

No 15593

COUNTY OF COLUMBIA  
GENERAL FUND  
BLOOMSBURG, PA.

60-593  
313

COMMISSIONERS

DATE	VOUCHER No.	AMOUNT
April 22, 2005	04-15593	\$18.85

VOID AFTER 60 DAYS

*Paul H. Kipp*

Chief Clerk  
PAY

COUNTY OF  
COLUMBIA

18dols 85cts

DOLLARS

To  
THE  
ORDER  
OF

Columbia County Sheriff

PAYABLE AT  
FIRST COLUMBIA BANK & TRUST CO.  
BLOOMSBURG, PA.

*Shirley F. Banks*

Treasurer

1031305931

104966811

INVOICE No.	MEMO	AMT. INVOICE	DISCOUNT	NET
04-15593	Refund Ronald C Banks Tax Claim Bureau.  210-04	\$18.85		\$18.85

Please Detach Before Depositing. Attached Check Is in Full Settlement of as Per Voucher. No Receipt Required.  
If additional information is desired, please communicate with the County Commissioner's Office.

after 5-6-05  
210-2004

# SHERIFF'S SALE COST SHEET

City Financial Services VS. Ronald Banks  
 NO. 216-04 ED NO. 938-04 JD DATE/TIME OF SALE 3-23-05 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>37.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>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>8.00</u>
TOTAL ***** \$ <u>412.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>737.72</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>962.72</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>266.32</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>1699.64</u>
TOTAL ***** \$ <u>1965.96</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) \$ 3522.18

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

CitiFinancing/ Sus VS Renald Banks

NO. 210-04 ED NO. 938-04 JD

DATE/TIME OF SALE: 3-23-05 0900

BID PRICE (INCLUDES COST) \$ 3522.18

POUNDAGE - 2% OF BID \$ 70.44

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

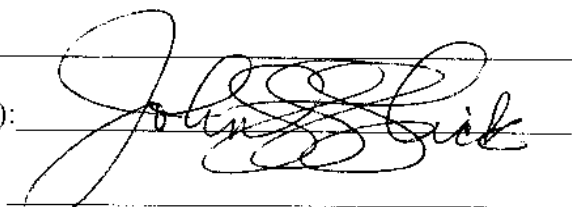
TOTAL AMOUNT NEEDED TO PURCHASE \$ 3592.62

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

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

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

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



TOTAL DUE: \$ 3592.62

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 2242.62

**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

March 30, 2005

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

**RE: CITIFINANCIAL SERVICES, INC., vs.  
RONALD C. BANKS  
C.C.P., COLUMBIA COUNTY, NO. 2004-CV-938**

Dear Sir/Madam:

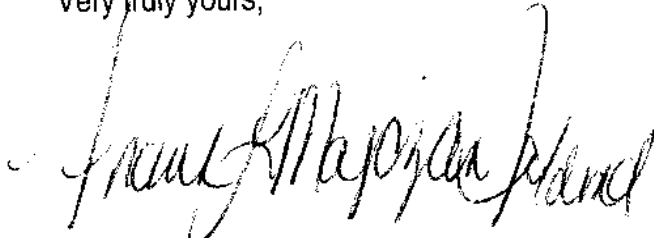
I am pleased to enclose herewith my trustee check payable to the Sheriff of Columbia County in the amount of Two Thousand, Two Hundred, Forty-Two and 62/100 (\$2,242.62) Dollars as the balance due and owing on the Sheriff's Sale held on March 23, 2005, relative to the above-captioned matter. I have enclosed 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, Building 1, 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

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

CitiFinancial Svs VS Rena/ol Banks

NO. 210-04 ED NO. 938-04 JD

DATE/TIME OF SALE: 3-23-05 0900

BID PRICE (INCLUDES COST) \$ 3522.18

POUNDAGE - 2% OF BID \$ 70.44

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3592.62

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

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

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

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 3592.62

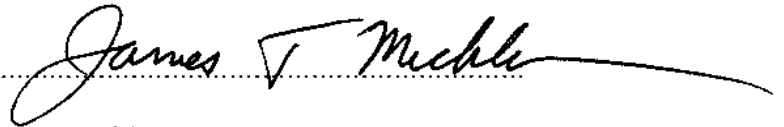
LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 2242.62

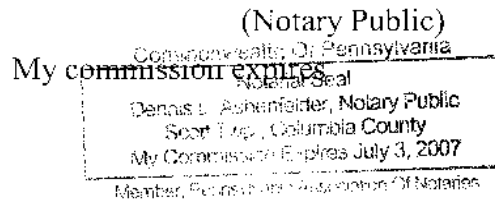
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

James T. Micklow, Treasurer, 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 that day and on the attached notice March 2, 9, 16, 2005, 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 18<sup>th</sup> day of MARCH 2005.





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.

.....

LIVERY

**LAW OFFICES  
MAJCZAN-SCHAEDELER-KELLEHER  
TRUSTEE ACCOUNT**

901 WEST LEHIGH STREET, SUITE 200  
BETHLEHEM, PENNSYLVANIA 18018



CHECK NO. 2921 2921

Two Thousand Two Hundred Forty Two \*\*\*\*\* 62/100  
PAY TO THE ORDER OF DATE AMOUNT

Mar 30/2005 \$2,242.62

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

VOID AFTER 90 DAYS

*Deborah Schaele*

Balance due and owing on Sheriff's Sale/Banks

⑈002921⑈ ⑆231371799⑆ 5500000360⑈

MARCH 23, 2005

9:00 AM COLUMBIA MALL-COLUMBIA MALL DRIVE BLOOMSBURG-PARCEL #18-02-048-03 NO TAXES

9:00 AM WILLIAM & RENA HUMMEL-2401 WEST FRONT ST. BERWICK-PARCEL #06-1B-2027 <sup>April Amount.</sup> 2,362.44  
(2003 & 2004 Taxes)

