

SHERIFF'S SALE COST SHEET

Citi/Financial Services vs. Theodore and Laura Parks
 NO. 7-04 ED NO. 1252-03 JD DATE/TIME OF SALE 5-12-04 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>409.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>658.04</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>883.04</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>153.84</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>1180.11</u>
TOTAL ***** \$ <u>1333.95</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) \$ 2807.49

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

CitiFinancial Services vs Theodore & Laura Parks

NO. 7-04 ED NO. 1252-03 JD

DATE/TIME OF SALE: 5-12-04 0900

BID PRICE (INCLUDES COST) \$ 2807.49

POUNDAGE - 2% OF BID \$ 56.15

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2863.64

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John S. Slick

TOTAL DUE: \$ 2863.64

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1513.64

FRANK L. MAJCCAN, JR.

TRUSTEE ACCOUNT

3644 ROUTE 378, SUITE A
BETHLEHEM, PA 18015

FIRST UNION NATIONAL
First Union National Bank
firstunion.com

Orig. 075 R/T 031000503

3-50/310 CHECK NO.

004295

One Thousand Five Hundred Thirteen ***** 64/100

PAY TO THE ORDER OF

Columbia County Sheriff
Columbia County Courthouse
Bloomsburg, Pa 17815

DATE

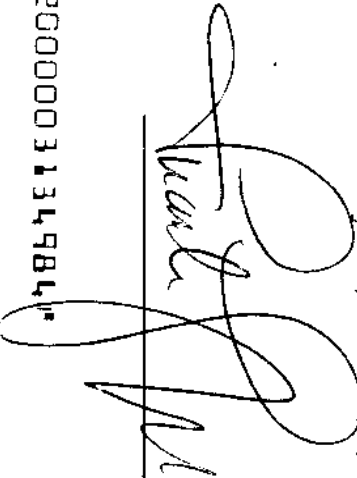
May 25/2004

AMOUNT

\$1,513.64

Sheriff's Costs

⑈004295⑈ ⑆031000503⑆ ⑆000003134984⑈



MP

**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

May 25, 2004

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

**RE: CITIFINANCIAL SERVICES, INC., VS.
THEODORE F. PARKS AND LAURA M.
PARKS
No. 2003-CV-1252**

Dear Sir/Madam:

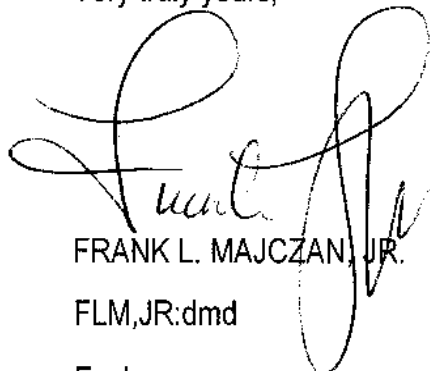
I am pleased to enclose herewith my trustee check payable to the Sheriff of Columbia County in the amount of One Thousand Five Hundred Thirteen and 64/100 (\$1,513.64) Dollars as the balance due and owing on the Sheriff's Sale held on May 12, 2004, relative to the above-captioned matter. I have enclosed 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., 7467 New Ridge Road, Suite 200, Hanover, MD 21076.

