

ORIGINAL DOCUMENT PRINTED ON

THEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

27975

27975

UDREN LAW OFFICES, PC

PA ESCROW ACC JUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



America's Most Convenient Bank
1-800-YES-2000
3-180/360

DATE

01/28/2005

AMOUNT

\$1,813.29

VOID AFTER 90 DAYS

PAY
TO THE
ORDER
OF

Sheriff of Columbia County

For Settle with Sheriff 03120526 Quinn

0027975

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE TO REVEAL DISCREPANCIES WITH DATA
00360018081 36 589745 3

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620
856 . 482 . 6900
FAX: 856 . 482 . 1199

PENNSYLVANIA OFFICE
215-568-9500
215-568-1141 FAX

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK ORLOFF***
HEIDI R. SPIVAK***
CHRISTOPHER J. FOX***
MARISA JOY MYERS***
LORRAINE DOYLE**
ALAN M. MINATO***
DWIGHT MICHAELSON***
*ADMITTED NJ, PA, FL
**ADMITTED PA
***ADMITTED NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

January 28, 2005

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

RE: Citifinancial Services, Inc.
vs.
David E. Quinn
Emily T. Quinn, Mortgagor
Property: 385 Hillside Drive
Bloomsburg (Main Twp), PA 17815
Columbia County C.C.P. No.: 2004-CV-410
Sheriff's Sale Date: January 26, 2005

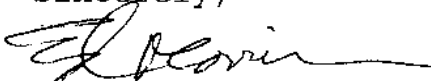
Dear Sir or Madam:

As attorney on the Writ, we are assigning the bid and requesting the DEED be recorded in the name of CitiCorp Trust Bank, FSB f/k/a Citifinancial Services Inc., 1111 Northpoint Coppel, TX. 75019.

Enclosed please find our check in the amount of \$1,813.29 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



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 Udren Law Offices, P.C.		Telephone Number:	
Street Address 111 Woodcrest Road, Suite 200		Area Code (856) 482-6900	
City Cherry Hill	State NJ	Zip Code 08003	

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) CitiCorp Trust Bank, FSB f/k/a Citifinancial Services Inc	
City Bloomsburg	State PA	City Coppell	State TX
Zip Code 17815		Zip Code 75019	

C PROPERTY LOCATION

Street Address 385 Hillside Drive		City, Township, Borough Bloomsburg
County Columbia	School District Bloomsburg	Tax Parcel Number 22-01B-15

D VALUATION DATA

1. Actual Cash Consideration \$3,248.32	2. Other Consideration + 0	3. Total Consideration = \$3,248.32
4. County Assessed Value \$37,527.00	5. Common Level Ratio Factor x 3.05	6. Fair Market Value = \$114,457.35

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 **200001821**, 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 <i>[Signature]</i>	Date 1/28/05
---	------------------------

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

SHERIFF'S SALE COST SHEET

CitiFinancial Services vs. David Emily Quinn
 NO. 126-04 ED NO. 416-04 JD DATE/TIME OF SALE 10-13-04 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</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>8.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>411.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>768.80</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>993.80</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>1662.02</u>
TOTAL ***** \$ <u>1662.02</u>	

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

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 3248.32

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

CitiFinancial Services vs David & Emily Quinn

NO. 126-04 ED NO. 410-04 JD

DATE/TIME OF SALE: 1-26-05 0900

BID PRICE (INCLUDES COST) \$ 3248.32

POUNDAGE - 2% OF BID \$ 64.97

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3313.29

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

Att. For Plaintiff

TOTAL DUE: \$ 3313.29

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1813.29

CURRENT SHERIFF SALES

(www.sheriffocolumbiacounty.com)

JANUARY 26, 2005

9:00 AM THOR & PAMELA FLOREEN-63-65 E. 5TH ST. BLOOMSBURG-PARCEL #05E-03-131 *one take sale*
9:00 AM DAVID & EMILY QUINN-385 HILLSIDE DRIVE BLOOMSBURG-PARCEL #22-01B-15
9:30 AM DOROTHY KREISCHER-202 E. 13TH ST. BERWICK-PARCEL #04A-03-097
9:30 AM RANDY & LYNDA LONG-168 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-017
9:30 AM FRANK & JOY BEDOSKY-47 VILLAGE LN BERWICK-PARCEL #06-01-26-2 *one take sale*
9:30 AM JOHN & MICHELLE DENNIS-3 OLD MILL ROAD BEWICK-PARCEL #07-03B-031-02 *one take sale*
9:30 AM CHRISTOPHER WELSH & MICHELLE HEIMBACH-318 MARTZ ST. BERWICK-PARCEL #04A-01-282
10:00 AM VALERIE MOYLE-416 WEST FIRST ST. BLOOMSBURG-PARCEL #05W-04-021 *one take sale*
10:00 AM ROBERT ALTIERI-422 LASALLE ST. BERWICK-PARCEL #04C-05-177
10:30 AM DOROTHY WALTER-97 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-062
10:30 AM ROBERT & ALLISON COOK-215 CRANBERRY RUN ROAD BLOOMSBURG-PARCEL #01-16-00203 *one take sale*
11:00 AM ANGELO & KAREN DEMARCO-335 MARY ST. BERWICK-PARCEL #04A-01-067
11:00 AM BRIAN & TAMMY HUNSINGER-74 ENGLISH HILL RD BLOOMSBURG-PARCEL #26-06-00618 *one take sale*
11:30 AM DAVE & GAIL DEATER-157 PICNIC GROVE RD CATAWISSA-PARCEL #20-03-026-03
11:30 AM CARL & TAMMY HOSTETTER-75-76 MIDDLE ST. LOCUSTDALE-PARCEL #14-01-52-5 *one take sale*

14-01-53-6 *2005 Tax Sale*

UDREN LAW OFFICES, C.
BY: Mark J. Udren
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Citifinancial Services, Inc.
7467 New Ridge Road
Suite 222
Hanover, MD 21076
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

David E. Quinn
Emily T. Quinn, Mortgagor
385 Hillside Drive
Bloomsburg, PA 17815
Defendant(s)

NO. 2004-CV-410

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 Praeipe 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: January 11, 2005

UDREN LAW OFFICES, P.C.

BY:

Mark J. Udren, Esquire
Attorney for Plaintiff

UDREN LAW OFFICES, .C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Citifinancial Services, Inc.
7467 New Ridge Road
Suite 222
Hanover, MD 21076

Plaintiff
v.

David E. Quinn
Emily T. Quinn, Mortgagor
385 Hillside Drive
Bloomsburg, PA 17815
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2004-CV-410

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

Citifinancial Services, 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: 385 Hillside Drive, Bloomsburg (Main Twp), PA 17815

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

David E. Quinn 385 Hillside Drive
Bloomsburg, PA 17815

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

Emily T. Quinn, Mortgagor 385 Hillside Drive
Bloomsburg, PA 17815

385 Hillside Drive, Bloomsburg
(Main Twp), PA 17815

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

Richard C. Maust 28 East Sixth Street
Bloomsburg, PA 17815

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

Name

Address

Plaintiff herein.

See Caption above.

Citifinancial Inc.

1115 Old Berwick Road
Bloomsburg, PA 17815

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

Name

Address

None

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

Columbia County 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

385 Hillside Drive
Bloomsburg (Main Twp), PA 17815

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.

UDREN LAW OFFICES, P.C.

DATED: JANUARY 11, 2005

Mark J. Udren, ESQ.
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Citifinancial Services, Inc.
7467 New Ridge Road
Suite 222
Hanover, MD 21076
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2004-CV-410

v.

David E. Quinn
Emily T. Quinn, Mortgagor
385 Hillside Drive
Bloomsburg, PA 17815
Defendant(s)

DATE: July 21, 2004

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

OWNER(S): David E. Quinn and Emily T. Quinn

PROPERTY: 385 Hillside Drive
Bloomsburg (Main Twp), PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on October 13, 2004, at 9:00 AM, in the Columbia County Courthouse, 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
**Udren Law Offices, PC
Woodcrest Corporate Center
111 Woodcrest Road
Cherry Hill, NJ 08003**

☐ Registered
☐ Insured
☐ COD
☐ Certified
☐ Return Receipt for Merchandise
☐ Initl 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.