9:00 AM RONALD BANKS-225 RIDGE ST. BLOOMSBURG-PARCEL #31-4C1-036 1,694.64  
2003 & 2004 TAXES

9:30 AM DARNELL ADAMS-18 WASHINGTONVILLE RD BLOOMSBURG-PARCEL #21-13-00104 545.36  
2004 TAXES

9:30 AM TROY & MELISSA BECK-144 MUNICIPAL ROAD BERWICK-PARCEL #07-10B-021-56 4,795.11  
2001, 2002, 2003 & 2004

10:30 AM ROBERT & ALLISON COOK-215 CRANBERRY RUN ROAD BLOOMSBURG-PARCEL #01-16-00203 NO TAXES

10:30 AM STEVEN & HEATHER POWERS-427 E. 11<sup>TH</sup> ST. BERWICK-PARCEL #04A-10-012-01 NO TAXES

11:00 AM ANGELO & KAREN DEMARCO-335 MARY ST. BERWICK-PARCEL #04A-01-067 3,950.66  
2002, 2003 & 2004

+ 15.00

per Deb

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.

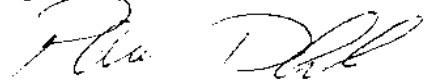
RONALD BANKS

WRIT OF EXECUTION #210 OF 2004 ED

POSTING OF PROPERTY

FEBRUARY 16, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF RONALD BANKS AT 225 RIDGE STREET BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

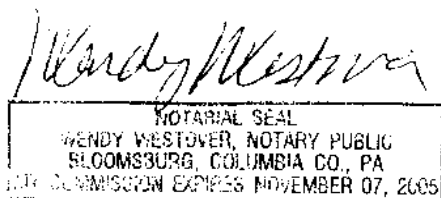
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 16<sup>TH</sup> DAY OF FEBRUARY 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) 784-0266

SHERIFF'S RETURN OF NO SERVICE

CITIFINANCIAL SERVICES, INC.

210ED2004

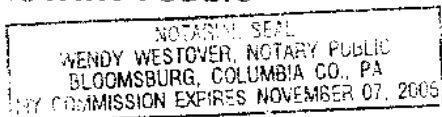
VS.

RONALD C. BANKS

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF  
THIS 1/26/2005 FOR THE FOLLOWING REASONS:  
CERTIFIED MAIL UNCLAIMED

SWORN AND SUBSCRIBED BEFORE ME  
THIS Thursday, February 17, 2005

NOTARY PUBLIC



SO ANSWERS :

TIMOTHY T. CHAMBERLAIN  
SHERIFF

210

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

February 3, 2005

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

**RE: CITIFINANCIAL SERVICES, INC. VS.  
RONALD C. BANKS  
C.C.P., COLUMBIA COUNTY, NO. 2004-CV-938**

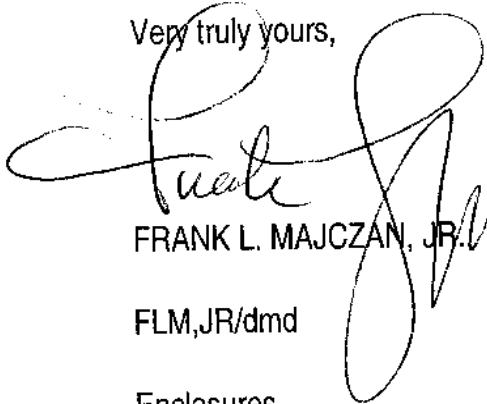
Dear Sir/Madam:

Enclosed please find an original and one (1) copy of an Affidavit of Service for filing in regard to the above-captioned matter.

Kindly file and return one time-stamped copy of the Affidavit of Service to me in the self-addressed, stamped envelope provided for your convenience.

Should you need anything further, please do not hesitate to contact me. Thank you for your courtesy and cooperation in this matter.

Very truly yours,



FRANK L. MAJCZAN, JR.

FLM,JR/dmd

Enclosures

cc: Real Estate Clerk, Office of the Sheriff (w/enclosure)

MAJCZAN-SCHAEDLER-KELLEHER  
901 W. Lehigh Street, Suite 200  
Bethlehem, PA 18018  
(610) 882-2111

Attorney for Plaintiff

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

Plaintiff

vs.

RONALD C. BANKS  
502 River Road  
Belington, WV 26250

Defendant

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

: NO. 2004-CV-938

: CIVIL ACTION - MORTGAGE FORECLOSURE


**AFFIDAVIT OF SERVICE**

COMMONWEALTH OF PENNSYLVANIA

:  
: SS.:

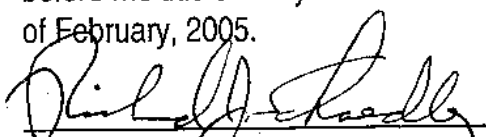
COUNTY OF

I, FRANK L. MAJCZAN, JR., ESQUIRE, counsel for Plaintiff, CITIFINANCIAL SERVICES, INC., do hereby certify that a true and correct copy of the Writ of Execution, legal description, Notice of Sheriff's Sale Pursuant to Pennsylvania Rule of Civil Procedure 3129.1, was mailed to Defendant, Ronald C. Banks, by letter dated January 28, 2005, and sent by Certified Mail/Return Receipt Requested/Restricted Delivery to RR1, Box 77, Philippi, West Virginia 26416. A copy of the letter of transmittal and signed receipts for Certified Mail are attached hereto, made a part hereof and collectively marked Exhibit "A."

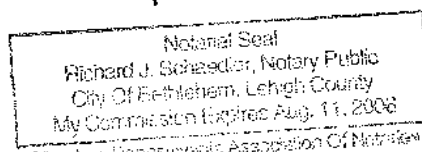


FRANK L. MAJCZAN, JR., ESQUIRE  
ATTORNEY FOR PLAINTIFF  
ATTORNEY I.D. NO. 17638

SWORN TO AND SUBSCRIBED  
before me this 3rd day  
of February, 2005.