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)*

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

CitiFinancial Services vs Theodore & Laura Atkins

NO. 7-04 ED NO. 1252-03 JD

DATE/TIME OF SALE: 5-12-04 0900

BID PRICE (INCLUDES COST) \$ 2807.49

POUNDAGE - 2% OF BID \$ 56.15

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2863.64

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): X John Atkins

TOTAL DUE: \$ 2863.64

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1513.64

1. Article Addressed to: JAMES SOMER
2. Article Number: 7002 2410 0001 8079 9941
3. Service Type: ☒ Certified Mail, ☐ Express Mail, ☐ Registered, ☐ Return Receipt for Merchandise, ☐ Insured Mail, ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to: INTERNAL REVENUE SERVICE, TECHNICAL SUPPORT GROUP, WILLIAM GREEN FEDERAL BUILDING, 600 ARCH STREET ROOM 3259, PHILADELPHIA, PA 19106
2. Article Number: 7002 2410 0001 8079 9941
3. Service Type: ☒ Certified Mail, ☐ Express Mail, ☐ Registered, ☐ Return Receipt for Merchandise, ☐ Insured Mail, ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to: JAMES SOMER
2. Article Number: 7002 2410 0001 8079 9927
3. Service Type: ☒ Certified Mail, ☐ Express Mail, ☐ Registered, ☐ Return Receipt for Merchandise, ☐ Insured Mail, ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to: OFFICE OF F.A.I.R., DEPARTMENT OF PUBLIC WELFARE, O BOX 8016, HARRISBURG, PA 17105
2. Article Number: 7002 2410 0001 8079 9927
3. Service Type: ☒ Certified Mail, ☐ Express Mail, ☐ Registered, ☐ Return Receipt for Merchandise, ☐ Insured Mail, ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to: COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE, BUREAU OF COMPLIANCE, CLEARANCE SUPPORT SECTION, DEPARTMENT 281230, HARRISBURG, PA 17128-1230
2. Article Number: 7002 2410 0001 8079 9910
3. Service Type: ☒ Certified Mail, ☐ Express Mail, ☐ Registered, ☐ Return Receipt for Merchandise, ☐ Insured Mail, ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to: Citifinancial Services, Inc., 7467 New Ridge Road, Ste. 200, Hanover, MD 21076
2. Article Number: 7002 2410 0001 8079 9897
3. Service Type: ☒ Certified Mail, ☐ Express Mail, ☐ Registered, ☐ Return Receipt for Merchandise, ☐ Insured Mail, ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to: U. S. SMALL BUSINESS ADMINISTRATION, PHILADELPHIA DISTRICT OFFICE, ROBERT N.C. NIX FEDERAL BUILDING, 900 MARKET STREET- 5TH FLOOR, PHILADELPHIA, PA 19107
2. Article Number: 7002 2410 0001 8079 9934
3. Service Type: ☒ Certified Mail, ☐ Express Mail, ☐ Registered, ☐ Return Receipt for Merchandise, ☐ Insured Mail, ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to: U. S. SMALL BUSINESS ADMINISTRATION, PHILADELPHIA DISTRICT OFFICE, ROBERT N.C. NIX FEDERAL BUILDING, 900 MARKET STREET- 5TH FLOOR, PHILADELPHIA, PA 19107
2. Article Number: 7002 2410 0001 8079 9934
3. Service Type: ☒ Certified Mail, ☐ Express Mail, ☐ Registered, ☐ Return Receipt for Merchandise, ☐ Insured Mail, ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY
A. Signature: Samuel J. Ventura
B. Received by (Printed Name): Samuel J. Ventura
C. Date of Delivery: JAN 21 2004
D. Is delivery address different from item 1? ☐ Yes, if YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY
A. Signature: M. Shull
B. Received by (Printed Name): M. Shull
C. Date of Delivery: JAN 21 2004
D. Is delivery address different from item 1? ☐ Yes, if YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY
A. Signature: J. Moore
B. Received by (Printed Name): J. Moore
C. Date of Delivery: JAN 22 2004
D. Is delivery address different from item 1? ☐ Yes, if YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY
A. Signature: J. Moore
B. Received by (Printed Name): J. Moore
C. Date of Delivery: JAN 22 2004
D. Is delivery address different from item 1? ☐ Yes, if YES, enter delivery address below: ☐ No

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

April 8, 2004

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

**RE: CITIFINANCIAL SERVICES, INC. VS.
THEODORE F. PARKS and LAURA M. PARKS
NO. 2003-CV-1252**

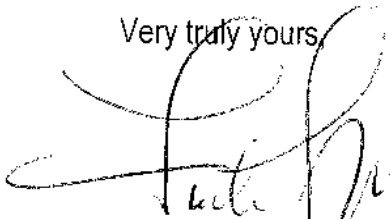
Dear Sir/Madam:

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

Kindly return a time-stamped copy of this document to my office 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.

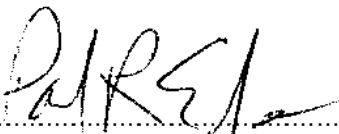
FLM,JR:dmd

Enclosures

cc: Office of the Sheriff (w/enclosure)

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, Associate Publisher, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since the day of March 24, 31; April 7, 2004 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

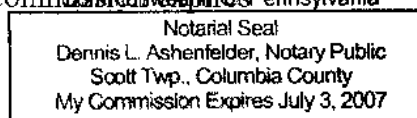


Sworn and subscribed to before me this 12th day of April, 2004.