Postmark and Date of Receipt

R.R. Fee S.D. Fee S.H. Fee Rst. Del. Fee Remarks

Line	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	Rst. Del. Fee	Remarks
1	Quinn	Columbia County Tax Claim Bureau, PO Box 380 Bloomsburg, PA 17815											
2	03120526	Domestic Relations Section, PO Box 380, Bloomsburg, PA 17815											
3	Jodie	Commonwealth of PA, Dept. of Revenue, Bureau of Compliance, Dept. 280946, Harrisburg, PA 17128-0946											
4	Columbia	Richard C. Maust, 28 E. Sixth St., Bloomsburg, PA 17815											
5		Cliffhanger Inc., 1115 Old Berwick Rd., Bloomsburg, PA 17815											
6		Tenants/Occupants, 365 Hillside Dr., Bloomsburg, PA 17815											
7													
8													
9													
10													
11													
12													
13													
14													
15													
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of insurable 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.								

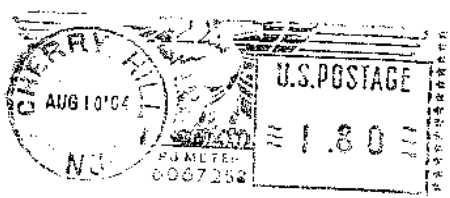
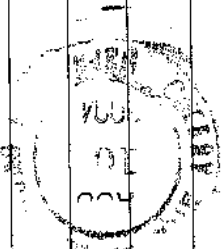


EXHIBIT A

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Citifinancial Services, Inc.
7467 New Ridge Road
Suite 222
Hanover, MD 21076

Plaintiff

v.

David E. Quinn
Emily T. Quinn, Mortgagor
385 Hillside Drive
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2004-CV-410

VERIFICATION OF SERVICE BY CERTIFIED MAIL AND
REGULAR MAIL PURSUANT TO COURT ORDER

The undersigned hereby verifies that he is counsel for Plaintiff in the above case and that pursuant to the Court order issued in this matter he mailed a true and correct copy of the NOTICE OF SALE to Defendant(s), by certified mail and regular first class mail, to the last known address of Defendant(s) as follows:

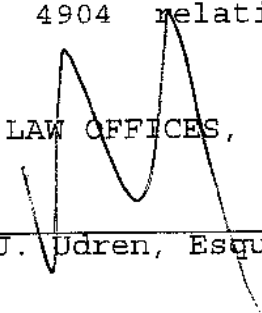
DATE MAILED: DECEMBER 13, 2004

Emily T. Quinn, Mortgagor
385 Hillside Drive
Bloomsburg, PA 17815

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: JANUARY 5, 2005

UDREN LAW OFFICES, P.C.



Mark J. Udren, Esquire

EXHIBIT B

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

Citifinancial Services, Inc.
Plaintiff

v.

David E. Quinn
Emily T. Quinn, Mortgagor
Defendant(s)

NO. 2004-CV-410

O R D E R

AND NOW, this 6th day of December, 2004, upon consideration of Plaintiff's Motion For Special Service and the Affidavit of Good Faith Investigation attached hereto, it is hereby ORDERED that service of the Notice of Sale and all subsequent pleadings on Defendant(s), Emily T. Quinn, Mortgagor shall be complete when Plaintiff or its counsel or agent has mailed true and correct copies of the Notice of Sale and all subsequent pleadings by certified mail and regular mail to the last known address of Defendant(s), Emily T. Quinn, Mortgagor at 385 Hillside Drive, Bloomsburg, PA 17815 and by posting the mortgaged premises located at 385 Hillside Drive, Bloomsburg (Main Twp), PA 17815.

BY THE COURT:

151 Scott W. Naus
J.

05120526

FILED
PROthonotary
2004 DEC -6 P 2:44
CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA
EXHIBIT B

TO: Emily T. Quinn, Mortgage
385 Hillside Drive
Bloomsburg, PA 17815

NOTICE OF SHERIFF'S SALE

COMMONWEALTH OF PENNSYLVANIA
JUDICIAL BRANCH
JUDICIAL DISTRICT OF JEFFERSON COUNTY
JEFFERSON COUNTY, PA 17033



5165 9968 1000 05ET 4002
5165 9968 1000 05ET 4002

U.S. Postal Service TM	
CERTIFIED MAILTM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42
Sent to: <i>Emily T. Quinn Mortgage</i>	
Street, Apt. No., or PO Box No. <i>385 Hillside Drive</i>	
City, State, ZIP+4 [®] <i>Bloomsburg PA 17815</i>	
PS Form 3800, June 2002 See Reverse for Instructions	

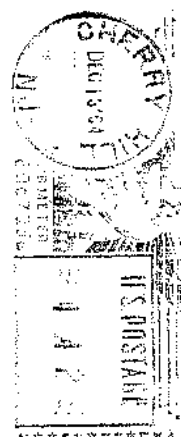


EXHIBIT B

EXHIBIT B

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is not available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a Return Receipt may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry. Internet access to delivery information is not available on mail addressed to APOs and FPOs.

PS Form 3800, June 2002 (Reverse)

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:

Emily T. Quinn, M.D.
305 Hillside Drive
Blomberg, PA 17815

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ X

B. Received by (Printed Name)

C. Date of Delivery

☐ Agent
☐ Addressee

D. Is delivery address different from item 1? If YES, enter delivery address below:

☐ Yes
☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes
☐ No

2. Article Number (Transfer from service label)

7004 1350 0001 8966 5315

PS Form 3811, February 2004

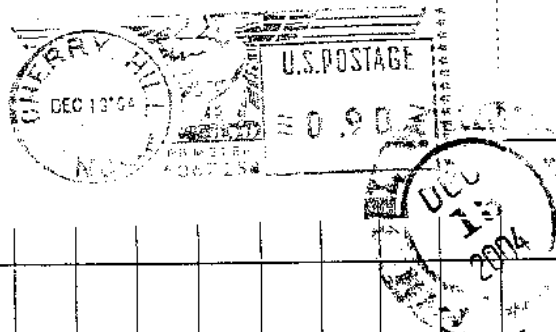
Postage Return Receipt

102595-02-M-15-10

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

Name and
Address
Of Sender

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Check appropriate block for Registered Mail:		Postmark and Date of Receipt		R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
					Registered Mail	With Postal Insurance	Without postal Insurance	Due Sender If COD					
1	QUINN	EMILY T. QUINN, MORTGAGOR 395 HILLSIDE DRIVE, BLOOMSBURG, PA 17815			<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> With Postal Insurance						
2	03120526				<input type="checkbox"/> Insured	<input type="checkbox"/> Int'l Recorded Del.	<input type="checkbox"/> Without postal Insurance						
3	NOTICE OF SALE				<input type="checkbox"/> COD	<input type="checkbox"/> Express Mail	Handling Charge (If Regis.)	Act. Value	Insured Value				
4					<input type="checkbox"/> Certified								
5													
6	JODIE												
7													
8													
9													
10													
11													
12													
13													
14													
15													



Postmaster, Per (Name of Receiving Employee)	Total Number of Pieces Received at Post Office	Special number of Pieces listed by Sender
	1	1

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per 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 forth class parcels.

EXHIBIT B

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Citifinancial Services, Inc.
7467 New Ridge Road
Suite 222
Hanover, MD 21076
Plaintiff

: COURT OF COMMON PLEAS
: CIVIL DIVISION
: Columbia County
:
: NO. 2004-CV-410

v.
David E. Quinn
Emily T. Quinn, Mortgagor
385 Hillside Drive
Bloomsburg, PA 17815
Defendant(s)

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

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

UDREN LAW OFFICES, P.C.

Date: January 5, 2005

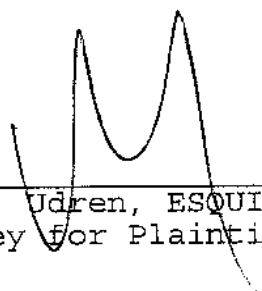
BY: 
Mark J. Udren, ESQUIRE
Attorney for Plaintiff

EXHIBIT B

Citifinancial Services, Inc., et. al., Plaintiff(s)
vs.
David E. Quinn, 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

UDREN LAW OFFICES, P.C.
Ms. Jodie L. Boos
111 Woodcrest Road
Suite 200
Cherry Hill, NJ 08003-3620

Service of Process on:

--Emily T. Quinn, by posting
Court Case No. 2004-CV-410

State of: PENNA. ss.