NOTARY PUBLIC



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

January 28, 2005

Ronald C. Banks  
RR1, Box 77  
Philippi, WV 26416

**RE: CITIFINANCIAL SERVICES, INC., vs.  
RONALD C. BANKS  
C.C.P., COLUMBIA COUNTY, NO. 2004-CV-938**

Dear Mr. Banks:

Enclosed please find the following documents served upon you as a named Defendant relative to the above-captioned matter:

- (1) Writ of Execution filed on December 27, 2004;
- (2) Legal description of the subject premises; and
- (3) A Notice of Sheriff's Sale of Real Estate Pursuant to Pennsylvania Rule of Civil Procedure 3129.1 scheduling a Sheriff's Sale for Wednesday, March 23, 2005, at 9:00 A.M. in Bloomsburg, Pennsylvania.

Very truly yours,



FRANK L. MAJCZAN, JR.

FLM, JR/dmd

Enclosures

**CERTIFIED MAIL/RETURN RECEIPT REQUESTED**

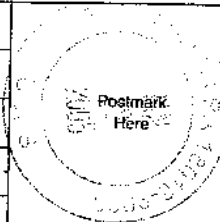
7003 1680 0002 0905 5996

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



Sent To **RONALD C. BANKS**  
 Street, Apt. No.,  
 or PO Box No. **RR 1, BOX 77**  
 City, State, ZIP+4 **PHILIPPI, WV 26416**

PS Form 3800, June 2002

See Reverse for Instructions

**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:

RONALD C. BANKS  
 RR 1, BOX 77  
 PHILIPPI, WV 26416

**RECEIVED**

**FEB 03 2005**

2. Article Number

(Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X** *Ronald C. Banks* ☐ Agent ☒ Addressee

B. Received by (Printed Name)

*Ronald C. Banks*

C. Date of Delivery

*1/31/05*

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

If YES, enter delivery address below: ☒ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

7003 1680 0002 0905 5996

**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

January 20, 2005

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

**RE: CITIFINANCIAL SERVICES, INC., vs.  
RONALD C. BANKS  
C.C.P., COLUMBIA COUNTY, NO. 2004-CV-938**

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 (w/enclosure)

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

NO. 2004-CV-938

vs.

RONALD C. BANKS  
502 River Road  
Belington, WV 26250

Defendant

**CIVIL ACTION - MORTGAGE FORECLOSURE**

**CERTIFICATE OF MAILING NOTICE**

The undersigned certifies that Notice of the Sheriff's Sale of real property scheduled for Wednesday, March 23, 2005, at 9:00 A.M. in the above-captioned matter was sent to the following by mailing such Notice on January 19, 2005 by First Class Mail/Certificate of Mailing, true and correct copies of which are attached hereto:

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

Occupant(s)  
225 Ridge Street  
Bloomsburg, Pa. 17815

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

Commonwealth of Pennsylvania  
Department of Welfare  
Health and Welfare Bldg. - Room 432  
PO Box 2675  
Harrisburg, PA 17105

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

Citifinancial Services, Inc.  
1111 Northpoint Drive, Suite 100  
Coppell, Texas 75019

DATED: JANUARY 20, 2005

FRANK L. MAJCHAN, 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

January 19, 2005

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 **Township of Scott, Columbia County, Pennsylvania known as 225 Ridge Street, Bloomsburg, Pennsylvania, Tax Parcel No. 31-4C1-036**, as described on the sheet attached hereto, will be sold by the Sheriff of Columbia County on **Wednesday, March 23, 2005 at 9:00 A.M. in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, Pennsylvania**, pursuant to a judgment entered in the amount of \$54,348.00, in the Court of Common Pleas of Columbia County as No. 2004-CV-938, in favor of Plaintiff, Citifinancial Services Inc., and against Ronald C. Banks, 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/cmd

FIRST CLASS MAIL/CERTIFICATE OF MAILING

**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

January 19, 2005

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

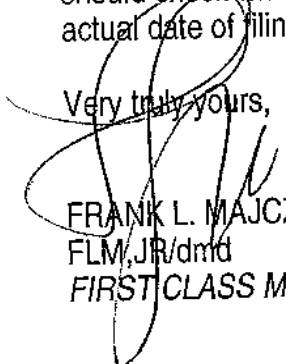
Please be advised that the property and improvements, if any, located in the **Township of Scott, Columbia County, Pennsylvania known as 225 Ridge Street, Bloomsburg, Pennsylvania, Tax Parcel No. 31-4C1-036**, as described on the sheet attached hereto, will be sold by the Sheriff of Columbia County on **Wednesday, March 23, 2005 at 9:00 A.M. in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, Pennsylvania**, pursuant to a judgment entered in the amount of \$54,348.00, in the Court of Common Pleas of Columbia County as No. 2004-CV-938, in favor of Plaintiff, Citifinancial Services Inc., and against Ronald C. Banks, 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.

