

SHERIFF'S SALE COST SHEET

CitiFinancial Services vs. April Maslinski
 NO. 156-04 ED NO. 733-04 JD DATE/TIME OF SALE 12-8-04/1100

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>8.60</u>
TOTAL ***** \$ <u>379.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>589.88</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>814.88</u>	

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	<u>308.90</u>
SCHOOL DIST. 20	\$	<u>855.75</u>
DELINQUENT 20	\$	<u>83.21</u>
TOTAL ***** \$ <u>1977.86</u>		

MUNICIPAL FEES DUE:		
SEWER 20	\$	<u>192.24</u>
WATER 20	\$	
TOTAL ***** \$ <u>192.24</u>		

SURCHARGE FEE (DSTE)	\$	<u>110.00</u>
MISC. _____	\$	
_____	\$	
TOTAL ***** \$ <u>-0-</u>		

TOTAL COSTS (OPENING BID) \$ 3525.48

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

CitiFinancial Services vs April Maslinski

NO. 156-04 ED NO. 733-04 JD

DATE/TIME OF SALE: 12-8-04 1100

BID PRICE (INCLUDES COST) \$ 3525.48

POUNDAGE - 2% OF BID \$ 70.51

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3595.99

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Det H. [Signature] Agent

FOR SELLER

TOTAL DUE: \$ 3595.99

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2245.99

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

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LAW OFFICES
MAJCAN-SCHAEGLER-KELLEHER
TRUSTEE ACCOUNT

901 WEST LEHIGH STREET, SUITE 200
BETHLEHEM, PENNSYLVANIA 18018



CHECK NO. 2690

Two Thousand Two Hundred Forty Five ***** 99/100

PAY TO THE ORDER OF

Columbia County Sheriff
PO Box 380
Bloomsburg, PA 17815

DATE Dec 17/2004 AMOUNT \$2,245.99

Balance due on Sheriff's Sale/Maslinski

⑈002690⑈ ⑆231371799⑆ 5500000380⑈

[Signature]
VOID AFTER 90 DAYS

**LAW OFFICES
MAJCZAN-SCHAEDLER-KELLEHER**

Frank L. Majczan, Jr.
Richard J. Schaedler
Kevin J. Kelleher

901 West Lehigh Street
Suite 200
Bethlehem, PA 18018

Telephone 610-882-2111
Facsimile 610-882-2588

December 17, 2004

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

**RE: CITIFINANCIAL SERVICES, INC., VS. APRIL
MASLINSKI A/K/A APRIL J. MASLINSKI
NO. 2004-CV-733**

Dear Sir/Madam:

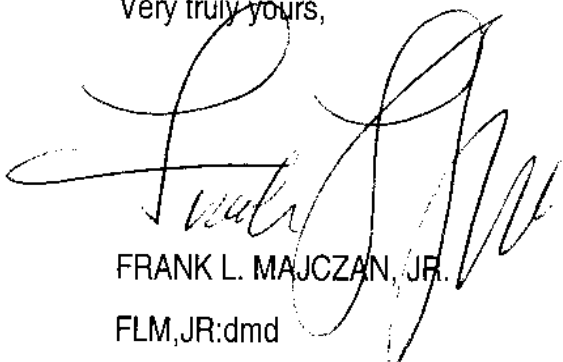
I am pleased to enclose herewith my trustee check payable to the Sheriff of Columbia County in the amount of Two Thousand, Two Hundred, Forty-Five and 99/100 (\$2,245.99) Dollars as the balance due and owing on the Sheriff's Sale held on December 8, 2004, relative to the above-captioned matter. I have enclosed a copy of your Cost Sheet for your easy reference in this regard.

The deed should be vested in the name of Citifinancial Services, Inc., 1111 Northpoint Drive, Suite 100, Coppell, Texas 75019.

I would appreciate if you could advise me when the Deed to the subject premises has been recorded and furnish me with a copy of that document together with the appropriate Volume and Page assigned by the Office of the Recorder of Deeds of Columbia County, Pennsylvania.

Thank you for your anticipated cooperation in this regard. Should you have any questions or require anything further, please do not hesitate to contact me.

Very truly yours,



FRANK L. MAJCZAN, JR.

FLM,JR:dmd

Enclosures

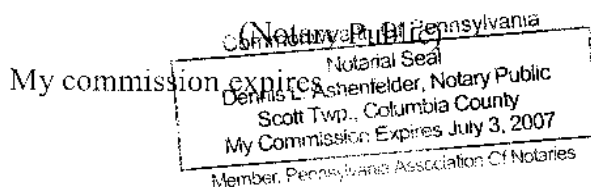
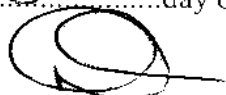
*FOUNDED AS BUTTERFIELD & JOACHIM
Thomas E. Butterfield, Jr. (1914-1990) and William B. Joachim, Jr. (1918-2002)*

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 November 17, 24, December 1, 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.



Sworn and subscribed to before me this 3rd day of December, 2004.



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 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.

APRIL MASLINSKI

WRIT OF EXECUTION #156 OF 2004 ED

POSTING OF PROPERTY

NOVEMBER 3, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF APRIL MASLINSKI AT 226 DUVAL STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

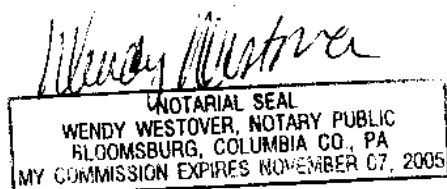
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 4TH DAY OF NOVEMBER 2004



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA. 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6360

CITIFINANCIAL SERVICES, INC.