County of: COLUMBIA

Name of Server: GEORGE TELNOCK, 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 16TH day of DEC., 20 04, at 3:10 o'clock P.M.

Place of Service: at 385 Hillside Drive, in Bloomsburg (Main Twp), PA 17815

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

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Emily T. Quinn, by posting

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 ____; Skin Color ____; Hair Color ____; Facial Hair ____
Approx. Age ____; Approx. Height ____; Approx. Weight ____

☐ 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.
George Telnock 12-17-04 Wendy A. Frantz 4/15/06

(Signature of Server) (Date) Notary Public (Commission Expires)

APS International, Ltd.
APS File #: 068587-0002

NOTARIAL SEAL
WENDY A. FRANTZ, Notary Public
City of Wilkes-Barre, Luzerne County
My Commission Expires April 15, 2006

EXHIBIT B

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

Citifinancial Services, Inc.
Plaintiff

v.

David E. Quinn
Emily T. Quinn, Mortgagor
Defendant(s)

NO. 2004-CV-410

O R D E R

AND NOW, this 6th day of December, 2004, upon consideration of Plaintiff's Motion For Special Service and the Affidavit of Good Faith Investigation attached hereto, it is hereby ORDERED that service of the Notice of Sale and all subsequent pleadings on Defendant(s), Emily T. Quinn, Mortgagor shall be complete when Plaintiff or its counsel or agent has mailed true and correct copies of the Notice of Sale and all subsequent pleadings by certified mail and regular mail to the last known address of Defendant(s), Emily T. Quinn, Mortgagor at 385 Hillside Drive, Bloomsburg, PA 17815 and by posting the mortgaged premises located at 385 Hillside Drive, Bloomsburg (Main Twp), PA 17815.

BY THE COURT:

151 Scott W. Nause
J.

05120526

FILED
PROthonotary
2004 DEC -6 P 2:11
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA
EXHIBIT B



PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

CITIFINANCIAL SERVICES, INC.

Docket # 126ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

DAVID E. QUINN
EMILY T. QUINN

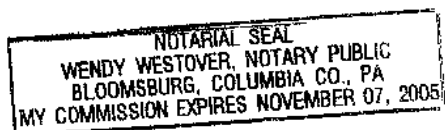
AFFIDAVIT OF SERVICE

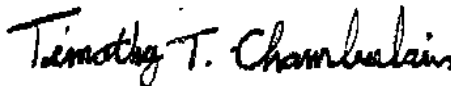
NOW, THIS SATURDAY, JULY 17, 2004, AT 8:45 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON DAVID QUINN AT 385 HILLSIDE
DRIVE, BLOOMSBURG BY HANDING TO DAVID QUINN, A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, JULY 19, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

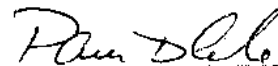
X 
P. D'ANGELO
DEPUTY SHERIFF

EXHIBIT B

Article Addressed to:	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHEER BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 ARRISBURG, PA 17128-1230	Article Number <i>Transfer from service (label)</i>	7003	Domestic Ret
<p>so that we can return the card to you.</p> <p>Attach this card to the back of the mailpiece, or on the front if space permits.</p>				

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>X <i>Nadine Plater</i></p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p><i>Nadine Plater</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p style="text-align: center; padding: 20px 0;">U. S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 900 MARKET STREET- 5TH FLOOR PHILADELPHIA, PA 19107</p>	<p>Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7003 0500 0001 9055 9204</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>X</p>
<p>1. Article Addressed to:</p> <p style="text-align: center; padding-top: 20px;">Commonwealth of PA Dept. 280946 Harrisburg, PA 17128</p>	<p>B. Received by (Printed Name) C. Date of Delivery</p> <p style="text-align: right; padding-right: 50px;">JUL 1 9 2001</p>
<p>2. Article Number</p> <p style="text-align: center; padding-top: 20px;">7003 0500 0001 9055 9242</p> <p><i>(Transfer from service label)</i></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="padding-left: 40px;">if YES, enter delivery address below:</p>
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature 126 <div style="text-align: center; font-size: 1.5em; font-family: cursive;">[Signature]</div> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p>
<p>1. Article Addressed to:</p> <p style="text-align: center; padding: 10px 0;">OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p>	<p>B. Received by (Printed Name) C. Date of Delivery <div style="text-align: right; font-size: 1.5em; font-weight: bold;">JUL 19 2002</div></p>
<p>2. Article Number (Transfer from service label)</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

7003 0500 0001 9055 9211

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

COPY

Citifinancial Services, Inc.
7467 New Ridge Road
Suite 222
Hanover, MD 21076
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

David E. Quinn
Emily T. Quinn, Mortgagor
385 Hillside Drive
Bloomsburg, PA 17815

NO. 2004-CV-410

Defendant(s)

VERIFICATION OF SERVICE BY CERTIFIED MAIL AND
REGULAR MAIL PURSUANT TO COURT ORDER

The undersigned hereby verifies that he is counsel for Plaintiff in the above case and that pursuant to the Court order issued in this matter he mailed a true and correct copy of the NOTICE OF SALE to Defendant(s), by certified mail and regular first class mail, to the last known address of Defendant(s) as follows:

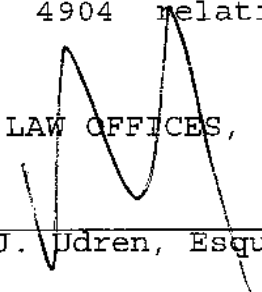
DATE MAILED: DECEMBER 13, 2004

Emily T. Quinn, Mortgagor
385 Hillside Drive
Bloomsburg, PA 17815

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: JANUARY 5, 2005

UDREN LAW OFFICES, P.C.


Mark J. Udren, Esquire

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

Citifinancial Services, Inc.
Plaintiff

v.

David E. Quinn
Emily T. Quinn, Mortgagor
Defendant(s)

NO. 2004-CV-410

O R D E R

AND NOW, this 6th day of December, 2004, upon consideration of Plaintiff's Motion For Special Service and the Affidavit of Good Faith Investigation attached hereto, it is hereby ORDERED that service of the Notice of Sale and all subsequent pleadings on Defendant(s), Emily T. Quinn, Mortgagor shall be complete when Plaintiff or its counsel or agent has mailed true and correct copies of the Notice of Sale and all subsequent pleadings by certified mail and regular mail to the last known address of Defendant(s), Emily T. Quinn, Mortgagor at 385 Hillside Drive, Bloomsburg, PA 17815 and by posting the mortgaged premises located at 385 Hillside Drive, Bloomsburg (Main Twp), PA 17815.

BY THE COURT:

151 Scott W. Naus
J.

05130596

CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

2004 DEC -6 P 2:40

FILED
PROTHONOTARY

For your mail, please consider a **POSTAGE CERTIFICATE**.
 This is not available for **POSTAGE CERTIFICATE** Form 3800.
 Please consider a **POSTAGE CERTIFICATE** Form 3800.

WINTERLAW OFFICES, P.A.
 WOODCREST CORPORATE CENTER
 111 WOODCREST ROAD
 BLOOMSBURG, PA 17803

TO: Emily T. Quinn, Mortgage

385 Hillside Drive
 Bloomsburg, PA 17815

NOTICE OF SHERIFF'S SALE OF

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
 OF THE RETURN ADDRESS, FOLD AT DOTTED LINE.
CERTIFIED MAIL™



51E5 9968 1000 05ET 4002
 51E5 9968 1000 05ET 4002

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42
Postmark Here	
Sent to <u>Emily T. Quinn Mortgage</u>	
Street, Apt. No., or PO Box No. <u>385 Hillside Drive</u>	
City, State, ZIP+4 <u>Bloomsburg PA 17815</u>	
PS Form 3800, June 2002 See Reverse for Instructions	



Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is not available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider insured or Registered Mail.
- For an additional fee, a Return Receipt may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.
Internet access to delivery information is not available on mail addressed to APOs and FPOs.