(Notary Public)

My commission expires July 3, 2007 in the State of Pennsylvania



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.

.....

**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

April 2, 2004

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

**RE: CITIFINANCIAL SERVICES, INC. VS.
THEODORE F. PARKS and LAURA M. PARKS
NO. 2003-CV-1252**

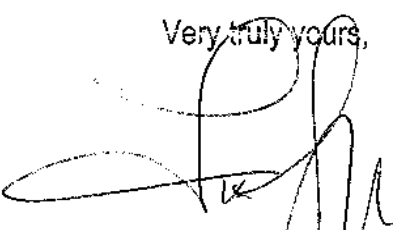
Dear Sir/Madam:

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 a time-stamped copy of this document to my office 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./bk
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

vs.

THEODORE F. PARKS AND
LAURA M. PARKS
66 Lincoln Avenue
Bloomsburg, Pa. 17815
Defendants

NO. 2003-CV-1252

CIVIL ACTION - MORTGAGE FORECLOSURE

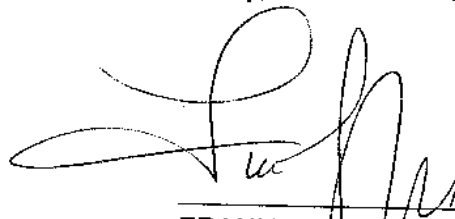
SUPPLEMENTAL CERTIFICATE OF MAILING NOTICE

The undersigned certifies that Notice of the Sheriff's Sale of real property scheduled for Friday, May 12, 2004, at 9:00 A.M. in the above-captioned matter was sent to the following by mailing such Notice on April 8, 2004, by First Class Mail/Certificate of Mailing, true and correct copies of which are attached hereto:

United States of America
Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

United States of America Housing and Urban
Development
52 Corporate Circle
Albany, New York 12203-05121

DATED: April 8, 2004



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

April 8, 2004

United States of America
Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

United States of America
Housing and Urban Development
52 Corporate Circle
Albany, New York 12203-5121

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 **Town of Bloomsburg, Columbia County, Pennsylvania, with an address of 66 Lincoln Avenue, Bloomsburg, Pennsylvania 17815, Tax Parcel No. 05E-05-306-00,000**, as described on the sheet attached hereto, will be sold by the Sheriff of **COLUMBIA** County on **Friday, May 12, 2004, 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 **\$34,338.83** in the Court of Common Pleas of Columbia County as No. 2003-CV-1252, in favor of Plaintiff, CitiFinancial Services, Inc., and against Theodore F. Parks and Laura Parks, Defendants and Real Owners, in the aforesaid judgment.

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.

Mortgage to Pennsylvania Resource Corporation in the amount of \$662,980.00 entered on May 14, 1996, in the Office of the Recorder of Deeds of Columbia County in Mortgage Book Volume 624, Page 268. Assigned to Greentree Consumer Discount on May 14, 1996 in Mortgage Book Volume 624, Page 275. Assigned to United States of America, Housing and Urban Development on February 22, 2000 in Mortgage Book Volume 20000, Page 1660.

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

Enclosure

FIRST CLASS MAIL/CERTIFICATE OF MAILING

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

DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, Columbia County, bounded and described as follows, to wit:

BEGINNING at an iron pin on the easterly line of Lincoln Avenue at the northwest corner of Lot No. 3 of Block No. 7 of the Glenn Heights Addition to the Town of Bloomsburg; said pin also being 75.00 feet distant on a course running North 29 degrees 15 minutes West from an iron pin at the Northeast corner of Lincoln Avenue and Waller Avenue; thence along the Easterly line of Lincoln Avenue, North 29 degrees 15 minutes West 75.00 feet to an iron pin at the Southwest corner of Lot No. 7 of Block No. 7 of the Glenn Heights Addition; thence along the Southerly line of said Lot No. 7 North 60 degrees 45 minutes East 110.00 feet to an iron pin on the Westerly line of an Unopened Alley; thence along the Westerly line of said Alley, South 29 degrees 15 minutes East 75.00 feet to an iron pin at the northeast corner of Lot No. 3 of Block 7; thence along the Northerly line of said Lot No. 3, South 60 degrees 45 minutes West 100.00 feet to the place of Beginning.