Docket # 156ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

APRIL MASLINSKI A/K/A APRIL J.
MASLINSKI

AFFIDAVIT OF SERVICE

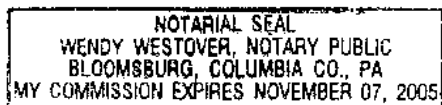
NOW, THIS WEDNESDAY, SEPTEMBER 22, 2004, AT 12:05 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON APRIL MASLINSKI A/K/A APRIL J.
MASLINSKI AT 226 DUVAL STREET, BERWICK BY HANDING TO APRIL MASLINSKI, A
TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE
CONTENTS THEREOF.

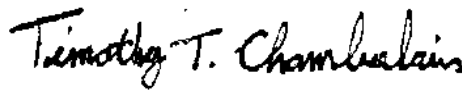
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, SEPTEMBER 24, 2004

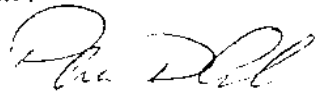


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF



X
P. D'ANGELO
DEPUTY SHERIFF

**LAW OFFICES
MAJCZAN-SCHAEDLER-KELLEHER**

Frank L. Majczan, Jr.
Richard J. Schaedler
Kevin J. Kelleher

901 West Lehigh Street
Suite 200
Bethlehem, PA 18018

Telephone 610-882-2111
Facsimile 610-882-2588

October 20, 2004

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

**RE: CITIFINANCIAL SERVICES, INC. VS.
APRIL MASLINSKI a/k/a APRIL J. MASLINSKI
C.C.P., COLUMBIA COUNTY, NO. 2004-CV-733**

Dear Sir/Madam:

Enclosed please find for filing in your office an original and one (1) copy of my Certificate of Mailing Notice relative to the above-captioned matter.

Kindly return time-stamped copies of these documents to me in the enclosed self-addressed, stamped envelope.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,


FRANK L. MAJCZAN, JR.

FLM,JR/dmd

Enclosures

cc: Office of the Sheriff

CITIFINANCIAL SERVICES, INC.,
7467 New Ridge Road, Suite 200
Hanover, MD 21076,

Plaintiff

vs.

APRIL MASLINSKI a/k/a
APRIL J. MASLINSKI
226 Duval Street
Berwick, Pa. 18603

Defendants

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NO. 2004-CV-733

CIVIL ACTION - MORTGAGE FORECLOSURE

CERTIFICATE OF MAILING NOTICE

The undersigned certifies that Notice of the Sheriff's Sale of real property scheduled for Wednesday, December 8, 2004, at 11:00 A.M. in the above-captioned matter was sent to the following by mailing such Notice on October 19, 2004 by First Class Mail/Certificate of Mailing, true and correct copies of which are attached hereto:

- (i) Columbia County Domestic Relations Office
PO Box 380
Bloomsburg, Pa. 17815
- (ii) Columbia County Child Support
Enforcement Agency
PO Box 380
Bloomsburg, Pa. 17815
- (iii) Columbia County Tax Claim Bureau
PO Box 380
Bloomsburg, Pa. 17815

(iv) Occupant(s)
226 Duval Street
Berwick, Pa. 18603

DATED: October 20, 2004

A handwritten signature in black ink, appearing to read 'Frank L. Majczan, Jr.', written over a horizontal line.

FRANK L. MAJCZAN, JR., ESQUIRE
ATTORNEY FOR PLAINTIFF
ATTORNEY I.D. #17638

**LAW OFFICES
MAJCZAN-SCHAEDLER-KELLEHER**

Frank L. Majczan, Jr.
Richard J. Schaedler
Kevin J. Kelleher

901 West Lehigh Street
Suite 200
Bethlehem, PA 18018

Telephone 610-882-2111
Facsimile 610-882-2588

October 19, 2004

Columbia County Domestic Relations Office
PO Box 380
Bloomsburg, Pa. 17815

NOTICE OF SALE OF REAL PROPERTY TO POSSIBLE LIEN HOLDER OR OCCUPANT

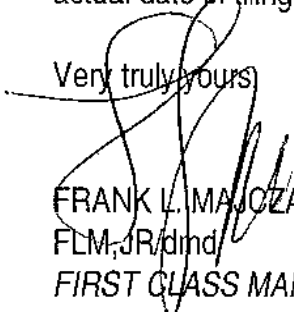
Please be advised that the property and improvements, if any, located in the **Borough of Berwick, Columbia County, Pennsylvania known as 226 Duval Street, Berwick, Columbia County, Pennsylvania, Tax Parcel No. 04A-02-115**, as described on the sheet attached hereto, will be sold by the Sheriff of Columbia County on **Wednesday, December 8, 2004 at 11:00 A.M. in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, Pennsylvania**, pursuant to a judgment entered in the amount of \$56,013.83, in the Court of Common Pleas of Columbia County as No. 2004-CV-733, in favor of Plaintiff, Citifinancial Services Inc., and against April Maslinski a/k/a April J. Maslinski, Defendant.

A search of the records, inspection of the property or other information received indicates that you may have a lien or mortgage on the above premises securing an obligation owed to you or may have a right to possession of the premises which will be terminated by this Sheriff's Sale. When the Sheriff's Sale takes place your lien, if any, may be removed from the above premises whether or not the sale price is sufficient to pay your obligation or any part of it and your right to occupy the premises, if any, may be terminated.

The record indicates that you may have a lien against this property.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than thirty (30) days after the said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of filing of said schedule. You should check with the Columbia County Sheriff's Office by calling **(717) 389-5622** to determine the actual date of filing of said schedule.