PS Form 3800, June 2002 (Reverse)

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:

Emily T. Quinn, Montgomery
305 Hillside Drive
Blomberg, Pa 17815

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ X

B. Received by (Printed Name)

C. Date of Delivery

☐ Agent
☐ Addressee

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

3. Service Type

- ☒ Certified Mail
- ☐ Express Mail
- ☐ Registered
- ☐ Return Receipt for Merchandise
- ☐ Insured Mail
- ☐ O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7004 1350 0001 89bb 5315

PS Form 3811, February 2004

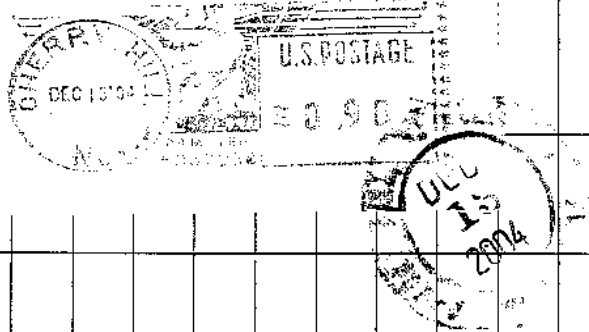
Domestic Return Receipt

102595-02-M-1540

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

Name and
Address
Of Sender

Line	Article Number	Name of Addressee, Street, and Post Office Address	<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified	<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail	Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal insurance	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.							
			Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender if COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1	QUINN	EMILY T. QUINN, MORTGAGOR 395 HILLSIDE DRIVE, BLOOMSBURG, PA 17815											
2	03120526												
3	NOTICE OF SALE												
4													
5													
6	JODIE												
7													
8													
9													
10													
11													
12													
13													
14													
15													



Total number of Pieces Listed by Sender	1	Total Number of Pieces Received at Post Office	1	Postmaster, Per (Name of Receiving Employee)	<i>[Signature]</i>	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per 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 R800, 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 forth class parcels.
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UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

COPY

Citifinancial Services, Inc.
7467 New Ridge Road
Suite 222
Hanover, MD 21076
Plaintiff

: COURT OF COMMON PLEAS
: CIVIL DIVISION
: Columbia County
:
: NO. 2004-CV-410

v.
David E. Quinn
Emily T. Quinn, Mortgagor
385 Hillside Drive
Bloomsburg, PA 17815
Defendant(s)

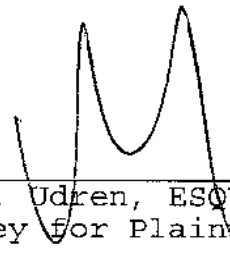
PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

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

UDREN LAW OFFICES, P.C.

Date: January 5, 2005

BY: 
Mark J. Udren, ESQUIRE
Attorney for Plaintiff

Citifinancial Services, Inc., et. al., Plaintiff(s)
vs.
David E. Quinn, 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

UDREN LAW OFFICES, P.C.
Ms. Jodie L. Boos
111 Woodcrest Road
Suite 200
Cherry Hill, NJ 08003-3620

Service of Process on:

—Emily T. Quinn, by posting
Court Case No. 2004-CV-410

State of: PENNA. ss.

County of: COLUMBIA

Name of Server: GEORGE TELNOCK, 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 16TH day of DEC., 20 04, at 3:10 o'clock P.M.

Place of Service: at 385 Hillside Drive, in Bloomsburg (Main Twp), PA 17815

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

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Emily T. Quinn, by posting

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 ____; Skin Color ____; Hair Color ____; Facial Hair ____
Approx. Age ____; Approx. Height ____; Approx. Weight ____
☐ 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. Subscribed and sworn to before me this
17 day of December, 2004
George Telnock 12-17-04 Wendy A. Frantz 4/15/06
Signature of Server (Date) Notary Public (Commission Expires)

APS International, Ltd.
APS File #: 068587-0002

NOTARIAL SEAL
WENDY A. FRANTZ, Notary Public
City of Wilkes-Barre, Luzerne County
My Commission Expires April 15, 2006

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

Citifinancial Services, Inc.
Plaintiff

v.

David E. Quinn
Emily T. Quinn, Mortgagor
Defendant(s)

NO. 2004-CV-410

O R D E R

AND NOW, this 6th day of December, 2004, upon consideration of Plaintiff's Motion For Special Service and the Affidavit of Good Faith Investigation attached hereto, it is hereby ORDERED that service of the Notice of Sale and all subsequent pleadings on Defendant(s), Emily T. Quinn, Mortgagor shall be complete when Plaintiff or its counsel or agent has mailed true and correct copies of the Notice of Sale and all subsequent pleadings by certified mail and regular mail to the last known address of Defendant(s), Emily T. Quinn, Mortgagor at 385 Hillside Drive, Bloomsburg, PA 17815 and by posting the mortgaged premises located at 385 Hillside Drive, Bloomsburg (Main Twp), PA 17815.

BY THE COURT:

151 Scott W. Nause
J.

03120524

FILED
PROTHONOTARY
2004 DEC -6 P 2:40
CLERK OF COURTS OFFICE
CITY OF COLUMBIA, PA

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Citifinancial Services, Inc.
7467 New Ridge Road
Suite 222
Hanover, MD 21076

Plaintiff

: COURT OF COMMON PLEAS
: CIVIL DIVISION
: Columbia County

: NO. 2004-CV-410

v.

David E. Quinn
Emily T. Quinn, Mortgagor
385 Hillside Drive
Bloomsburg, PA 17815

Defendant(s)

PRAECIPE TO FILE PROOF OF SERVICE


TO THE PROTHONOTARY:

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

UDREN LAW OFFICES, P.C.

Date: November 18, 2004

BY:


Mark J. Udren, ESQUIRE
Attorney for Plaintiff

CitiFinancial Services, Inc., et. al., Plaintiff(s)

vs.

David E. Quinn, et. al., Defendant(s)



Service of Process by

APS International, Ltd.

1-800-328-7171

APS International Plaza

7800 Glenroy Road

Minneapolis, MN 55439-3122

AFFIDAVIT OF DUE AND DILIGENT ATTEMPT

Service of Process on:

UDREN LAW OFFICES, P.C.

Ms. Jodie L. Boos

111 Woodcrest Road

Suite 200

Cherry Hill, NJ 08003-3620

--Emily T. Quinn

Court Case No. 2004-CV-410

Customer File: 03120526

State of: PENNA.) ss.

County of: COLUMBIA

Name of Server: GEORGE TELNOCK, 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;

Documents Served: the undersigned attempted to serve the documents described as:

Notice of Sheriff's Sale of Real Property

Service of Process on: The undersigned attempted to serve the documents on
Emily T. Quinn

and after due and diligent efforts, was unable to effect service.

Attempts: The following is a list of the attempts made to effect service:

Dates/Time/Address Attempted: 842 market Street, Bloomsburg, PA 17815 - 10-19-04 - 2:30 P.M.

Reason for Non-Service: PERSON NOW LIVES IN NORTH CAROLINA

Dates/Time/Address Attempted: _____

Reason for Non-Service: _____

Dates/Time/Address Attempted: _____

Reason for Non-Service: _____

☐ Based upon the above stated facts, Affiant believes the defendant is avoiding service.

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

Subscribed and sworn to before me this

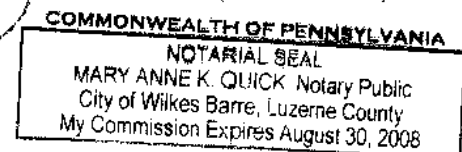
26th day of October, 2004

George Telnock
Signature of Server (Date)

Mary Anne K. Quick
Notary Public (Commission Expires)

APS International, Ltd.

APS File #: 068587-0001



UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Citifinancial Services, Inc.
7467 New Ridge Road
Suite 222
Hanover, MD 21076
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
NO. 2004-CV-410

v.
David E. Quinn
Emily T. Quinn, Mortgagor
385 Hillside Drive
Bloomsburg, PA 17815
Defendant(s)


PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

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

UDREN LAW OFFICES, P.C.