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Very truly yours,

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

FIRST CLASS MAIL/CERTIFICATE OF MAILING

**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

January 19, 2005

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

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

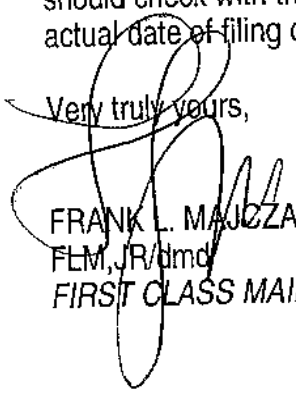
Please be advised that the property and improvements, if any, located in the **Township of Scott, Columbia County, Pennsylvania known as 225 Ridge Street, Bloomsburg, Pennsylvania, Tax Parcel No. 31-4C1-036**, as described on the sheet attached hereto, will be sold by the Sheriff of Columbia County on **Wednesday, March 23, 2005 at 9:00 A.M. in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, Pennsylvania**, pursuant to a judgment entered in the amount of \$54,348.00, in the Court of Common Pleas of Columbia County as No. 2004-CV-938, in favor of Plaintiff, Citifinancial Services Inc., and against Ronald C. Banks, 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

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

January 19, 2005

Occupant(s)  
225 Ridge Street  
Bloomsburg, Pa. 17815

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

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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

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Kevin J. Kelleher

901 West Lehigh Street  
Suite 200  
Bethlehem, PA 18018

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

January 19, 2005

Citifinancial Services, Inc.  
1111 Northpoint Drive, Suite 100  
Coppell, Texas 75019

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

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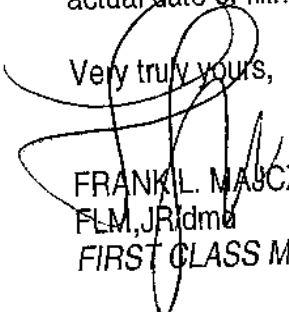
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The record indicates that you have a lien against this property as follows:

Mortgage in the amount of \$9,291.23 recorded on March 12, 2002 in the Recorder of Deeds Office of Columbia County, Pennsylvania to Instrument #200203017.

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:dma

FIRST CLASS MAIL/CERTIFICATE OF MAILING

**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

January 19, 2005

Commonwealth of Pennsylvania  
Department of Welfare  
Health and Welfare Bldg. -Room 432  
PO Box 2675  
Harrisburg, Pa. 17105

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

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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.  
ELM, JR./dmd

FIRST CLASS MAIL/CERTIFICATE OF MAILING

### DESCRIPTION

ALL THAT CERTAIN messuage and piece, parcel or lot of land situate in the Village of Almedia, in the Township of Scott, in the County of Columbia, and State of Pennsylvania, bounded and described according to an old survey as follows:

BEGINNING at a corner on the west side of the public road leading from the Canal to the Lime Ridge and running thence along said Road, South twenty-nine and one-half degrees East, five and twenty-four twenty-fifths rods to a corner; thence by land now or formerly of Richard Hopper South sixty-eight and one-fourth degrees West, thirteen and five-tenths rods to a corner; thence by land now or late of James Hopper North twenty-nine and one-half degrees West, five and twenty-four twenty-fifths rods to a road sixteen feet, sometimes called Sneiderman's Alley, and thence along said Road North sixty-eight and one-fourth degrees East, thirteen and five-tenths rods to the place of Beginning.

CONTAINING eighty square perches of land, be the same more or less.

A dwelling house and outbuildings are erected thereon.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

Parcel ID# 31-4C1-036

**It Registered Mail.** Affix stamp here if issued as certificate of mailing, or for additional copies of this bill.

☐ Insured

Line	Article Number	Addressee Name, Street, and PO Address	Def. Confirmation (DC)			Insured Value	Dua Sender If COD	Date of Receipt			Remarks
			Postage	Fee	Handling Charge			Actual Value (If Reg.)	RR Fee	DC Fee	
1	CF/BANKS	Columbia County Domestic Relations Office, PO Box 380 Bloomsburg, Pa. 17815	.37	.30							
2		Columbia County Child Support Enforcement Agency, PO Box 380 Bloomsburg, Pa. 17815	.37	.30							
3		Columbia County Tax Claim Bureau, PO Box 380 Bloomsburg, Pa. 17815	.37	.30							
4		Commonwealth of Pennsylvania, Department of Welfare, Health and Welfare Building, Room 432, PO Box 2675 Harrisburg, Pa. 17105	.37	.30							
5		Occupant(s), 225 Ridge Street Bloomsburg, Pa. 17815	.37	.30							
6		Citifinancial Services, Inc., 1111 Northpoint Drive, Suite 100 Coppell, Texas 75019	.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.					

FROM :  
Tax Notice 2004 County & Municipality

FAX NO. : 5703840423

Jan. 07 2005 04:07PM P2  
DATE BILL NO.

SCOTT TWP

03/01/2004

27821

**MAKE CHECKS PAYABLE TO:**

H James Hock  
2628 Old Berwick Rd  
Bloomsburg PA 17815

**HOURS:** TUE, WED, THUR, FRI 12:00 TO 5PM

**PHONE:** 570-784-7823

FOR: COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	25.767	5.648	142.57	145.48	160.03
SINKING		.845	21.33	21.77	23.95
FIRE		.251	6.34	6.47	7.12
TWP RE		2.93	73.99	75.50	83.05
WATER		.000374	9.45	9.64	10.60
The discount & penalty have been calculated for your convenience			253.68 April 30 If paid on or before	258.86 June 30 If paid on or before	284.75 June 30 If paid after
PAY THIS AMOUNT					

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

BANKS RONALD C  
225 RIDGE STREET  
BLOOMSBURG PA 17815

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 10 %  
PARCEL: 31-4C1-036-00,000  
225 RIDGE ST  
.5039 Acres Land 7,683  
Buildings 18,084  
Total Assessment 25,767

This tax returned to  
courthouse on:  
January 1, 2005

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment.

**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

WTD

FROM :  
TAX NOTICE 2004 SCHOOL REAL ESTATE

FAX NO. : 5703840423

Jan. 07 2005 04:07PM P1

SCOTT TOWNSHIP  
MAKE CHECKS PAYABLE TO:  
H. James Hock  
2626 Old Berwick Road  
Bloomsburg, PA 17815

FOR CENTRAL COLUMBIA SCHOOL DIST.