Very truly yours,


FRANK L. MAJCZAN, JR.
FLM, JR/dmd

FIRST CLASS MAIL/CERTIFICATE OF MAILING

FOUNDED AS BUTTERFIELD & JOACHIM

Thomas E. Butterfield, Jr. (1914-1990) and William B. Joachim, Jr. (1918-2002)

**LAW OFFICES
MAJCZAN-SCHAEDLER-KELLEHER**

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Bethlehem, PA 18018

Telephone 610-882-2111
Facsimile 610-882-2588

October 19, 2004

Columbia County Child Support
Enforcement Agency
PO Box 380
Bloomsburg, Pa. 17815

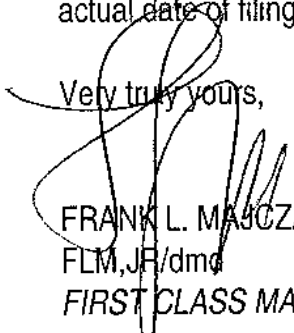
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**LAW OFFICES
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Bethlehem, PA 18018

Telephone 610-882-2111
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October 19, 2004

Columbia County Tax Claim Bureau
PO Box 380
Bloomsburg, Pa. 17815

NOTICE OF SALE OF REAL PROPERTY TO POSSIBLE LIEN HOLDER OR OCCUPANT

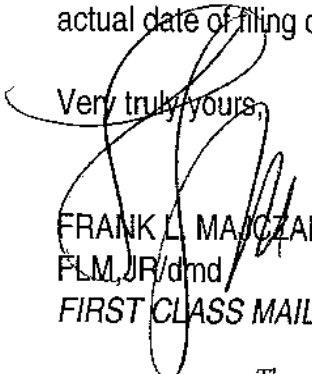
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FLM, JR/dmd

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**LAW OFFICES
MAJCZAN-SCHAEDLER-KELLEHER**

Frank L. Majczan, Jr.
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Kevin J. Kelleher

901 West Lehigh Street
Suite 200
Bethlehem, PA 18018

Telephone 610-882-2111
Facsimile 610-882-2588

October 19, 2004

Occupant(s)
226 Duval Street
Berwick, Pa. 18603

NOTICE OF SALE OF REAL PROPERTY TO POSSIBLE LIEN HOLDER OR OCCUPANT

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A search of the records, inspection of the property or other information received indicates that you may have a lien or mortgage on the above premises securing an obligation owed to you or may have a right to possession of the premises which will be terminated by this Sheriff's Sale. When the Sheriff's Sale takes place your lien, if any, may be removed from the above premises whether or not the sale price is sufficient to pay your obligation or any part of it and your right to occupy the premises, if any, may be terminated.

The record indicates that you may have an interest in this property.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than thirty (30) days after the said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of filing of said schedule. You should check with the Columbia County Sheriff's Office by calling **(717) 389-5622** to determine the actual date of filing of said schedule.

Very truly yours,


FRANK L. MAJCZAN, JR.

FLM/JR/dmd

FIRST CLASS MAIL/CERTIFICATE OF MAILING

FOUNDED AS BUTTERFIELD & JOACHIM

Thomas E. Butterfield, Jr. (1914-1990) and William B. Joachim, Jr. (1918-2002)

DESCRIPTION

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

BEGINNING at a point on the Southerly side of Duval Street at the Northeast corner of Lot No. 62; thence along Duval Street in an Easterly direction fifty-five (55) feet to a point; thence along line of land now or late of Hiram D. Evans, in a Southerly direction parallel with Chestnut Street, one hundred and forty-seven (147) feet seven (7) inches, more or less, to Sixteenth Street; thence along said Street in a Westerly direction fifty-five (55) feet to line of Lot No. 62 aforesaid; thence along said lot in a Northerly direction one hundred and forty-seven (147) feet seven (7) inches to the place of beginning.

SAME being Lot No. 63 and part of Lot No. 64 as marked and numbered on Duval Dickson's Second Plot of Lots.

Tax Parcel #04A-02-115

MAJCZAN-SCHAEDELER-KELLEHER
901 W. Lehigh Street, Suite 200
Bethlehem, PA 18018

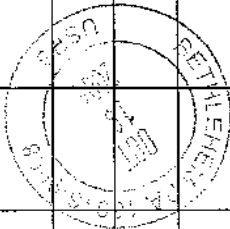
Check type ☐ Registered Mail ☐ Return Receipt (RM) for Merchandise
☐ Express ☐ Certified ☐ Insured ☐ Del. Confirmation (DC)
☐ Registered ☐ Int'l Rec. Del.
☐ Insured ☐ COD

If Registered by mail, check below:
☐ Insured ☐ Not Insured
 as certificate of mailing, or for additional copies of this bill.
 Postmark and Date of Receipt

Line	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value (If Reg.)	Insured Value	Due Sender If COD	RM Fee	DC Fee	SC Fee	SH Fee	SD Fee	FD Fee	Remarks
1	CF/MAUGH	William J. Maugh, 101 Lucia Street Buena Vista, Pa. 15018	60	30											
2		William J. Maugh, 6524 Jackson Street Pittsburgh, Pa. 15206	60	30											
3	CF/MASLINSKI	Columbia County Domestic Relations Office, PO Box 380 Bloomsburg, Pa. 17815	37	30											
4		Columbia County Child Support Enforcement Agency, PO Box 380 Bloomsburg, Pa. 17815	37	30											
5		Columbia County Tax Claim Bureau, PO Box 380 Bloomsburg, Pa. 17815	37	30											
6		Occupants, 226 Duval Street Berwick, Pa. 18603	37	30											
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 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 insurance 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 Standard Mail (A) and Standard Mail (B) parcels.										

PS Form 3877, April 1999

Complete by Typewriter, Ink, or Ball Point Pen



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.