Date: October 11, 2004

BY: 
Mark J. Udren, ESQUIRE
Attorney for Plaintiff

Citifinancial Services, Inc., et. al., Plaintiff(s)
vs.
David E. Quinn, et. al., Defendant(s)



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

APS International Plaza
7800 Glenroy Road
Minneapolis, MN 55439-
3333

AFFIDAVIT OF DUE AND DILIGENT ATTEMPT

UDREN LAW OFFICES, P.C.
Ms. Jodie L. Boos
111 Woodcrest Road
Suite 200
Cherry Hill, NJ 08003-3620

Service of Process on

--Emily T. Quinn
Court Case No. 2004-CV-410

Customer File: 03120526

State of: District of Columbia ss.

County of: Washington)

Name of Server: Robert Proffitt, undersigned, being duly sworn, deposes and says
that at the time of service, ~~he~~ he was over the age of twenty-one, was not a party to this action:

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

Service of Process on: The undersigned attempted to serve the documents on
Emily T. Quinn
and after due and diligent efforts, was unable to effect service.

Attempts: The following is a list of the attempts made to effect service:

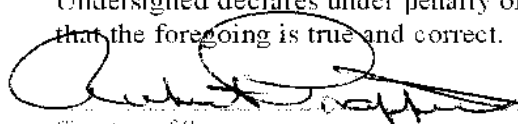
Dates/Time/Address Attempted: 13902 Poplar Tree, Chantilly, VA 20151 On 8/19/04 at 3:20 pm, I spoke with a
Reason for Non Service: man named Joseph L. Terrell, who stated that he has no knowledge of
Emily T. Quinn.

Dates/Time/Address Attempted: _____
Reason for Non Service: _____

Dates/Time/Address Attempted: _____
Reason for Non Service: _____

☐ Based upon the above stated facts, Affiant believes the defendant is avoiding service.

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


Signature of Server (Date) 9/1/04

Subscribed and sworn to before me this

1st day of September, 2004

Anxela H. Chosich
Notary Public (Commission Expires)

APS International, Ltd.

APS File #: 067669-0001

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620
856. 669. 5400
FAX: 856. 669. 5399

PENNSYLVANIA OFFICE
215-368-9500
215-368-2141 FAX

MARK J. UDREN*
STUART WINNEQ**
GAYL SPIVAK ORloff***
HEIDI R. SPIVAK***
CHRISTOPHER J. FOX***
MARISA JOY MYERS***
LORRAINE DOYLE**
ALAN M. MINATO***
DWIGHT MICHAELSON***
*ADMITTED NJ, PA, FL
**ADMITTED PA
***ADMITTED NJ, PA
TINA MARIE RICE
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

October 12, 2004

Sent via teleBx #570-389-5625

Columbia County Sheriff's Office
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815
ATTN: Tim Chamberland

Re: Citifinancial Services, Inc.
vs.

David E. Quinn & Emily T. Quinn, Mortgagor
Columbia County C.C.P. No. 2004-CV-410
Premises: 385 Hillside Drive
Bloomsburg (Main Twp), PA 17815
SS Date: October 13, 2004 at 9:00 a.m.

Dear Tim:

Please Postpone the Sheriff's Sale scheduled for October 13, 2004
at 9:00 a.m. to January 26, 2005 at 9:00 a.m.

Sale is postponed for the following reason:

To allow time for Service of Sale.

Thank you for your attention to this matter.

Sincerely yours,


Mark J. Udrer
UDREN LAW OFFICES, P.C.

/jlb

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, President, 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 September 22, 29; October 6, 2004 exactly as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

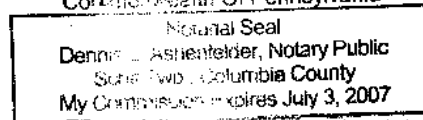
Paul R. Eyerly IV

Sworn and subscribed to before me this 8th day of October, 2004.

[Signature]

(Notary Public)

My commission expires July 3, 2007



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.

.....

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 188
BLOOMSBURG, PA. 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-4300

SHERIFF'S RETURN OF NO SERVICE

CITIFINANCIAL SERVICES, INC.

126ED2004

VS.

EMILY T. QUINN

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF
THIS 7/23/2004 FOR THE FOLLOWING REASONS: ATTEMPTED NOT KNOWN
UNABLE TO FORWARD (CERTIFIED MAIL)

SWORN AND SUBSCRIBED BEFORE ME
THIS Monday, September 13, 2004

NOTARY PUBLIC

SO ANSWERS :

TIMOTHY T. CHAMBERLAIN
SHERIFF

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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

CITIFINANCIAL SERVICES, INC.

VS.

DAVID & EMILY QUINN

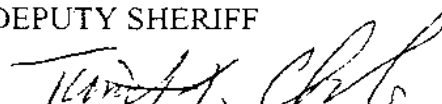
WRIT OF EXECUTION #126 OF 2004 ED

POSTING OF PROPERTY

SEPTEMBER 10, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DAVID & EMILY QUINN AT 385 HILLSIDE DRIVE BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.


SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 13TH DAY OF SEPTEMBER 2004


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



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

PHONE
(570) 349-5632

24 HOUR PHONE
(570) 784-6300

CITIFINANCIAL SERVICES, INC.

Docket # 126ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

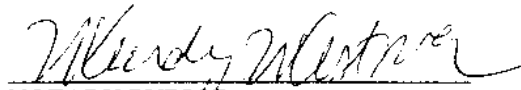
DAVID E. QUINN
EMILY T. QUINN

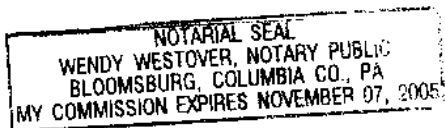
AFFIDAVIT OF SERVICE

NOW, THIS SATURDAY, JULY 17, 2004, AT 8:45 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON DAVID QUINN AT 385 HILLSIDE
DRIVE, BLOOMSBURG BY HANDING TO DAVID QUINN, , 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, JULY 19, 2004


NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X


P. D'ANGELO
DEPUTY SHERIFF

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Citifinancial Services, Inc.
7467 New Ridge Road
Suite 222
Hanover, MD 21076

Plaintiff

v.

David E. Quinn
Emily T. Quinn, Mortgagor
385 Hillside Drive
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2004-CV-410

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: David E. Quinn
385 Hillside Drive
Bloomsburg, PA 17815

Your house (real estate) at 385 Hillside Drive, Bloomsburg (Main Twp), PA 17815 is scheduled to be sold at the Sheriff's Sale on October 13, 2004, at 9:00 am in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$133,935.57, 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) 669-5400.
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 856-669-5400.

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 856-669-5400.

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
Lawyer Referral Service
Susquehanna Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
Lawyer Referral Service
Susquehanna Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/15/2004

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 126ED2004

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT DAVID E. QUINN
EMILY T. QUINN

PERSON/CORP TO SERVED	PAPERS TO SERVED
AUDREY BRONSON-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
2471 BROOKSIDE ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON Posted

RELATIONSHIP _____ IDENTIFICATION _____

DATE 07/19/04 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

Free Dile

DATE 07/19/04

RICHARD C. MAUST,

Plaintiff

v.

EMILY QUINN, d/b/a
RED CLOVER,

Defendant

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA.

: CIVIL ACTION - LAW

: NO. 80 OF 20012002

FILED
JAN 23 10 31 AM '02

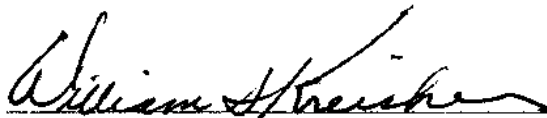
CONFESSION OF MONEY JUDGMENT

Pursuant to the authority contained in the warrant of attorney, a copy of which is attached to the Complaint filed in this action, I appear for the Plaintiff and confess judgment in favor of the Plaintiff and against the Defendant as follows, plus

COSTS:

Unpaid Rent for October & November	900.00
Attorney's Commission (15%)	135.00

TOTAL	1,035.00
--------------	-----------------



William S. Kreisher, Esquire
Attorney for Plaintiff
KREISHER & GREGOROWICZ

401 S. Market Street
Bloomsburg, PA 17815
(570) 784-5211

Entered from the records this
23rd day of January 2002
YASU H. KAWA, CLERK OF COURT
Per: Andy L. Hower
My Comm. Expires 12/31/04 4

RICHARD C. MAUST,

Plaintiff

v.