DATE 07/01/2004

BILL# 000076

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT DUE	INC PENALTY
REAL ESTATE	25767	28.370	716.39	731.01	604.11
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.			<b>PAY THIS AMOUNT</b>	716.39 AUG 31 IF PAID ON OR BEFORE	731.01 OCT 31 IF PAID ON OR BEFORE 604.11 NOV 1 IF PAID AFTER

HOURS Tue, Wed, Thur & Friday  
12:00pm TO 5:00pm  
PHONE 570-784-7823

M  
A  
I  
L  
BANKS RONALD C  
225 RIDGE STREET  
BLOOMSBURG PA 17815

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION		ACCT.
PARCEL 31 4C103600000		23528
225 RIDGE ST	7683.00	THIS TAX RETURNED TO COURT HOUSE JANUARY 1, 2005.
20000-8623	18084.00	
0.50 ACRES		

Copy 2

MTD

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
 DATE RECEIVED 12/28/2004

SERVICE# 3 - OF - 13 SERVICES  
 DOCKET # 210ED2004

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT RONALD C. BANKS  
 ATTORNEY FIRM FRANK L. MAJCZAN

PERSON/CORP TO SERVED
TENANT(S)
225 RIDGE ST.
BLOOMSBURG

PAPERS TO SERVED  
 WRIT OF EXECUTION - MORTGAGE  
 FORECLOSURE

SERVED UPON Anna Mae Banks

RELATIONSHIP mother of def IDENTIFICATION \_\_\_\_\_

DATE 1-7-05 TIME 1130 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	<u>TC</u>		DATE	

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/28/2004

SERVICE# 5 - OF - 13 SERVICES  
DOCKET # 210ED2004

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT RONALD C. BANKS  
ATTORNEY FIRM FRANK L. MAJCZAN

**PERSON/CORP TO SERVED**

H. JAMES HOCK-TAX COLLECTOR  
2626 OLD BERWICK ROAD  
BLOOMSBURG

**PAPERS TO SERVED**

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Postal

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

DATE 1-7-05 TIME 1113 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

TC DATE \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/28/2004

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 210ED2004

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT RONALD C. BANKS  
ATTORNEY FIRM FRANK L. MAJCZAN

**PERSON/CORP TO SERVED**

SCOTT SEWER  
350 TENNY ST.  
BLOOMSBURG

**PAPERS TO SERVED**

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

*Sharon Keller*

RELATIONSHIP

IDENTIFICATION

DATE

*1-7-05*

TIME

*0950*

MILEAGE

OTHER

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

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

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

*TC*

DATE

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:07-JAN-05

FEE:\$5.00

CERT. NO:413

BANKS RONALD C  
225 RIDGE STREET  
BLOOMSBURG PA 17815

DISTRICT: SCOTT TWP  
DEED 20000-8623  
LOCATION: RIDGE ST  
PARCEL: 31 -4C1-036-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
2003	PRIM	508.48	8.95	0.00	517.43
TOTAL DUE :					\$517.43 *

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April ,2005

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

REQUESTED BY:

Timothy T. Chamberlain, Sheriff

\* Does not include  
the 2004 Taxes

210

**PRIORITY CLAIM  
FOR  
SHERIFFS SALE**  
Please Print or Type

**EXECUTION NUMBER**  
2004CV938  
**DATE OF SALE**  
03/23/2005  
**AMOUNT**  
\$828.31

MR TIMOTHY T CHAMBERLAIN  
ACTING SHERIFF OF COLUMBIA COUNTY  
BOX 380

BLOOMSBURG PA 17815

CORPORATION TAX FILE (BOX) NUMBER	\$0.00
EMPLOYER EIN	\$0.00
SALES TAX LICENSE NUMBER	\$0.00
SOCIAL SECURITY NUMBER	\$828.31

**DEFENDANT RONALD C BANKS**

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

- ☐ Sales and Use Tax, 72 P.S. § 7242
- ☐ Employer Withholding Tax, 72 P.S. § 7345
- ☒ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

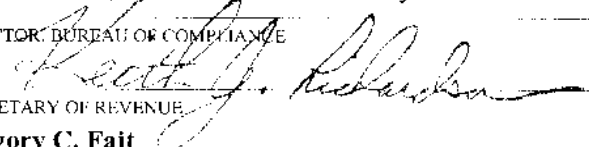
☐ Corporation Taxes, 72 P.S. § 1401

**STATEMENT OF ACCOUNT**

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Personal Income Tax	2/16/1994	1990	\$532.61
Personal Income Tax	9/5/2003	M29082	\$295.70
<b>TOTAL:</b>			<b>\$828.31</b>

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of  
Revenue 30 day of, December 2004

DIRECTOR, BUREAU OF COMPLIANCE  
  
SECRETARY OF REVENUE  
Gregory C. Fajt

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/28/2004

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 210ED2004

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT RONALD C. BANKS  
ATTORNEY FIRM FRANK L. MAJCZAN

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

SERVED UPON Leslie LEVIAN

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

DATE 1-3-5 TIME 0900 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

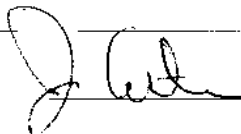
REMARKS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DEPUTY



DATE 1-3-5

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/28/2004

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 210ED2004

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT RONALD C. BANKS  
ATTORNEY FIRM FRANK L. MAJCZAN

**PERSON/CORP TO SERVED**

COLUMBIA COUNTY TAX CLAIM  
PO BOX 380  
BLOOMSBURG

**PAPERS TO SERVED**

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Renee

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

DATE 1-3-05 TIME 0855 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 JC DATE \_\_\_\_\_

# REAL ESTATE OUTLINE

ED # 216-04

DATE RECEIVED 12-28-04  
DOCKET AND INDEX 12-28-04  
SET FILE FOLDER UP 12-28-04

## 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# 2700

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

SALE DATE Mar. 23, 05 TIME 0900  
POSTING DATE Feb. 16, 05  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Mar 2  
2<sup>ND</sup> WEEK 9  
3<sup>RD</sup> WEEK 16, 05