Article Addressed to:

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

Article Number
(Transfer from service label)

7004 0

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>Citifinancial Services, Inc. 7467 New Ridge Road Hanover, MD 21076</p>		<p>B. Received by (Printed Name) C. Date of Delivery</p> <p>Michael J. Smith SEP 27 2004</p> <p>Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7004 0550 0000 7003 5242</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>2. Article Number (Transfer from service label)</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	

Tax Notice 2004 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

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

MASLINSKI APRIL
 226 DUVAL STREET
 BERWICK PA 18603

IF YOU DESIRE A RECEIPT, SEND A SELF-ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

DATE 03/01/2004 BILL NO 4809

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING LIGHT FIRE BORO RE	19,745	5.646	109.25	111.48	122.63
		.845	16.35	16.68	18.35
		.75	14.51	14.81	15.55
		1.25	24.19	24.68	25.91
		6.1	118.03	120.44	126.46
The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT		282.33	288.09	308.90
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

This tax returned to courthouse on: January 1, 2005

CNTY	TWP
Discount 2%	2%
Penalty 10%	5%
PARCEL: 04A-02-115-00,000	
226 DUVAL ST	
1869 Acres	Land
	Buildings
Total Assessment	3,256
	16,489
	19,745

FILE COPY

TAX NOTICE 2004 SCHOOL REAL ESTATE
 BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:

CONNIE C. GINGHER
 1615 LINCOLN AVENUE
 BERWICK, PA 18603

RS MON, TUES, THURS, FRI 9:30am - 4pm DURING DISCT. CLOSED WED FRI AND HOLIDAY AFTER DISCT.
PHONE 570-752-7442

FOR BERWICK AREA SCHOOL DISTRICT				DATE 08/01/2004	BILL# 002589
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	19745	39.400	762.39	777.95	855.75
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE					
PAY THIS AMOUNT			762.39	777.95	855.75
			Sept 30 IF PAID ON OR BEFORE	Nov 30 IF PAID ON OR BEFORE	Dec 1-15 IF PAID AFTER

SCHOOL PL. 10%

A WSKI APRIL
I 226 DUVAL ST
L BERWICK PA 18603

T
O

PROPERTY DESCRIPTION		ACCT.
PARCEL 04A02 11500000		
226 DUVAL ST	3256.00	THIS TAX RETURNED
20000-9864	16489.00	TO COURT HOUSE:
0.19 ACRES		December 15, 2004

Original

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/17/2004

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 156ED2004

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT APRIL MASLINSKI A/K/A APRIL J. MASLINSKI

PERSON/CORP TO SERVED	PAPERS TO SERVED
APRIL MASLINSKI A/K/A APRIL J. MASLINSKI	WRIT OF EXECUTION - MORTGAGE FORECLOSURE
226 DUVAL STREET	
BERWICK	

SERVED UPON APRIL MASLINSKI

RELATIONSHIP _____ IDENTIFICATION _____


DATE 09-22-04 TIME 1205 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY  DATE 09.22.04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/17/2004

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 156ED2004

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT APRIL MASLINSKI A/K/A APRIL J. MASLINSKI

PERSON/CORP TO SERVED
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Connie Gingher

RELATIONSHIP _____ IDENTIFICATION _____

DATE 09-22-04 TIME 1155 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY Paul DATE 09-22-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/17/2004

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 156ED2004

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT APRIL MASLINSKI A/K/A APRIL J. MASLINSKI

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON KRISTY R. 11/16

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 09-22-04 TIME 1210 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE

09-22-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/17/2004

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 156ED2004

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT APRIL MASLINSKI A/K/A APRIL J. MASLINSKI

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON April J. Maslinski Cust GRS.

RELATIONSHIP _____ IDENTIFICATION _____

DATE 09.23.04 TIME 5:20 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

John Delle

DATE 09.23.04

BERWICK AREA JOINT SEWER AUTHORITY
1108 FREAS AVENUE
BERWICK, PENNSYLVANIA 18603
(570) 752-8477 FAX # (570) 752-8479

DATE: September 22, 2004

NUMBER OF PAGES
(Including cover page) 2

To: Timothy T. Chamberlain

Company: Sheriff of Columbia County

Facsimile: (570) 389-5625

Phone Number: (570) 389-5622

From: Kristy Romig, Authority Clerk

Company: BAJSA

Subject: Sheriff sale letter

If you do not receive all of the pages, or if any part of the transmittal is illegible, please call us at (570) 752-8477.

KR
Facsimile Operator



September 22, 2004

Timothy T. Chamberlain
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

CITIFINANCIAL SERVICES, INC.

VS

APRIL MASLINSKI A/K/A APRIL J. MASLINSKI

DOCKET # 156ED2004

JD # 733JD2004

Dear Timothy:

The outstanding balance on sewer account #121231 for the property located at 226 Duval Street, Berwick, Pa through December 2004 is \$192.24. Please feel free to contact me with any questions that you may have.

Sincerely,

Kristy Romig
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 22-SEP-04

FEE: \$5.00

CERT. NO: 78

MASLINSKI APRIL
226 DUVAL STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20000-9864
LOCATION: LOT 63 S SIDE DUVAL ST
PARCEL: 04A-02 -115-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2003	PRIM	797.87	15.34		0.00	813.21
TOTAL DUE :						\$813.21

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: December ,2004

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2003

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/17/2004

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 156ED2004

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT APRIL MASLINSKI A/K/A APRIL J. MASLINSKI

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

SERVED UPON Leanne Becker

RELATIONSHIP Tax Clerk IDENTIFICATION _____

DATE 09 22 04 TIME 0815 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

Flu Oh DATE 09 22 04

REAL ESTATE OUTLINE

ED # 156-04

DATE RECEIVED 9-17-04
DOCKET AND INDEX 9-22-04
SET FILE FOLDER UP 9-22-04

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 ✓ CK# 2396

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

SALE DATE Dec. 8, 2004 TIME 1100
POSTING DATE Nov. 3, 2004
ADV. DATES FOR NEWSPAPER
1ST WEEK Nov. 17
2ND WEEK 24
3RD WEEK Dec. 1, 04

SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2004 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 156 OF 2004 ED AND CIVIL WRIT NO. 733 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'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point on the Southerly side of Duval Street at the Northeast corner of Lot No. 62; thence along Duval Street in an Easterly direction fifty-five (55) feet to a point; thence along line of land now or late of Hiram D. Evans, in a Southerly direction parallel with Chestnut Street, one hundred and forty-seven (147) feet seven (7) inches, more or less, to Sixteenth Street; thence along said Street in a Westerly direction fifty-five (55) feet to line of Lot No. 62 aforesaid; thence along said lot in a Northerly direction one hundred and forty-seven (147) feet seven (7) inches to the place of beginning.