EMILY QUINN, d/b/a
RED CLOVER,

Defendant

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA.
:
: CIVIL ACTION - LAW

: NO. 80 OF 2001

2002

COMPLAINT IN CONFESSION OF JUDGMENT

Plaintiff files a complaint pursuant to Pennsylvania Rule of Civil

Procedure 2952 for judgment by confession and avers the following:

1. Plaintiff is Richard C. Maust of 28 East Sixth Street, Bloomsburg, Columbia County, Pennsylvania.
2. Defendant is Emily Quinn, d/b/a Red Clover of 385 Hillside Drive, Bloomsburg, Columbia County, Pennsylvania.
3. Attached hereto is a true and correct certified copy of the original lease agreement duly executed by the Defendant which began on October 1, 2001 or a one year term.
4. The attached instrument has not been assigned.
5. Heretofore no judgment has been entered on the attached instrument in any jurisdiction.

2002 JUN 23 12 3 19

41530

6. Default was made by the Defendant in the payment of rent at the rate of \$450.00 per month due for the months of October and November, 2001. The Defendant is therefore in default in the amount of \$900.00 and Plaintiff exercises his right to confess judgment for the balance due and payable in accordance with paragraph 11 of the lease which permits the following:

CONFESSION OF JUDGMENT

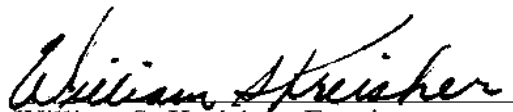
The lessee agrees that upon default of the payment of the rental for a period of thirty (30) days, or upon failure to comply with the terms, agreements, conditions and covenants of this lease, or upon the adjudication of bankruptcy or insolvency of the lessee, or upon the appointment of a receiver in bankruptcy by any court, the lessee hereby empowers any attorney of any court of record in the Commonwealth of Pennsylvania to enter an amicable action of ejectment to confess judgment against the lessee for recovery of possession of the leased premises by the lessor, and to enter judgment and to confess judgment against the lessee in any amount equal to the rental for the balance of the term of this lease, plus all other charges due under its terms, plus costs and interest, together with attorney's commission of fifteen (15) percent, from which judgments suitable writs of *hadere facias possessionem* and *fieri facias* may *ilssus*, as determined by lessor.

7. As a consequence of the foregoing, Defendant is liable to the Plaintiff for the following:

Unpaid Rent for October & November	900.00
Attorney's Commission (15%)	135.00
TOTAL	\$1,035.00

WHEREFORE, Plaintiff demands judgment in the sum of \$1,035.00 as

authorized by the warrant appearing in the attached instrument plus costs and interest.

A handwritten signature in black ink, reading "William S. Kreisher". The signature is written in a cursive style with a horizontal line underneath the name.

William S. Kreisher, Esquire

Attorney for Plaintiff

KREISHER & GREGOROWICZ

401 S. Market Street

Bloomsburg, PA 17815

(570) 784-5211

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

Richard C. Maust, hereby states that he is the Plaintiff in this action and that the statements of fact made in the foregoing Complaint are true and correct to the best of his information and belief. The undersigned understands that the statements herein are made subject to the penalties of 18 Pa.Cons. Stat. Section 4904 relating to unsworn falsification to authorities.

Date: JAN 4, 2002


Richard C. Maust

LEASE

This agreement between Richard C. Maust of 28 East Sixth Street, Bloomsburg, Columbia County, Pennsylvania, 17815-2208 (Hereinafter called Lessor), Phone Number 570-594-3000, 24 hours a day..

AND

Emily Quinn, DBA, Red Clover, of 385 Hillside Drive, Bloomsburg, Columbia County, Pennsylvania, 17815. Home phone number 387-0855. (Hereinafter called Lessee).

That the said lessor does hereby lease unto the said lessee the basement, first floor, and second floor of the western portion of the commercial building known and numbered as 2 East Sixth Street, Bloomsburg, Columbia County, Pennsylvania The lease, for a term of one (1) years, beginning October 1,2001 and ending on September 30, 2002. Rent for the first year of the lease term shall be five thousand four hundred dollars (\$5,400.00) payable by monthly installments on or before the first day of each month of four hundred fifty dollars (\$450.00) each during the first year of the lease term. The yearly rent and monthly installments shall increase at a compounded rate of 5% each year of the lease term thereafter.

1. The Lessee shall keep and maintain and at the expiration of the term hereof, deliver the premises to the lessor in the same state of repair as at present, ordinary wear and tear excepted.
2. The Lessee shall not permit waste upon the premises and shall be responsible for and pay for damages beyond the normal course of wear and tear which may be caused other than by the negligence of the lessor.
3. The lessee shall be responsible for the following utilities:
 - A. Electricity
 - B. Water
 - C. Sewer
 - D. Gas
 - E. Telephone
 - F. Snow removal from sidewalks during business hours
 - G. Minor repairs to heat and a/c unit
 - H. Garbage removal
4. The lessor shall be responsible for the following utilities:
 - A. Snow removal of parking lot and sidewalks
 - B. Grass

11. The lessee agrees that upon default of the payment of the rental for a period of thirty (30) days, or upon failure to comply with the terms, agreements, conditions and covenants of this lease, or upon the adjudication of bankruptcy or insolvency of the lessee, or upon the appointment of a receiver in bankruptcy by any court, the lessee hereby empowers any attorney of any court of record in the Commonwealth of Pennsylvania to enter an amicable action of ejectment to confess judgment in ejectment against the lessee for recovery of possession of the leased premises by the lessor, and to enter judgment and to confess judgment against the lessee in any amount equal to the rental for the balance of the term of this lease, plus all other charges due under its terms, plus costs and interest, together with attorney's commission of fifteen (15) percent, from which judgments suitable writs of *hadere facias possessionem* and *fieri facias* may *ilssus*, as determined by lessor.

12. Lessee assumes full responsibility for rodent, insect, humidity and temperature control on the premises, and lessor will not be responsible for any damage to stored merchandise caused by rodents, insects, or mildew. Lessor shall not be responsible for any loss or damage of lessee's contents by fire, theft, or casualty.


13. This lease will renew automatically for one year terms at the end of the original lease terms under the same terms and conditions unless notice of contrary intent is given by either party to the other at least 90 days prior to the end of the original term or renewal terms.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written. Lessor reserves the right to terminate this lease upon giving 90 days advance written notice to lessee for any reason at any time during the lease term.

WITNESS:

 (Seal)
Richard C. Maust, Lessor

_____ (Seal)

 (Seal)
Emily Quinn, Lessee

_____ (Seal)

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/15/2004

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 126ED2004

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT DAVID E. QUINN
EMILY T. QUINN

WINDSERVIEW
387-0855
1-130

PERSON/CORP TO SERVED
DAVID QUINN
385 HILLSIDE DRIVE
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DAVID QUINN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 07/17/04 TIME 0845 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

07/16/04

1748

D. ANGELO

L/C

NO PRAT
AT HOME

DEPUTY

PLATE DALL

DATE

07/17/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/15/2004

SERVICE# 3 - OF - 13 SERVICES
DOCKET # 126ED2004

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT DAVID E. QUINN
EMILY T. QUINN

PERSON/CORP TO SERVED	PAPERS TO SERVED
RICHARD C. MAUST	WRIT OF EXECUTION - MORTGAGE
28 E 6TH ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON RICHARD MAUST

RELATIONSHIP _____ IDENTIFICATION _____

DATE 07/17/04 TIME 1105 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>07/16/04</u>	<u>1500</u>	<u>D. ANGELO</u>	<u>1/C</u>

DEPUTY

Paul D. B.