Being Lots No. 4, 5, and 6 of Block No. 7 of the Glenn Heights Addition to the Town of Bloomsburg and being more fully shown on draft as prepared for John M. Comuntzis by T. Bryce James, R.S., dated April 28, 1976 and revised November 16, 1982.

PARCEL ID NO. 05E-05-306-00,000

DESCRIPTION

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Being Lots No. 4, 5, and 6 of Block No. 7 of the Glenn Heights Addition to the Town of Bloomsburg and being more fully shown on draft as prepared for John M. Comuntzis by T. Bryce James, R.S., dated April 28, 1976 and revised November 16, 1982.

PARCEL ID NO. 05E-05-306-00,000

NAME AND ADDRESS OF SENDER
BETHLEHEM, PA 18016

Check type of mail:
☐ Express
☐ Registered
☐ Insured
☐ COD
☐ Return Receipt (RR) for Merchandise
☐ Certified
☐ Int'l Rec. Del.
☐ Del. Confirmation (DC)

If Registered Mail, attach stamp here if issued 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	RR Fee	DC Fee	SC Fee	SH Fee	SD Fee	FD Fee	Remarks
1	CF/VRABEL	Eugene M. Vrabel and Sandra S. Vrabel, PO Box 263 Lackrone, Pa. 15454	.60	.30											
2	CF/PARKS	United States of America Housing and Urban Development, 451 7th Street S.W. Washington, DC 20410	.37	.30											
3		United States of American Housing and Urban Development, 52 Corporate Circle Albany, New York 12203-05121	.37	.30											
4															
5															
6															
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)												

PS Form 3877, April 1999

Complete by Typewriter, Ink, or Ball Point Pen

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.

**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.

THEODORE F. PARKS AND
LAURA M. PARKS
66 Lincoln Avenue
Bloomsburg, Pa. 17815

Defendants

NO. 2003-CV-1252

CIVIL ACTION - MORTGAGE FORECLOSURE

CERTIFICATE OF MAILING NOTICE

The undersigned certifies that Notice of the Sheriff's Sale of real property scheduled for Friday, May 12, 2004, at 9:00 A.M. in the above-captioned matter was sent to the following by mailing such Notice on April 1, 2004, by First Class Mail/Certificate of Mailing, true and correct copies of which are attached hereto:

United States of America
Housing and Urban Development
P. O. Box 23888
Washington, DC 20026

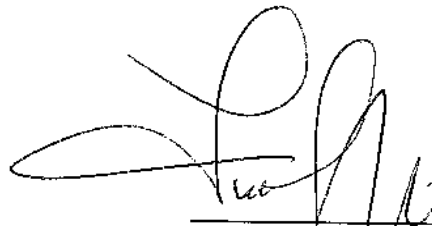
Columbia County Tax Claim Bureau
P. O. Box 380
Bloomsburg, PA 17815

Columbia County Domestic Relations Section
P. O. Box 380
Bloomsburg, PA 17815

Occupant(s)
66 Lincoln Avenue
Bloomsburg, PA 17815

Columbia County Child Support
Enforcement Agency
P. O. Box 380
Bloomsburg, PA 17815

DATED: April 1, 2004



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

April 1, 2004

Occupant(s)
66 Lincoln Avenue
Bloomsburg, PA 17815

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

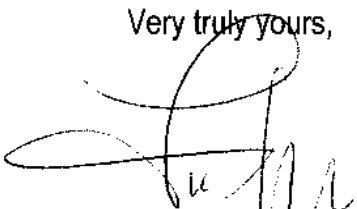
Please be advised that the property and improvements, if any, located in the **Town of Bloomsburg, Columbia County, Pennsylvania, with an address of 66 Lincoln Avenue, Bloomsburg, Pennsylvania 17815, Tax Parcel No. 05E-05-306-00,000**, as described on the sheet attached hereto, will be sold by the Sheriff of **COLUMBIA County on Friday, May 12, 2004, 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 **\$34,338.83** in the Court of Common Pleas of Columbia County as No. 2003-CV-1252, in favor of Plaintiff, CitiFinancial Services, Inc., and against Theodore F. Parks and Laura Parks, Defendants and Real Owners, in the aforesaid judgment.