SAME being Lot No. 63 and part of Lot No. 64 as marked and numbered on Duval Dickson's Second Plot of Lots.

Tax Parcel #-04A-02-115

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
Frank L. Majczan, Jr.
901 W. Lehigh Street
Bethlehem, PA 18018

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

SHERIFF'S SALE

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Plaintiff's Attorney
Frank L. Majczan, Jr.
901 W. Lehigh Street
Bethlehem, PA 18018

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

SHERIFF'S SALE

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Plaintiff's Attorney
Frank L. Majczan, Jr.
901 W. Lehigh Street
Bethlehem, PA 18018

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

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

CITIFINANCIAL SERVICES, INC.
7467 New Ridge Road, Suite 200
Hanover, MD 21076

Plaintiff

vs.

APRIL MASLINSKI a/k/a
APRIL J. MASLINSKI
226 Duval Street
Berwick, Pa. 18603

Defendant

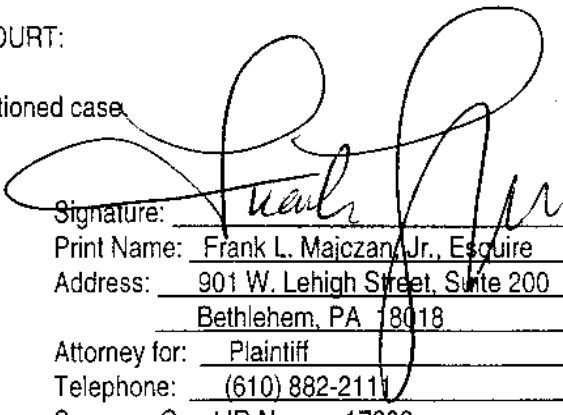
: File No. 2004-CV-733 2004-ED-156
: (To be completed by Attorney)
: Amount \$56,013.83
: Interest \$ (from August 13, 2004 to
: date of Sheriff's Sale at a per diem rate of \$9.84
: Costs _____
: _____
: (To be completed by Proth/Clerk)
: Pltf. Paid _____
: Deft. Paid _____
: Due Proth/Clerk _____
: Other Costs _____
: _____
: _____

PRAECIPE FOR WRIT OF EXECUTION - MORTGAGE FORECLOSURE

TO THE PROTHONOTARY/CLERK OF SAID COURT:

Issue writ of execution in the above captioned case.

DATE: SEPTEMBER 8, 2004

Signature: 
Print Name: Frank L. Majczan, Jr., Esquire
Address: 901 W. Lehigh Street, Suite 200
Bethlehem, PA 18018
Attorney for: Plaintiff
Telephone: (610) 882-2111
Supreme Court ID No.: 17638

2004 SEP 13 A 9:09

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

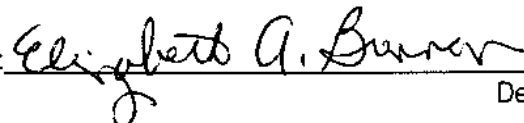
2004-ED-156
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Columbia) ss:

TO THE SHERIFF OF SAID COUNTY:

To satisfy the judgment, interest and costs in the above-captioned case, you are directed to levy upon and sell the property described in the attached description.

DATE: 9/17/04


Prothonotary/Clerk, Civil Division

by: 
Deputy

**LAW OFFICES
MAJCZAN-SCHAEDLER-KELLEHER**

Frank L. Majczan, Jr.
Richard J. Schaedler
Kevin J. Kelleher

901 West Lehigh Street
Suite 200
Bethlehem, PA 18018

Telephone 610-882-2111
Facsimile 610-882-2588

September 8, 2004

Office of the Prothonotary
Columbia County Courthouse
Bloomsburg, PA 17815

2004 SEP 13 A 9 09
CLERK OF COURT

**RE: CITIFINANCIAL SERVICES, INC., VS. APRIL
MASLINSKI A/K/A APRIL J. MASLINSKI
C.C.P., COLUMBIA COUNTY, NO. 2004-CV-733**

Dear Sir/Madam:

Enclosed herewith for filing in your office you will find the following requisite documents for the scheduling of a Sheriff's Sale relative to the above-captioned matter:

1. An original and one (1) copy of a Praeipe for Writ of Execution;
2. An original and three (3) copies of the legal description of the property;
3. An original and one (1) copy of the Affidavit Pursuant to Rule 3129.1;
5. An original and three (3) copies of Notice of Sheriff's Sale of Real Property;
6. An original and one (1) copy of the Affidavit of Address/Ownership;
8. An original and one (1) copies of Waiver of Watchman/Insurance;
9. An original Order for Service form;
10. My check payable to the Prothonotary of Columbia County in the amount of \$23.00 in payment of the requisite filing fee;
11. My check payable to the Sheriff of Columbia County in the amount of \$1,350.00;
12. A self-addressed, stamped envelope for return of a time-stamped copy of the Praeipe for Writ of Execution; and
13. A self-addressed, stamped envelope for the Sheriff's Returns of Service.

I would appreciate if you would insure that the Sheriff's Office receives the necessary paperwork, together with the check and a self-addressed, stamped envelope.