DATE 07/17/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/15/2004

SERVICE# 4 - OF - 13 SERVICES
DOCKET # 126ED2004

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT DAVID E. QUINN
EMILY T. QUINN

PERSON/CORP TO SERVED	PAPERS TO SERVED
CITIFINANCIAL INC.	WRIT OF EXECUTION - MORTGAGE
1115 OLD BERWICK ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON MISTY LA FORME

RELATIONSHIP CSR IDENTIFICATION _____

DATE 07/19/04 TIME 0910 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

Paul DLB

DATE 07/19/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/15/2004

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 126ED2004

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT DAVID E. QUINN
EMILY T. QUINN

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

SERVED UPON David Quinn - Civil Svs

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-16-04 TIME 1215 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 7-16-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/15/2004

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 126ED2004

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT DAVID E. QUINN
EMILY T. QUINN

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

SERVED UPON Rena Neupert

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-16-4 TIME 1200 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 7-16-4

REAL ESTATE OUTLINE

ED # 126-04

DATE RECEIVED 7-15-04
DOCKET AND INDEX 7-16-04
SET FILE FOLDER UP 7-2-04

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR 1500.00 ✓ CK# 14722

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

SALE DATE Oct. 13, 2004 TIME 0900
POSTING DATE Sept. 9, 04
ADV. DATES FOR NEWSPAPER
1ST WEEK Sept. 22
2ND WEEK 29
3RD WEEK Oct. 6, 04

SHERIFF'S SALE

WEDNESDAY OCTOBER 13, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 126 OF 2004 ED AND CIVIL WRIT NO. 410 OF 2004 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 tract of land situate in the Township of Main, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northerly side of Hillside Drive and in line of lands now or late of Bloomsburg Mills, Inc.; THENCE along the northerly side of the aforesaid Hillside Drive, South 75 degrees 30 minutes West 143 feet to an iron pin in line of other lands now or late of the grantors herein; THENCE along other lands of the grantor, North 14 degrees 30 minutes West 135 feet to a point in line of Lot No. 84; THENCE along Lots Nos. 84 and 85, North 75 degrees 30 minutes East, 143 feet to an iron pin in line of lands now or late of Bloomsburg Mills, Inc.; THENCE along said lands, South 14 degrees 30 minutes East 135 feet to a point, the place of BEGINNING.

IT BEING the westerly one hundred (100) feet of Lot No. 73 and the easterly forty-three (43) feet of Lot No. 74, as shown on a draft of Wonderview, Inc., prepared by Howard Fetterolf, R.E., on December 15, 1966 for Clyde E. Yohey, as revised and redrawn November 9, 1968 by L.E.B.

EXCEPTING AND RESERVING unto the Grantor, (Clyde E. Yohey) his heirs and assigns, the full free liberty and right at all time hereafter forever, to have and use a strip of land ten (10) feet wide along the north end of the aforescribed lot hereby granted for any and all purposes connected with the use of excavating and installing water mains to carry water to the above described lands and other lands now owned by the Grantor (Clyde E. Yohey) and furthermore reserving the right to dig and bury said mains, to repair, maintain and do all other things necessary for the maintenance and upkeep of same.

BEING KNOWN AS: 385 HILLSIDE DRIVE, BLOOMSBURG (MAIN TWP), PA 17815
PROPERTY IN NO.: 22-01B-15

TITLE TO SAID PREMISES IS VESTED IN DAVID E. QUINN BY DEED FROM DAVID E. QUINN AND EMILY T. QUINN, HUSBAND AND WIFE DATED 03/13/03 RECORDED 11/06/03 INSTRUMENT NO.: 200314408

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
111 Woodcrest Road
Cherry Hill, NJ 08003

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY OCTOBER 13, 2004 AT 9:00 AM

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EXCEPTING AND RESERVING unto the Grantor, (Clyde E. Yohey) his heirs and assigns, the full free liberty and right at all time hereafter forever, to have and use a strip of land ten (10) feet wide along the north end of the aforescribed lot hereby granted for any and all purposes connected with the use of excavating and installing water mains to carry water to the above described lands and other lands now owned by the Grantor (Clyde E. Yohey) and furthermore reserving the right to dig and bury said mains, to repair, maintain and do all other things necessary for the maintenance and upkeep of same.

BEING KNOWN AS: 385 HILLSIDE DRIVE, BLOOMSBURG (MAIN TWP), PA 17815

PROPERTY IN NO.: 22-01B-15

TITLE TO SAID PREMISES IS VESTED IN DAVID E. QUINN BY DEED FROM DAVID E. QUINN AND EMILY T. QUINN, HUSBAND AND WIFE DATED 03/13/03 RECORDED 11/06/03 INSTRUMENT NO.: 200314408

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Plaintiff's Attorney
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY OCTOBER 13, 2004 AT 9:00 AM

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Plaintiff's Attorney
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

UDREN LAM
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

Citifinancial Services, Inc.
7467 New Ridge Road
Suite 222
Hanover, MD 21076
Plaintiff

v.

David E. Quinn
Emily T. Quinn, Mortgagor
385 Hillside Drive
Bloomsburg, PA 17815
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2004-CV-410

2004-ED-126

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:

385 Hillside Drive
Bloomsburg (Main Twp), PA 17815
SEE LEGAL DESCRIPTION ATTACHED

\$133,935.57

Amount due

Interest From 07/10/04
to Date of Sale _____
Per diem @\$24.38

(Costs to be added)

\$ _____

Prothonotary

By

Tami B. Kline / GAB
Clerk

Date

7/14/2004

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO.04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Citifinancial Services, Inc.
7467 New Ridge Road
Suite 222
Hanover, MD 21076

Plaintiff
v.

David E. Quinn
Emily T. Quinn, Mortgagor
385 Hillside Drive
Bloomsburg, PA 17815
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2004-CV-410

2004 ED-126

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

I. The judgment entered in the above matter is based on an Action:

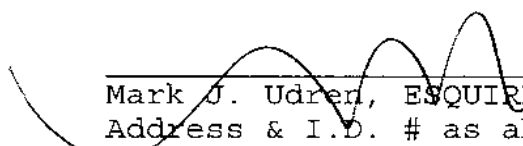
- ☐ A. In Assumpsit (Contract)
- ☐ B. In Trespass (Accident)
- ☒ C. In Mortgage Foreclosure
- ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

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: David E. Quinn


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

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Citifinancial Services, Inc.
7467 New Ridge Road
Suite 222
Hanover, MD 21076

Plaintiff

v.

David E. Quinn
Emily T. Quinn, Mortgagor
385 Hillside Drive
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2004-CV-410

2004-ED-126

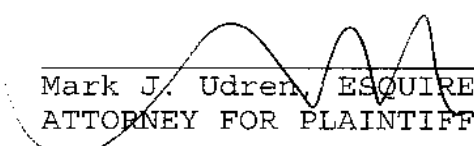
C E R T I F I C A T E

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.

UDREN LAW OFFICES, P.C.


Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Citifinancial Services, Inc.
7467 New Ridge Road
Suite 222
Hanover, MD 21076

Plaintiff

v.

David E. Quinn
Emily T. Quinn, Mortgagor
385 Hillside Drive
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2004-CV-410

2004-ED-126

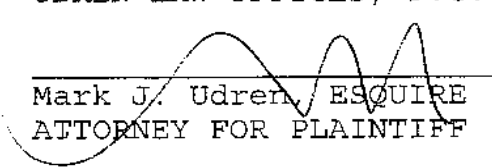
C E R T I F I C A T E

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

UDREN LAW OFFICES, P.C.


Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Citifinancial Services, Inc.
7467 New Ridge Road
Suite 222
Hanover, MD 21076

Plaintiff
v.

David E. Quinn
Emily T. Quinn, Mortgagor
385 Hillside Drive
Bloomsburg, PA 17815
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2004-CV-410

2004-ED-126

AFFIDAVIT PURSUANT TO RULE 3129.1

Citifinancial Services, 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: 385 Hillside Drive, Bloomsburg (Main Twp), PA 17815

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

David E. Quinn 385 Hillside Drive
Bloomsburg, PA 17815

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

Emily T. Quinn, Mortgagor 13902 Poplar Tree
Chantilly, VA 20151

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

Richard C. Maust 28 East Sixth Street
Bloomsburg, PA 17815

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

Plaintiff herein. See Caption above.

Citifinancial Inc. 1115 Old Berwick Road
Bloomsburg, PA 17815

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

Name	Address
------	---------

None

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
------	---------

Columbia County 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:

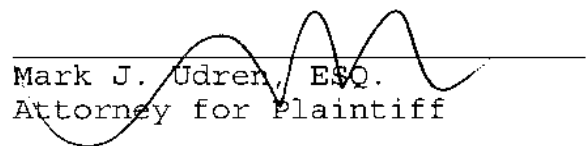
Name	Address
------	---------

Tenants/Occupants	385 Hillside Drive Bloomsburg (Main Twp), PA 17815
-------------------	---

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.