# SHERIFF'S SALE

WEDNESDAY MARCH 23, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 210 OF 2004 ED AND CIVIL WRIT NO. 938 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 message and piece, parcel or lot of land situate in the Village of Almedia, in the Township of Scott, in the County of Columbia, and State of Pennsylvania, bounded and described according to an old survey as follows:

BEGINNING at a corner on the west side of the public road leading from the Canal to the Lime Ridge and running thence along said Road, South twenty-nine and one-half degrees East, five and twenty-four twenty-fifths rods to a corner; thence by land now or formerly of Richard Hopper South sixty-eight and one-fourth degrees West, thirteen and five-tenths rods to a corner; thence by land now or late of James Hopper North twenty-nine and one-half degrees West, five and twenty-four twenty-fifths rods to a road sixteen feet, sometimes called Sneedman's Alley, and thence along said Road North sixty-eight and one-fourth degrees East, thirteen and five-tenths rods to the place of Beginning.

CONTAINING eighty square perches of land, be the same more or less.  
A dwelling house and outbuildings are erected thereon.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

Parcel ID# 31-4C1-036

## 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  
901 West Lehigh Street  
Bethlehem, PA 18018

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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901 West Lehigh Street  
Bethlehem, PA 18018

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Frank L. Majczan  
901 West Lehigh Street  
Bethlehem, PA 18018

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.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.

RONALD C. BANKS  
502 River Road  
Belington, WV 26250

Defendant

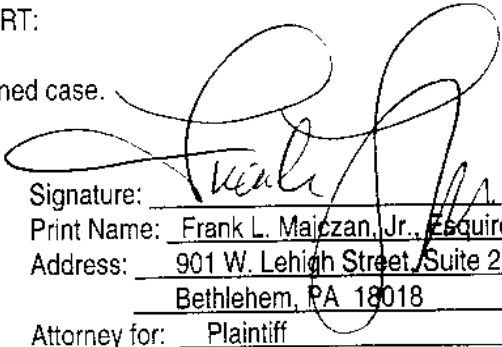
: File No. 2004-CV-938 2004-ED-210  
: (To be completed by Attorney)  
: Amount \$54,348.00  
: Interest \$ (from 11/16/04 to  
: date of Sheriff's Sale at a per diem rate of \$14.60  
: Costs Writ 23.00 pd. 10/28/04  
: \_\_\_\_\_  
: (To be completed by Proth/Clerk)  
: Pltf. Paid 30.50 pd. 8-30-04  
: Deft. Paid - 0 -  
: Due Proth/Clerk 7.00 Sat.  
: Other Costs 14.00 Judg. pa. 11-19-04  
: \_\_\_\_\_

**PRAECIPE FOR WRIT OF EXECUTION - MORTGAGE FORECLOSURE**

TO THE PROTHONOTARY/CLERK OF SAID COURT:

Issue writ of execution in the above captioned case.

DATE: December 21, 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

**WRIT OF EXECUTION - MORTGAGE FORECLOSURE**

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: December 28, 2004

  
Prothonotary/Clerk, Civil Division

by: \_\_\_\_\_ Deputy

FILED  
PROTHONOTARY  
2004 DEC 27 A 10:52

**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 21, 2004

Office of the Sheriff  
Columbia County Courthouse  
Bloomsburg, PA 17815

ATTN: REAL ESTATE CLERK

**RE: CITIFINANCIAL SERVICES, INC., vs.  
RONALD C. BANKS  
C.C.P., COLUMBIA COUNTY, NO. 2004-CV-938**

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 Praeceptum 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. One 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 Praeceptum 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  
December 21, 2004

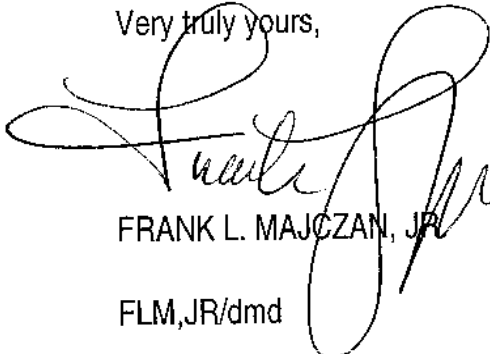
Additionally, by copy of this letter to the Sheriff's Office, I am requesting that they advise my office of the date of the scheduled Sale in order for me to notify lienholders of record and file a Certification that I have done so.

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 Praecipe 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

Office of the Prothonotary  
of Columbia County  
Page Two  
December 21, 2004

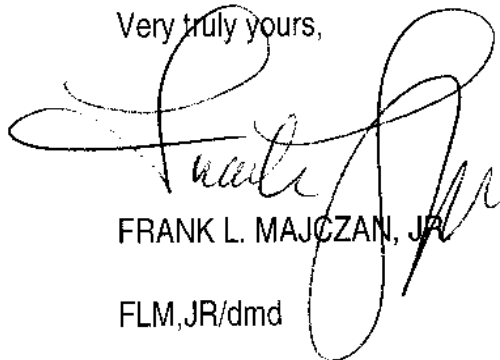
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Very truly yours,

A handwritten signature in black ink, appearing to read "Frank L. Majczan, Jr.", written over the typed name.

FRANK L. MAJCZAN, JR.

FLM,JR/dmd

Enclosures

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

**SHERIFF'S DEPARTMENT ORDER FOR SERVICE**  
SHERIFF OF COLUMBIA COUNTY  
PO BOX 380  
BLOOMSBURG, PA. 17815  
(570) 389-5624

CITIFINANCIAL SERVICES, INC.

\_\_\_\_\_  
PLAINTIFF

VS.