Office of the Prothonotary
of Columbia County
Page Two
September 8, 2004

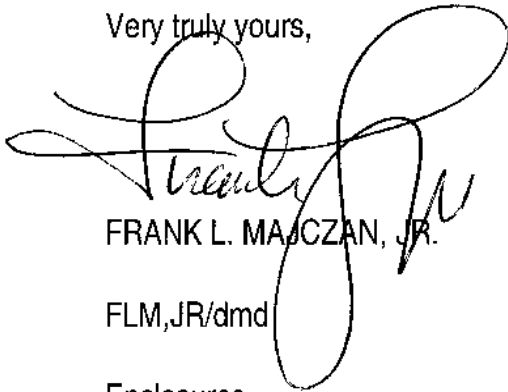
Additionally, by copy of this letter to the Sheriff's Office, I am requesting that they advise my office of the date of the scheduled Sale in order for me to notify lienholders of record and file a Certification that I have done so.

As well, please note the date of Sale must be filled in on all of the appropriate correspondence.

Finally, kindly return a time-stamped copy of the Praeipe for Writ of Execution and receipt to my office in the enclosed self-addressed, stamped envelope.

I trust you will find everything to be in proper order. However, should you require anything further, please do not hesitate to contact me.

Very truly yours,

A large, stylized handwritten signature in black ink, appearing to read 'Frank L. Majczan, Jr.', is written over the typed name and initials.

FRANK L. MAJCZAN, JR.

FLM, JR/dmd

Enclosures

cc: Real Estate Clerk, Columbia County Sheriff's Office

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

CITIFINANCIAL SERVICES, INC.,
7467 New Ridge Road, Suite 200
Hanover, MD 21076,

Plaintiff

vs.

APRIL MASLINSKI a/k/a
APRIL J. MASLINSKI
226 Duval Street
Berwick, Pa. 18603

Defendants

NO. 2004-CV-733

2004-ED-156

CIVIL ACTION - MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

CitiFinancial Services, Inc., Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located in the Borough of Berwick, Columbia County, Pennsylvania, and known as 226 Duval Street, Berwick, Columbia County, Pennsylvania 18603.

1. The name and last known address of the owner is April Maslinski a/k/a April J. Maslinski, 226 Duval Street, Berwick, Columbia County, Pennsylvania 18603.
2. The name and last known address of the Defendant in Judgment is April Maslinski a/k/a April J. Maslinski, 226 Duval Street, Berwick, Columbia County, Pennsylvania 18603.
3. The name and last known address of every Judgment creditor whose Judgment is a record lien on the real property to be sold is:
 - (i) CitiFinancial Services, Inc.
7467 New Ridge Road, Suite 200
Hanover, MD 21076
No. 2004-CV-733
Entered on August 17, 2004
Amount of Judgment - \$56,013.83

4. The names and addresses of the last recorded holders of every Mortgage of record are:

- (i) CitiFinancial Services, Inc.
7467 New Ridge Road, Suite 200
Hanover, MD 21076
Recorded on September 17, 2001
Instrument #200109277
Mortgage Amount - \$48,701.34

5. The names and addresses of every other person who has any record lien on the property affected by the sale:

None

6. The names and addresses of every other person who has any record interest in the property which may be affected by the sale:

None

7. The names and addresses of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

- (i) Columbia County Domestic Relations Office
PO Box 380
Bloomsburg, Pa. 17815
- (ii) Columbia County Child Support
Enforcement Agency
PO Box 380
Bloomsburg, Pa. 17815

(iii) Columbia County Tax Claim Bureau
PO Box 380
Bloomsburg, Pa. 17815

(iv) Occupant(s)
226 Duval Street
Berwick, Pa. 18603

The addresses listed above is the last known reasonably ascertainable address after a reasonable search conducted by the Plaintiff.

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

DATED: SEPTEMBER 8, 2004



FRANK L. MAJCZAN, JR., ESQUIRE
ATTORNEY FOR PLAINTIFF
ATTORNEY I.D. NO. 17638

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

CITIFINANCIAL SERVICES, INC.,
7467 New Ridge Road, Suite 200
Hanover, MD 21076,

Plaintiff

vs.

APRIL MASLINSKI a/k/a
APRIL J. MASLINSKI
226 Duval Street
Berwick, Pa. 18603

Defendants

NO. 2004-CV-733

2004-ED-156

CIVIL ACTION - MORTGAGE FORECLOSURE

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2. The name and last known address of the Defendant in Judgment is April Maslinski a/k/a April J. Maslinski, 226 Duval Street, Berwick, Columbia County, Pennsylvania 18603.
3. The name and last known address of every Judgment creditor whose Judgment is a record lien on the real property to be sold is:
 - (i) CitiFinancial Services, Inc.
7467 New Ridge Road, Suite 200
Hanover, MD 21076
No. 2004-CV-733
Entered on August 17, 2004
Amount of Judgment - \$56,013.83

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- (i) CitiFinancial Services, Inc.
7467 New Ridge Road, Suite 200
Hanover, MD 21076
Recorded on September 17, 2001
Instrument #200109277
Mortgage Amount - \$48,701.34

5. The names and addresses of every other person who has any record lien on the property affected by the sale:

None

6. The names and addresses of every other person who has any record interest in the property which may be affected by the sale:

None

7. The names and addresses of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

- (i) Columbia County Domestic Relations Office
PO Box 380
Bloomsburg, Pa. 17815
- (ii) Columbia County Child Support
Enforcement Agency
PO Box 380
Bloomsburg, Pa. 17815

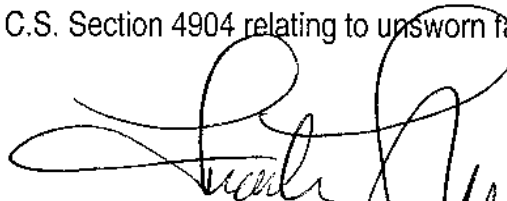
(iii) Columbia County Tax Claim Bureau
PO Box 380
Bloomsburg, Pa. 17815

(iv) Occupant(s)
226 Duval Street
Berwick, Pa. 18603

The addresses listed above is the last known reasonably ascertainable address after a reasonable search conducted by the Plaintiff.

