defined in the Soldiers' and Sailors' Civil Relief Act of 1940 and

CLERK OF COURTS OFFICE  
COLUMBIA COUNTY, PA.

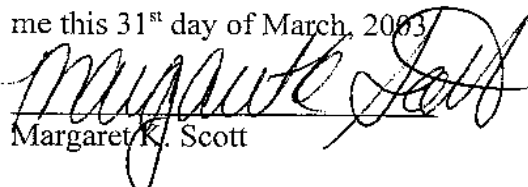
2003 APR -7 A 10:08

FILED  
NOTARIAL

the amendments thereto.

  
\_\_\_\_\_  
Vincent T. Gieslik, Esquire  
Attorney for Plaintiff

Sworn to and Subscribed before  
me this 31<sup>st</sup> day of March, 2003

  
\_\_\_\_\_  
Margaret K. Scott



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

SLM FINANCIAL CORPORATION

Plaintiff(s)

v.

DONNA P. McSWAIN, DAVID L.  
McSWAIN, His or Her Heirs, Devisees  
and Personal Representatives and His,  
Hers, Their or Any of Their, Successors in  
Right, Title and Interest;  
CITIFINANCIAL

Defendant(s)

NO.: 2002-CV-1412

ISSUE NO:

TYPE OF PLEADING

AFFIDAVIT OF NON-MILITARY  
SERVICE

CODE-

FILED ON BEHALF OF PLAINTIFF:  
SLM Financial Corp.

COUNSEL OF RECORD FOR THIS  
PARTY:

Vincent T. Cieslik, Esq.

P.A. I.D. # 85500

CAHILL, WILINSKI & RHODES  
89 Haddon Avenue  
P. O. Box 80  
Haddonfield, New Jersey 08033  
(856) 428-2100

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

:

: SS

COUNTY OF PHILADELPHIA

:

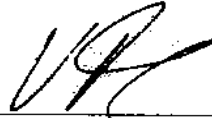
Vincent T. Cieslik, Esq. being duly sworn according to law, deposes and says that he is an officer of Plaintiff; that he is authorized to make this affidavit on behalf of Plaintiff; that the above named Defendant David L. Mc Swain resides at Rd 4, 141A, Sunbury P.A. 17801 and that the Defendant is not in the Military Service of the United States, nor any State or Territory thereof or its allies as defined in the Soldiers' and Sailors' Civil Relief Act of 1940 and the

CLERK OF COURTS OFFICE  
COLUMBIA COUNTY, PA

2003 APR - 7 A 10:09

FILED  
J. HONIGSMAN

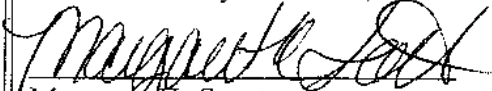
amendments thereto.



---

Vincent T. Cieslik, Esquire  
Attorney for Plaintiff

Sworn to and Subscribed before  
me this 31<sup>st</sup> day of March, 2003

---

Margaret K. Scott

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION**

**SLM FINANCIAL CORPORATION**

Plaintiff(s)

v.

**DONNA P. McSWAIN, DAVID L.  
McSWAIN, His or Her Heirs, Devisees  
and Personal Representatives and His,  
Hers, Their or Any of Their, Successors in  
Right, Title and Interest;  
CITIFINANCIAL**

Defendant(s)

NO.: 2002-CV-1412

ISSUE NO:

TYPE OF PLEADING

**WAIVER OF WATCHMAN  
CODE-**

FILED ON BEHALF OF PLAINTIFF:  
**SLM Financial Corp.**

COUNSEL OF RECORD FOR THIS  
PARTY:

Vincent T. Cieslik, Esq.

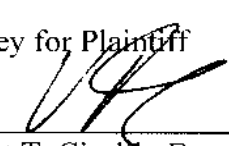
P.A. I.D. # 85500

**CAHILL, WILINSKI & RHODES  
89 Haddon Avenue  
P. O. Box 80  
Haddonfield, New Jersey 08033  
(856) 428-2100**

**WAIVER OF WATCHMAN**

I, Vincent T. Cieslik, 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 of 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

  
\_\_\_\_\_  
Vincent T. Cieslik, Esquire

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION**

**SLM FINANCIAL CORPORATION**

Plaintiff(s)

v.