UDREN LAW OFFICES, P.C.

DATED: July 9, 2004


Mark J. Udren, ESQ.
Attorney for Plaintiff

UDREN LAW OFFICES, . .C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

Citifinancial Services, Inc.
7467 New Ridge Road
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Plaintiff

v.

David E. Quinn
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385 Hillside Drive
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2004-CV-410

2004-ED-126

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Emily T. Quinn, Mortgagor 13902 Poplar Tree
Chantilly, VA 20151

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

Name Address

Richard C. Maust 28 East Sixth Street
Bloomsburg, PA 17815

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

Name Address

Plaintiff herein. See Caption above.

Citifinancial Inc. 1115 Old Berwick Road
Bloomsburg, PA 17815

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

Name

Address

None

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

Columbia County 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

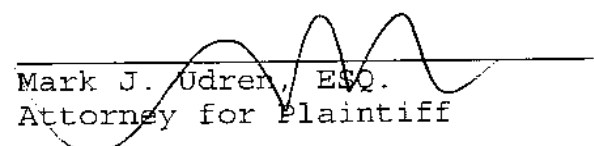
Tenants/Occupants

385 Hillside Drive
Bloomsburg (Main Twp), PA 17815

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.

UDREN LAW OFFICES, P.C.

DATED: July 9, 2004


Mark J. Udren, ESQ.
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Citifinancial Services, Inc.
7467 New Ridge Road
Suite 222
Hanover, MD 21076

Plaintiff

v.

David E. Quinn
Emily T. Quinn, Mortgagor
385 Hillside Drive
Bloomsburg, PA 17815

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2004-CV-410

2004-ED-126

Citifinancial Services, 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: 385 Hillside Drive, Bloomsburg (Main Twp), PA 17815

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

Name Address

David E. Quinn 385 Hillside Drive
Bloomsburg, PA 17815

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

Name Address

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Chantilly, VA 20151

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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:

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Address

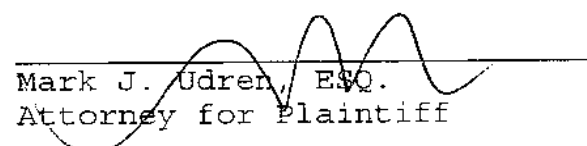
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WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

AT. .NEY FOR PLAINTIFF

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Suite 222
Hanover, MD 21076
Plaintiff
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Defendant(s)

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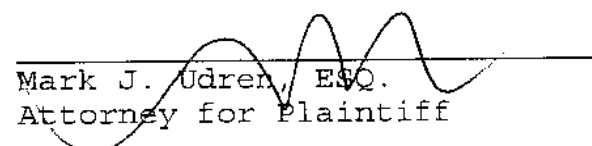
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COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2004-CV-410

2004-ED. 126

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: David E. Quinn
385 Hillside Drive
Bloomsburg, PA 17815

Your house (real estate) at 385 Hillside Drive, Bloomsburg (Main Twp), PA 17815 is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$133,935.57, 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) 669-5400.
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 856-669-5400.

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 856-669-5400.

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
Lawyer Referral Service
Susquehanna Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
Lawyer Referral Service
Susquehanna Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Main, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the northerly side of Hillside Drive and in line of lands now or late of Bloomsburg Mills, Inc.;

THENCE along the northerly side of the aforesaid Hillside Drive, South 75 degrees 30 minutes West 143 feet to an iron pin in line of other lands now or late of the grantors herein;

THENCE along other lands of the grantor, North 14 degrees 30 minutes West 135 feet to a point in line of Lot No. 84;

THENCE along Lots Nos. 84 and 85, North 75 degrees 30 minutes East, 143 feet to an iron pin in line of lands now or late of Bloomsburg Mills, Inc.;

THENCE along said lands, South 14 degrees 30 minutes East 135 feet to a point, the place of **BEGINNING**.

IT BEING the westerly one hundred (100) feet of Lot No. 73 and the easterly forty-three (43) feet of Lot No. 74, as shown on a draft of Wonderview, Inc., prepared by Howard Fetterolf, R.E., on December 15, 1966 for Clyde E. Yohey, as revised and redrawn November 9, 1968 by L. E. B.

EXCEPTING AND RESERVING unto the Grantor, (Clyde E. Yohey) his heirs and assigns, the full free liberty and right at all time hereafter forever, to have and use a strip of land ten (10) feet wide along the north end of the aforescribed lot hereby granted for any and all purposes connected with the use of excavating and installing water mains to carry water to the above described lands and other lands now owned by the Grantor (Clyde E. Yohey) and furthermore reserving the right to dig and bury said mains, to repair, maintain and do all other things necessary for the maintenance and upkeep of same.

BEING KNOWN AS: 385 HILLSIDE DRIVE, BLOOMSBURG (MAIN TWP), PA
17815

PROPERTY ID NO.: 22-01B-15

TITLE TO SAID PREMISES IS VESTED IN DAVID E. QUINN BY DEED FROM DAVID E. QUINN AND EMILY T. QUINN, HUSBAND AND WIFE DATED 03/13/03 RECORDED 11/06/03 INSTRUMENT NO.: 200314408.

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LAW OFFICES
MARK J. UDREN & ASSOCIATES
1040 NORTH KINGS HIGHWAY
SUITE 500
CHERRY HILL, NEW JERSEY 08034
856 . 669-5400
FAX: 856 . 669-5399

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

July 9, 2004

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

RE: Citifinancial Services, Inc.
vs.
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Emily T. Quinn, Mortgagor
Columbia County, CCP No. 2004-CV-410

Please be informed that the last known address of our defendant(s), Emily T. Quinn, Mortgagor is outside of Columbia County. As a result, our office will be using an outside servicer to serve the defendant(s) with the enclosed Notice of Sheriff Sale. When service has been successfully completed our office will file the proof of service.

Thank you,



Connie Voigt
Foreclosure Specialist

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD

SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856. 669-5400

FAX: 856. 669-5399

PENNSYLVANIA OFFICE

215-568-9500

215-568-1141 FAX

MARK J. UDREN*

STUART WINNEG**

GAYL SPIVAK ORLOFF***

HEIDI R. SPIVAK***

CHRISTOPHER J. FOX***

MARISA JOY MYERS***

LORRAINE DOYLE**

ALAN M. MINATO***

DWIGHT MICHAELSON***

***ADMITTED NJ, PA, FL**

***ADMITTED NJ, PA, FL**

****ADMITTED PA**

*****ADMITTED NJ, PA**

TINA MARIE RICH

OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

July 9, 2004

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

Re: Citifinancial Services, Inc.
vs.
David E. Quinn
Emily T. Quinn, Mortgagor
Columbia County C.C.P. No. 2004-CV-410

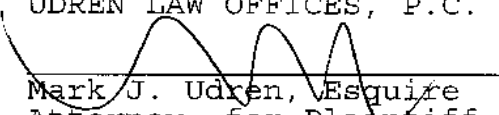
Dear Sir:

Please serve the Defendant(s), David E. Quinn at 385 Hillside Drive
Bloomsburg, PA 17815.

Defendants must be served personally due to Divorce Action.

Please then, **POST** the property with the Handbill at 385 Hillside
Drive, Bloomsburg (Main Twp), PA 17815.

UDREN LAW OFFICES, P.C.


Mark J. Udren, Esquire
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
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111 WOODCREST ROAD
SUITE 200

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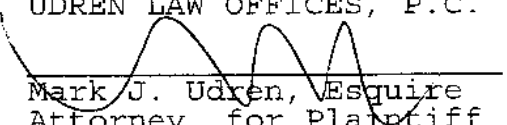
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UDREN LAW OFFICES, P.C.


Mark J. Udren, Esquire
Attorney for Plaintiff

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

UDREN LAW OFFICES, PC

PA ESCROW ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



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1-800-175-2000
3-180/360

14722 14722
NUMBER

****One Thousand Five hundred dollars and Zero cents****

**PAY
TO THE
ORDER
OF**

Sheriff of Columbia County

DATE

07/08/2004

AMOUNT

\$1,500.00

VOID AFTER 90 DAYS

For Sheriff Sale Deposit 03120526 Quinn

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

014722 0360018081 35 589745 3