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

DATED: SEPTEMBER 8, 2004



FRANK L. MAJCZAN, JR., ESQUIRE
ATTORNEY FOR PLAINTIFF
ATTORNEY I.D. NO. 17638

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

CITIFINANCIAL SERVICES, INC.,
7467 New Ridge Road, Suite 200
Hanover, MD 21076,

Plaintiff

vs.

APRIL MASLINSKI a/k/a
APRIL J. MASLINSKI
226 Duval Street
Berwick, Pa. 18603

Defendants

NO. 2004-CV-733

2004-ED-154

CIVIL ACTION - MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE OF REAL ESTATE PURSUANT
TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1**

TO: APRIL MASLINSKI A/K/A APRIL J. MASLINSKI

Your property situate in the Borough of Berwick, Columbia County, Pennsylvania, and known as 226 Duval Street, Berwick, Columbia County, Pennsylvania 18603, is scheduled to be sold at Sheriff's Sale on _____ 2004, at _____ M. in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the Court Judgment of \$56,013.83 plus interest obtained by CitiFinancial Services, Inc. against you.

NOTICE OF OWNER'S RIGHTS

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

1. The sale will be canceled if you pay to CitiFinancial Services, Inc. the back payments, late charges, costs and reasonable attorney fees due. To find out how much you must pay, you may call:

Frank L. Majczan, Jr., Esquire
Attorney for Plaintiff
(610) 882-2111

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 listed below on how to obtain an attorney.)

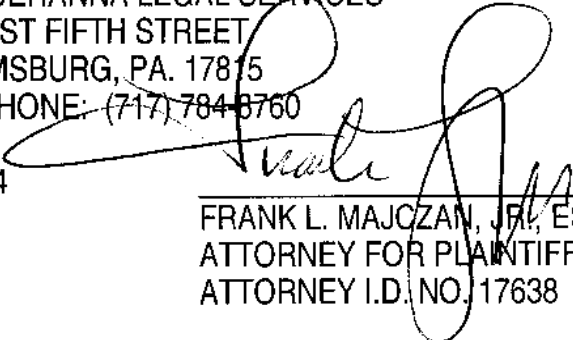
YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

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 the Columbia County Sheriff's Office at (717) 389-5622.
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 the property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call the Columbia County Sheriff's Office at (717) 389-5622.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (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 the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

SUSQUEHANNA LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA. 17815
TELEPHONE: (717) 784-8760

DATED: SEPTEMBER 8, 2004



FRANK L. MAJCZAN, JR., ESQUIRE
ATTORNEY FOR PLAINTIFF
ATTORNEY I.D. NO. 17638

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

CITIFINANCIAL SERVICES, INC.,
7467 New Ridge Road, Suite 200
Hanover, MD 21076,

Plaintiff

vs.

APRIL MASLINSKI a/k/a
APRIL J. MASLINSKI
226 Duval Street
Berwick, Pa. 18603

Defendants

NO. 2004-CV-733

2004-ED-156

CIVIL ACTION - MORTGAGE FORECLOSURE

AFFIDAVIT OF ADDRESS/OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF *LEHIGH*

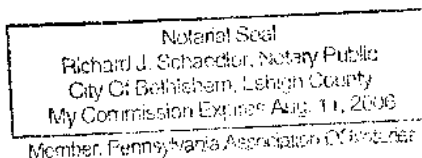
SS:

I, FRANK L. MAJCZAN, JR., ESQUIRE, being duly sworn according to law, hereby depose and say I am the counsel for CitiFinancial Services, Inc., and to the best of my knowledge, information and belief, the last known address of April Maslinski a/k/a April J. Maslinski, Defendant in the within action, is 226 Duval Street, Berwick, Columbia County, Pennsylvania 18603 and that the above-named Defendant is the owner of the property involved in this action.

SWORN TO AND SUBSCRIBED
before me this 8th day of September, 2004.

Richard J. Schaeffer
NOTARY PUBLIC

Frank L. Majczan, Jr.
FRANK L. MAJCZAN, JR., ESQUIRE
ATTORNEY FOR PLAINTIFF
ATTORNEY I.D. NO. 17638



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

CITIFINANCIAL SERVICES, INC.,
7467 New Ridge Road, Suite 200
Hanover, MD 21076,

Plaintiff

vs.

APRIL MASLINSKI a/k/a
APRIL J. MASLINSKI
226 Duval Street
Berwick, Pa. 18603

Defendants

NO. 2004-CV-733

2004-CV-156

CIVIL ACTION - MORTGAGE FORECLOSURE

AFFIDAVIT OF ADDRESS/OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF *LEHIGH*

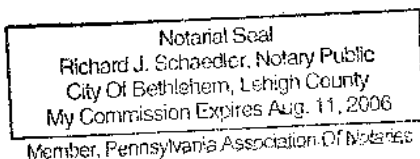
SS:

I, FRANK L. MAJCZAN, JR., ESQUIRE, being duly sworn according to law, hereby depose and say I am the counsel for CitiFinancial Services, Inc., and to the best of my knowledge, information and belief, the last known address of April Maslinski a/k/a April J. Maslinski, Defendant in the within action, is 226 Duval Street, Berwick, Columbia County, Pennsylvania 18603 and that the above-named Defendant is the owner of the property involved in this action.