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.

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:jbk
Enclosure

FIRST CLASS MAIL/CERTIFICATE OF MAILING

FOUNDED AS BUTTERFIELD & JOACHIM

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

**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

April 1, 2004

Columbia County Domestic Relations Section
P. O. Box 380
Bloomsburg, PA 17815

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

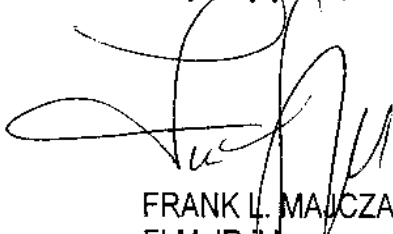
Please be advised that the property and improvements, if any, located in the **Town of Bloomsburg, Columbia County, Pennsylvania, with an address of 66 Lincoln Avenue, Bloomsburg, Pennsylvania 17815, Tax Parcel No. 05E-05-306-00,000**, as described on the sheet attached hereto, will be sold by the Sheriff of **COLUMBIA** County on **Friday, May 12, 2004, 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 **\$34,338.83** in the Court of Common Pleas of Columbia County as No. 2003-CV-1252, in favor of Plaintiff, CitiFinancial Services, Inc., and against Theodore F. Parks and Laura Parks, Defendants and Real Owners, in the aforesaid judgment.

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.

You may have an interest in this property by virtue of any child and/or spousal support arrearages against the above individual.

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.:jok
Enclosure

FIRST CLASS MAIL/CERTIFICATE OF MAILING

FOUNDED AS BUTTERFIELD & JOACHIM

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

LAW OFFICES MAJCZAN-SCHAEDLER-KELLEHER

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

901 West Lehigh Street
Suite 200
Bethlehem, PA 18018
April 1, 2004

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

Columbia County Child Support
Enforcement Agency
P. O. Box 380
Bloomsburg, PA 17815

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

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You may have an interest in this property by virtue of any child support arrearages against the above individual.

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** by calling **(717) 389-5622** to determine the actual date of filing of said schedule.

Very truly yours,



FRANK L. MAJCZAN, JR.

FLM,JR:jbk

Enclosure

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
April 1, 2004

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

Columbia County Tax Claim Bureau
P. O. Box 380
Bloomsburg, PA 17815

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

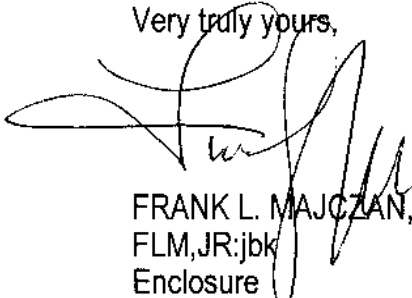
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You may have a lien against this property for delinquent real estate taxes.

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.:jbk
Enclosure

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
April 1, 2004

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

United States of America
Housing and Urban Development
P. O. Box 23888
Washington, DC 20026

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 **Town of Bloomsburg, Columbia County, Pennsylvania, with an address of 66 Lincoln Avenue, Bloomsburg, Pennsylvania 17815, Tax Parcel No. 05E-05-306-00,000**, as described on the sheet attached hereto, will be sold by the Sheriff of **COLUMBIA** County on **Friday, May 12, 2004, 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 **\$34,338.83** in the Court of Common Pleas of Columbia County as No. 2003-CV-1252, in favor of Plaintiff, CitiFinancial Services, Inc., and against Theodore F. Parks and Laura Parks, Defendants and Real Owners, in the aforesaid judgment.

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Mortgage to Pennsylvania Resource Corporation in the amount of \$662,980.00 entered on May 14, 1996, in the Office of the Recorder of Deeds of Columbia County in Mortgage Book Volume 624, Page 268. Assigned to Greentree Consumer Discount on May 14, 1996 in Mortgage Book Volume 624, Page 275. Assigned to United States of America, Housing and Urban Development on February 22, 2000 in Mortgage Book Volume 20000, Page 1660.