RONALD C. BANKS

\_\_\_\_\_  
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-938

2004-FD-210

Type of Writ or Complaint:

Writ of Execution-Mortgage Foreclosure

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:

Post Premises with Handbill

DEFENDANT NAME

225 Ridge Street

Bloomsburg, Pa. 17815

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 deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

### **DESCRIPTION**

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**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.

RONALD C. BANKS  
502 River Road  
Belington, WV 26250

Defendant

NO. 2004-CV-938

*2004-ED-510*

**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 Praeipe for the Writ of Execution was filed, the following information concerning the real property located in the Township of Scott, Columbia County, Pennsylvania, and known as 225 Ridge Street, Bloomsburg, Pennsylvania 17815.

1. The name and last known address of the owners is Ronald C. Banks, 502 River Road, Belington, West Virginia 26250 and/or RR1, Box 77, Phillippi, West Virginia 26416.
2. The name and last known address of the Defendants in Judgment is Ronald C. Banks, 502 River Road, Belington, West Virginia 26250 and/or RR1, Box 77, Phillippi, West Virginia 26416.
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.  
1111 Northpoint Drive, Suite 100  
Coppell, Texas 75019  
No. 2004-CV-938  
Entered on November 19, 2004  
Amount of Judgment - \$54,348.00

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

- (i) Citifinancial Services, Inc.  
1111 Northpoint Drive, Suite 100  
Coppell, Texas 75019  
Recorded on March 8, 2002  
Instrument #200202879  
Mortgage Amount - \$45,463.17

- (ii) CitiFinancial Services, Inc.  
1111 Northpoint Drive, Suite 100  
Coppell, Texas 75019  
Recorded on March 12, 2002  
Instrument #200203017  
Mortgage Amount - \$9,291.23

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

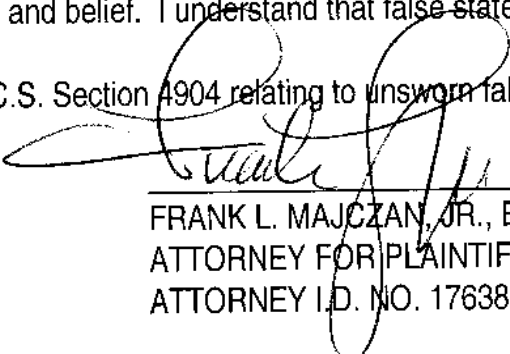
7. The names and addresses of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

- (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)  
225 Ridge Street  
Bloomsburg, Pa. 17815
- (v) Commonwealth of Pennsylvania  
Department of Welfare  
Health and Welfare Bldg. - Room 432  
PO Box 2675  
Harrisburg, PA 17105

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: DECEMBER 21, 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.

RONALD C. BANKS  
502 River Road  
Belington, WV 26250

Defendant

NO. 2004-CV-938

**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 Township of Scott, Columbia County, Pennsylvania, and known as 225 Ridge Street, Bloomsburg, Pennsylvania 17815.

1. The name and last known address of the owners is Ronald C. Banks, 502 River Road, Belington, West Virginia 26250 and/or RR1, Box 77, Phillippi, West Virginia 26416.
2. The name and last known address of the Defendants in Judgment is Ronald C. Banks, 502 River Road, Belington, West Virginia 26250 and/or RR1, Box 77, Phillippi, West Virginia 26416.
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.  
1111 Northpoint Drive, Suite 100  
Coppell, Texas 75019  
No. 2004-CV-938  
Entered on November 19, 2004  
Amount of Judgment - \$54,348.00

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

- (i) Citifinancial Services, Inc.  
1111 Northpoint Drive, Suite 100  
Coppell, Texas 75019  
Recorded on March 8, 2002  
Instrument #200202879  
Mortgage Amount - \$45,463.17

- (ii) CitiFinancial Services, Inc.  
1111 Northpoint Drive, Suite 100  
Coppell, Texas 75019  
Recorded on March 12, 2002  
Instrument #200203017  
Mortgage Amount - \$9,291.23

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

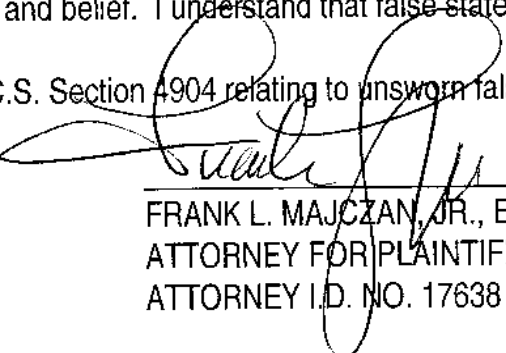
7. The names and addresses of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

- (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)  
225 Ridge Street  
Bloomsburg, Pa. 17815
- (v) Commonwealth of Pennsylvania  
Department of Welfare  
Health and Welfare Bldg. - Room 432  
PO Box 2675  
Harrisburg, PA 17105

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: DECEMBER 21, 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.

RONALD C. BANKS  
502 River Road  
Belington, WV 26250

Defendant

NO. 2004-CV-938

*2004-ED-210*

**CIVIL ACTION - MORTGAGE FORECLOSURE**

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

TO: RONALD C. BANKS

Your property situate in Township of Scott, Columbia County, Pennsylvania, and known as 225 Ridge Street, Bloomsburg, Pennsylvania 17815, is scheduled to be sold at Sheriff's Sale on 2005, at .M. in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the Court Judgment of \$54,348.00 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 on page two [2] on how to obtain an attorney.)

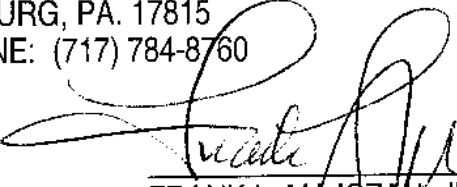
**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

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: DECEMBER 21, 2004



FRANK L. MAJOZAN, 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.