SWORN TO AND SUBSCRIBED
before me this 8th day of September, 2004.

Richard J. Schaedler
NOTARY PUBLIC

Frank L. Majczan, Jr.
FRANK L. MAJCZAN, JR., ESQUIRE
ATTORNEY FOR PLAINTIFF
ATTORNEY I.D. NO. 17638



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

Attorney for Plaintiff
FRANK L. MAJCZAN, JR., ESQUIRE

Now SEPTEMBER 8, 2004, the Sheriff is hereby released from all liability to protect the property described in the above Execution by insurance, which insurance is hereby waived.



Attorney for Plaintiff
FRANK L. MAJCZAN, JR., ESQUIRE

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

Attorney for Plaintiff
FRANK L. MAJCZAN, JR., ESQUIRE

Now SEPTEMBER 8, 2004, the Sheriff is hereby released from all liability to protect the property described in the above Execution by insurance, which insurance is hereby waived.



Attorney for Plaintiff
FRANK L. MAJCZAN, JR., ESQUIRE

SHERIFF'S DEPARTMENT ORDER FOR SERVICE

SHERIFF OF COLUMBIA COUNTY

PO BOX 380

BLOOMSBURG, PA. 17815

(570) 389-5624

CITIFINANCIAL SERVICES, INC.

PLAINTIFF

VS.

APRIL MASLINSKI a/k/a

APRIL J. MASLINSKI

DEFENDANTS

All information from the Attorney must be filled in before service can be made.

Please prepare a separate order for service form for each defendant to be served by the Sheriff.

Prothonotary No. 2004-CV-733

Type of Writ or Complaint:

Writ of Execution

TO THE SHERIFF OF COLUMBIA COUNTY, PA:

YOU ARE HEREBY REQUESTED TO MAKE SERVICE UPON THE FOLLOWING PARTY BY:

☐ CERTIFIED MAIL
☒ SHERIFF (PERSONAL)

☐ DEPUTIZED
☐ POST

☐ OTHER (USE SPECIAL INSTRUCTION)

SPECIAL INSTRUCTIONS:

PLEASE SERVE ABOVE DOCUMENT(S) UPON:

APRIL MASLINSKI a/k/a APRIL J. MASLINSKI
DEFENDANT NAME

226 DUVAL STREET,
BERWICK, PA. 18603

LOCATION

(MUST HAVE VALID ADDRESS OR DIRECTIONS).

ATTORNEY NAME, ADDRESS AND SIGNATURE:

FRANK L. MAJCZAN, JR., ESQUIRE

901 W. LEHIGH STREET, SUITE 200

BETHLEHEM, PA 18018

TELEPHONE: (610) 882-2111

SIGNATURE: 

FOR SHERIFF USE ONLY

NOW, _____

I, SHERIFF OF COLUMBIA COUNTY, PA, DO
HEREBY DEPUTIZE THE SHERIFF OF

TO EXECUTE THE WITHIN AND MAKE
RETURN THEREOF ACCORDING TO LAW.

SHERIFF OF COLUMBIA COUNTY, PA

PLEASE PROVIDE SELF-ADDRESSED STAMPED ENVELOPE FOR RETURN OF SERVICE

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person or levy or attachment without liability on the part of such

DESCRIPTION

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

BEGINNING at a point on the Southerly side of Duval Street at the Northeast corner of Lot No. 62; thence along Duval Street in an Easterly direction fifty-five (55) feet to a point; thence along line of land now or late of Hiram D. Evans, in a Southerly direction parallel with Chestnut Street, one hundred and forty-seven (147) feet seven (7) inches, more or less, to Sixteenth Street; thence along said Street in a Westerly direction fifty-five (55) feet to line of Lot No. 62 aforesaid; thence along said lot in a Northerly direction one hundred and forty-seven (147) feet seven (7) inches to the place of beginning.

SAME being Lot No. 63 and part of Lot No. 64 as marked and numbered on Duval Dickson's Second Plot of Lots.

Tax Parcel #04A-02-115

DESCRIPTION

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

BEGINNING at a point on the Southerly side of Duval Street at the Northeast corner of Lot No. 62; thence along Duval Street in an Easterly direction fifty-five (55) feet to a point; thence along line of land now or late of Hiram D. Evans, in a Southerly direction parallel with Chestnut Street, one hundred and forty-seven (147) feet seven (7) inches, more or less, to Sixteenth Street; thence along said Street in a Westerly direction fifty-five (55) feet to line of Lot No. 62 aforesaid; thence along said lot in a Northerly direction one hundred and forty-seven (147) feet seven (7) inches to the place of beginning.

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Tax Parcel #04A-02-115

LAW OFFICES MAJCZAN-SCHAEGLER-KELLEHER - TRUSTEE ACCOUNT

2396

DATE : Sep 8/2004
CHE # : 2396
AMOUNT: \$1,350.00
ACCOUNT: TRUST - 2
PAID TO: Columbia County Sheriff
PO Box 380
Bloomsburg
PA
17815

Sheriff's Deposit - Writ of Execution

CLIENT: 348 - April Maslinski
MATTER: Maslinsk-M04

LAW OFFICES
MAJCZAN-SCHAEGLER-KELLEHER
TRUSTEE ACCOUNT

901 WEST LEHIGH STREET, SUITE 200
BETHLEHEM, PENNSYLVANIA 18018

One Thousand Three Hundred Fifty ***** DATE 8/2004 AMOUNT 00/100

PAY TO THE ORDER OF

Columbia County Sheriff
PO Box 380
Bloomsburg, PA 17815

Sheriff's Deposit - Writ of Execution

CHECK NO.

2396 2396



Details on back

VOID AFTER 90 DAYS

[Handwritten signature]

⑈002396⑈ ⑆231371799⑆ 5500000360⑈