**DONNA P. McSWAIN, DAVID L.  
McSWAIN, His or Her Heirs, Devisees  
and Personal Representatives and His,  
Hers, Their or Any of Their, Successors in  
Right, Title and Interest;  
CITIFINANCIAL**

Defendant(s)

NO.: 2002-CV-1412

*2003-ED-58*  
ISSUE NO:

TYPE OF PLEADING

**VERIFICATION PURSUANT TO RULE  
3129.1**

CODE-

FILED ON BEHALF OF PLAINTIFF:  
**SLM Financial Corp.**

COUNSEL OF RECORD FOR THIS  
PARTY:

Vincent T. Cieslik, Esq.  
P.A. I.D. # 85500

**CAHILL, WILINSKI & RHODES  
89 Haddon Avenue  
P. O. Box 80  
Haddonfield, New Jersey 08033  
(856) 428-2100**

**VERIFICATION PURSUANT TO RULE 3129.1**

I, Vincent T. Cieslik, counsel for Plaintiff SLM Financial Corp. in the above action, being authorized to do so, sets forth as the date the Praeceptum for the Writ of Execution was filed, the following information concerning the real property located at: RR #3 Box 189, Bloomsburg P.A. 17815, located in Columbia County, Parcel # 22-05034.

1. Name and address of owners or reputed owners:

**Name**

**Address**

Donna P. Mc Swain  
David L. Mc Swain

218 Walnut Street, Catawissa, P.A.17820  
Rd 4, Box 141A, Sunbury P.A.17801

2. Name and address of defendants in the judgment

Citifinancial, 1115 Old Berwick Road, Bloomsburg, PA 17815

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

Citifinancial 1115 Old Berwick Road, Bloomsburg, PA 17815  
Second Mortgage recorded on March 14, 2002 in amount of \$11,557.43

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

(A) Plaintiff, SLM Financial- 1000 Briggs Road, Suite 100, Mount Laurel, NJ  
08054.  
First Mortgage recorded March 20, 2000 in amount  
of \$85,000.00

(B) Citifinancial- 1115 Old Berwick Road, Bloomsburg, PA 17815  
Second Mortgage recorded on March 14, 2002 in  
amount of \$11,557.43

5. Name and address of every other person who has any record lien on the property.  
None

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

**State of Pennsylvania Department of Revenue**, 300 Liberty Avenue, Pittsburgh, PA  
15233, for unpaid Inheritance Tax on Estate of Margaret H. Shuman, date of  
death April 29, 1973

**Domestic Relations Department of Columbia County**, 15 Perry Avenue, Bloomsburg,  
PA 17815

**Commonwealth, Department of Welfare**, 7 Center Street, Bloomsburg, PA 17815

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

N/a

By:



Vincent T. Cieslik, Esq.  
Attorney for Plaintiff SLM Financial Corp.  
CAHILL, WILINSKI & RHODES  
89 Haddon Avenue  
P. O. Box 80  
Haddonfield, New Jersey 08033  
(856) 428-2100

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

**SLM FINANCIAL CORPORATION**

Plaintiff(s)

v.

**DONNA P. McSWAIN, DAVID L.  
McSWAIN, His or Her Heirs, Devisees  
and Personal Representatives and His,  
Hers, Their or Any of Their, Successors in  
Right, Title and Interest;  
CITIFINANCIAL**

Defendant(s)

NO.: 2002-CV-1412

*2003-ED-58*  
ISSUE NO:

TYPE OF PLEADING

**CERTIFICATION TO SHERIFF  
CODE-**

FILED ON BEHALF OF PLAINTIFF:  
**SLM Financial Corp.**

COUNSEL OF RECORD FOR THIS  
PARTY:

Vincent T. Cieslik, Esq.  
P.A. I.D. # 85500

**CAHILL, WILINSKI & RHODES  
89 Haddon Avenue  
P. O. Box 80  
Haddonfield, New Jersey 08033  
(856) 428-2100**

**CERTIFICATION TO THE SHERIFF**

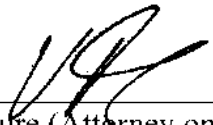
ADDRESS OF PROPERTY OR PREMISES

WRIT NO.