RONALD C. BANKS  
502 River Road  
Belington, WV 26250

Defendant

NO. 2004-CV-938

*2004-ED-210*

**CIVIL ACTION - MORTGAGE FORECLOSURE**

**AFFIDAVIT OF ADDRESS/OWNERSHIP**

COMMONWEALTH OF PENNSYLVANIA

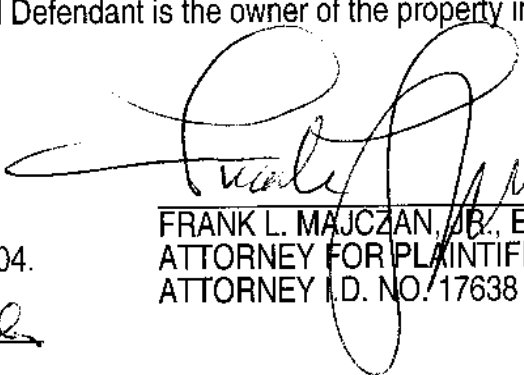
COUNTY OF NORTHAMPTON

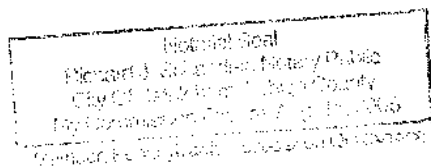
SS:

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 Ronald C. Banks, Defendant in the within action, is 502 River Road, Belington, West Virginia 26250 and/or RR1, Box 77, Phillippi, West Virginia, 26416, and that the above-named Defendant is the owner of the property involved in this action.

SWORN TO AND SUBSCRIBED  
before me this 21<sup>st</sup> day of June, 2004.

  
NOTARY PUBLIC

  
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.

RONALD C. BANKS  
502 River Road  
Belington, WV 26250

Defendant

NO. 2004-CV-938

CIVIL ACTION - MORTGAGE FORECLOSURE

AFFIDAVIT OF ADDRESS/OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF NORTHAMPTON

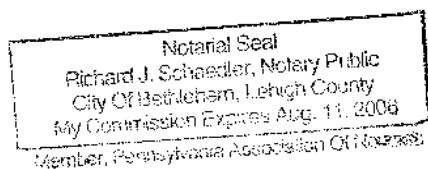
SS:

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 Ronald C. Banks, Defendant in the within action, is 502 River Road, Belington, West Virginia 26250 and/or RR1, Box 77, Phillippi, West Virginia, 26416, and that the above-named Defendant is the owner of the property involved in this action.

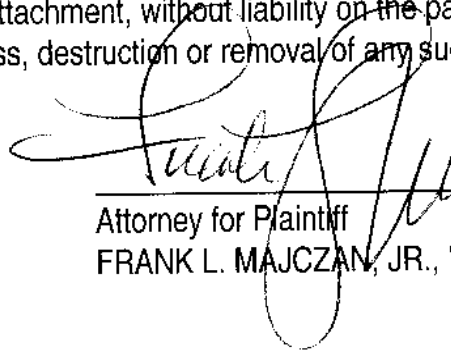
SWORN TO AND SUBSCRIBED  
before me this 21<sup>st</sup> day of June, 2004.

NOTARY PUBLIC

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



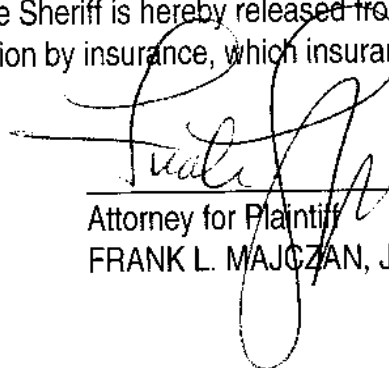
WAIVER OF WATCHMAN - Any Deputy Sheriff levying upon or attaching any property under which Writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy or the Sheriff to any plaintiff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



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

Now DECEMBER 21, 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.



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

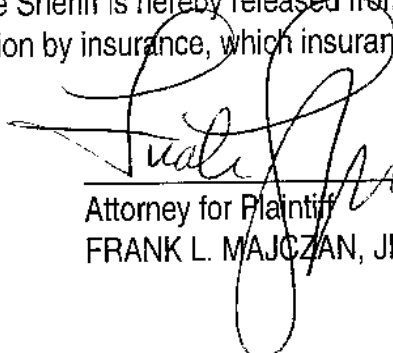
WAIVER OF WATCHMAN - Any Deputy Sheriff levying upon or attaching any property under which Writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy or the Sheriff to any plaintiff 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 DECEMBER 21, 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.



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

**LAW OFFICES MAJCZAN-SCHAEDLER-KELLEHER - TRUSTEE ACCOUNT**

2700

DATE : Dec 21/2004  
CHE # : 2700  
AMOUNT: \$1,350.00  
ACCOUNT: TRUST - 2  
PAID TO: Columbia County Sheriff  
Columbia County Courthouse  
Bloomsburg  
PA  
17815

Sheriff's Deposit-Writ of Execution

CLIENT: 424 - Ronald Banks  
MATTER: Banks-M04

**LAW OFFICES  
MAJCZAN-SCHAEDLER-KELLEHER  
TRUSTEE ACCOUNT**

901 WEST LEHIGH STREET, SUITE 200  
BETHLEHEM, PENNSYLVANIA 18018



CHECK NO.

2700

2700

One Thousand Three Hundred Fifty \*\*\*\*\* 00/100

**PAY** TO THE ORDER OF

Columbia County Sheriff  
Columbia County Courthouse  
Bloomsburg, PA 17815

DATE AMOUNT  
Dec 21/2004 \$1,350.00

VOID AFTER 90 DAYS

Sheriff's Deposit-Writ of Execution

⑈002700⑈ ⑆231371799⑆ 5500000360⑈

Details on back