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:jbk
Enclosure

FIRST CLASS MAIL/CERTIFICATE OF MAILING

DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, Columbia County, bounded and described as follows, to wit:

BEGINNING at an iron pin on the easterly line of Lincoln Avenue at the northwest corner of Lot No. 3 of Block No. 7 of the Glenn Heights Addition to the Town of Bloomsburg; said pin also being 75.00 feet distant on a course running North 29 degrees 15 minutes West from an iron pin at the Northeast corner of Lincoln Avenue and Waller Avenue; thence along the Easterly line of Lincoln Avenue, North 29 degrees 15 minutes West 75.00 feet to an iron pin at the Southwest corner of Lot No. 7 of Block No. 7 of the Glenn Heights Addition; thence along the Southerly line of said Lot No. 7 North 60 degrees 45 minutes East 110.00 feet to an iron pin on the Westerly line of an Unopened Alley; thence along the Westerly line of said Alley, South 29 degrees 15 minutes East 75.00 feet to an iron pin at the northeast corner of Lot No. 3 of Block 7; thence along the Northerly line of said Lot No. 3, South 60 degrees 45 minutes West 100.00 feet to the place of Beginning.

Being Lots No. 4, 5, and 6 of Block No. 7 of the Glenn Heights Addition to the Town of Bloomsburg and being more fully shown on draft as prepared for John M. Comuntzis by T. Bryce James, R.S., dated April 28, 1976 and revised November 16, 1982.

PARCEL ID NO. 05E-05-306-00,000

Name and Address of Sender
MAJZAN-SCHAEDELE-KELLEHER
601 WEST LINCOLN STREET
SUITE 300
BLOOMSBURG, PA 17815

CERTIFICATE OF MAILING

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

If Registered Mail, check below:
☐ Insured
☐ Not Insured
Affix stamp here if issued 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	RR Fee	DC Fee	SC Fee	SH Fee	SD Fee	RD Fee	Remarks
1	CF/PARKS, T&L	USA Housing & Urban Development, P. O. Box 2388, Washington, DC 23888	.37	.30											
2		Columbia County Domestic Relations Section, P. O. Box 380, Bloomsburg, PA 17815	.37	.30											
3		Columbia County Child Support Enforcement Agency, P. O. Box 380, Bloomsburg, PA 17815	.37	.30											
4		Columbia County Tax Claim Bureau, P. O. Box 380, Bloomsburg, PA 17815	.37	.30											
5		Occupent(s), 66 Lincoln Avenue, Bloomsburg, PA 17815	.37	.30											
6															
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.										

**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

TELEFAX ROUTING SLIP

DATE: MARCH 23, 2004
TO: TIM CHAMBERLAIN @ COLUMBIA COUNTY SHERIFF'S OFFICE
FAX (570) 389-5625
FROM: FRANK L. MAJCZAN, JR., ESQUIRE
PAGES: (2)

If you do not receive any of these pages, please call (610) 882-2111

MY FAX MACHINE NUMBER IS: (610) 882-2588

The information contained in this fax message is intended only for the personal and confidential use of the designated recipients named above. The message may be an attorney-client communication, and as such is privileged and confidential. If the Reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error, and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us by mail.

**RE: CITIFINANCIAL SERVICES, INC., VS. THEODORE
F. PARKS AND LAURA M. PARKS
No. 2003-CV-1252**



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

**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 23, 2004

Office of the Sheriff
of Columbia County
PO Box 380
Bloomsburg, Pa. 17815

ATTENTION: TIM CHAMBERLAIN

**RE: CITIFINANCIAL SERVICES, INC., VS. THEODORE
F. PARKS AND LAURA M. PARKS
No. 2003-CV-1252**

Dear Mr. Chamberlain:

Kindly "postpone" the Sheriff's Sale scheduled for Tuesday, April 13, 2004 to Wednesday, May 12, 2004, at 9:00 A.M. in Bloomsburg, Pennsylvania relative to the above-captioned matter.

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

Very truly yours,
MAJCZAN-SCHAEDLER-KELLEHER



FRANK L. MAJCZAN, JR.

FLM,JR:dmd

SENT BY TELEFAX and FIRST CLASS MAIL

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

**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 23, 2004

Office of the Sheriff
of Columbia County
PO Box 380
Bloomsburg, Pa. 17815

ATTENTION: TIM CHAMBERLAIN

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F. PARKS AND LAURA M. PARKS
No. 2003-CV-1252**

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Very truly yours,
MAJCZAN-SCHAEDLER-KELLEHER



FRANK L. MAJCZAN, JR.