RR#3 Box 189 , Bloomsburg, PA 17815

This certifies that the 3129 affidavit for the above mentioned property is correct, complete, current to the date of filing praecipe for writ of execution, and accurate. This certifies that the Attorney on the Writ, upon demand, will substantiate information in the affidavit and its information, and further,

This certifies that the Attorney on the Writ will indemnify the Sheriff of the County of Columbia for any cost and/or claims arising out of any and all inaccuracies in and/or failure to cure defects in said 3129 affidavit.

  
Signature (Attorney on the Writ)

April 30, 2003  
Date

Vincent T. Cieslik  
Printed Name of Attorney on the Writ

CERTIFICATE TO THE SHERIFF  
(Please check appropriate square in each segment)

Sheriff's Office  
35 West Main Street  
P.O. Box 80  
Bloomsburg, PA 17815-0380

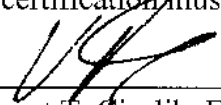
Term, 20\_\_\_\_  
No.: \_\_\_\_\_

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 mortgage 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. Residents in the Commonwealth of Pennsylvania
  - ☐ B. Not residence in the Commonwealth of Pennsylvania
  - ☐ C. If more than one defendant and wither A or B above not applicable, state which defendants are residents of the Commonwealth of Pennsylvania
- Residents: \_\_\_\_\_

This certification must be signed by the attorney of record if an appearance has been entered; otherwise certification must be signed by plaintiff.

Name: \_\_\_\_\_

  
Vincent T. Geslik, Esquire  
CAHILL, WILINSKI & RHODES  
89 Haddon Avenue, Suite A  
Haddonfield, NJ 08033  
(856) 428-2100

5-7  
Peg Scott will  
mail check for \$23.00  
mks

LAW OFFICES  
**CAHILL, WILINSKI & RHODES**  
A PROFESSIONAL CORPORATION  
89 HADDON AVENUE, SUITE A  
P. O. BOX 80  
HADDONFIELD, NEW JERSEY  
08033  
(856) 428-2100  
FAX (856) 428-8471

VINCENT T. CIESLIK, ESQUIRE  
Email [vince@cahill-law.com](mailto:vince@cahill-law.com)

April 30, 2003

Columbia County Prothonotary  
35 West Main Street  
P.O. Box 80  
Bloomsburg, PA 17815-0380

**Re: SLM Financial v. Donna P. McSwain; David L. McSwain; Citifinancial**  
**Docket No.: 2002-CV-1412**

Dear Sir/Madam:

Please find enclosed an original and two copies of the following:

- \* Praecipe for Writ of Execution
- \* Writ of Execution
- \* Notice of Sheriff's Sale- for each defendant
- \* Schedule "A" property descriptions (6 copies)
- \* Certification of Addresses for each defendant- filed in Prothonotary's office 04/07/03
- \* Affidavit of Non-Military Service- filed in Prothonotary's office 04/07/03
- \* Watchman Release Form
- \* Verification Pursuant to Rule 3129.1
- \* Certification to the Sheriff

FILED  
2003 MAY -7 A 10:03  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

Additionally, a check for the Sheriff Sale fee is enclosed in the amount of \$1,350.00. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

  
Vincent T. Cieslik, Esquire

VTC/mks  
Enclosure

cc: Donna McSwain, David McSwain c/o Hugh Jones, Esq., Citifinancial



**LAW OFFICES**  
**CAHILL, WILINSKI & RHODES**  
A PROFESSIONAL CORP. ATTORNEY BUSINESS ACCOUNT  
89 HADDON AVE.  
HADDONFIELD, NJ 08033

EXPLANATION	AMOUNT

566621  
55-780/0312  
629

PAY  
AMOUNT  
OF

*Fifteen Hundred & Fifty*

007 00

DOLLARS

CHECK  
AMOUNT

\$ 1350.00

DATE

5/9/03

TO THE ORDER OF

*Shireff, Columbia County*

DESCRIPTION

*SLM 7 McSwain*

CHECK  
NUMBER

56621

PNC Bank, N.A. 060  
New Jersey

*[Signature]*  
AUTHORIZED SIGNATURE

⑈056621⑈ ⑆031207607⑆ 801042379⑈