FLM,JR:dmd

SENT BY TELEFAX and FIRST CLASS MAIL

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

CITIFINANCIAL SERVICES, INC.

VS.

THEODORE & LAURA PARKS

WRIT OF EXECUTION #7 OF 2004 ED

POSTING OF PROPERTY

MARCH 11, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF THEODORE & LAURA PARKS AT 66 LINCOLN AVE. BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF P. D'ANGELO.

SO ANSWERS:

Pam D'Angelo
DEPUTY SHERIFF

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 15TH DAY OF MARCH 2004

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



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0237

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

CITIFINANCIAL SERVICES, INC.

Docket # 7ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

THEODORE F. PARKS
LAURA M. PARKS

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JANUARY 20, 2004, AT 2:40 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON THEODORE PARKS AT 66
LINCOLN AVE., BLOOMSBURG BY HANDING TO TINA ERB, DAUGHTER, 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 WEDNESDAY, JANUARY 21, 2004

Wendy Westover
NOTARY PUBLIC

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

Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF

P. D'Angelo
X
P. D'ANGELO
DEPUTY SHERIFF



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

CITIFINANCIAL SERVICES, INC.

Docket # 7ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

THEODORE F. PARKS
LAURA M. PARKS

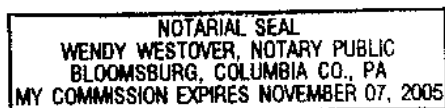
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JANUARY 20, 2004, AT 2:40 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON LAURA PARKS AT 66 LINCOLN AVE.,
BLOOMSBURG BY HANDING TO TINA ERB, DAUGHTER, 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 WEDNESDAY, JANUARY 21, 2004

Wendy Westover
NOTARY PUBLIC



Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF

P. D'Angelo
X
P. D'ANGELO
DEPUTY SHERIFF

OSE 05-306



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

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6300

Monday, January 19, 2004

MARY WARD-TAX COLLECTOR
E. 2ND ST.
BLOOMSBURG, PA 17815-

CITIFINANCIAL SERVICES, INC.
VS
THEODORE F. PARKS
LAURA M. PARKS

DOCKET # 7ED2004

JD # 1252JD2003

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

Please feel free to contact me with any questions that you may have.

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Acting Sheriff of Columbia County

**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.

THEODORE F. PARKS AND
LAURA M. PARKS
66 Lincoln Avenue
Bloomsburg, Pa. 17815

Defendants

NO. 2003-CV-1252

2004-ED-17

CIVIL ACTION - MORTGAGE FORECLOSURE

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

TO: THEODORE F. PARKS AND LAURA M. PARKS

Your property situate in Town of Bloomsburg, Columbia County, Pennsylvania, and known as 66 Lincoln Avenue, Bloomsburg, Pennsylvania 17815, is scheduled to be sold at Sheriff's Sale on April 14 2004, at 9:00 A .M. in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the Court Judgment of \$34,388.83 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) 317-0778
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.)

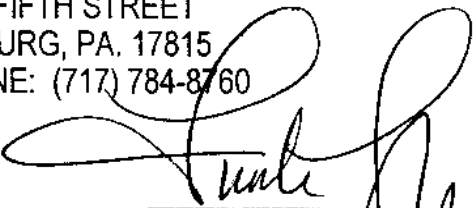
**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

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: JANUARY 6, 2004



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

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

**TOWN HALL
301 EAST SECOND STREET
BLOOMSBURG PA 17815
570-784-5422
570-784-1518 (FAX)**

Chairman
Robert Linn
Vice Chairman
George Hemingway
Treasurer
Samuel Evans
Secretary-Asst. Treasurer
Carol L. Mas
Solicitor
Gary E. Norton, Esq.

Board of Directors

Robert Linn
George Hemingway
Samuel Evans
Michael Upton
Thomas Evans

January 23, 2004

Tim Chamberlain
Acting Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815

RE: Parks, Theodore & Laura
66 Lincoln Avenue

Docket # 7ED2004
JD# 1252JD2003

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you it holds no claims for unpaid sewer service charges.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,



Amber Kenney
Office Administrator

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/2/2004

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 7ED2004

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT THEODORE F. PARKS
LAURA M. PARKS

PERSON/CORP TO SERVED	PAPERS TO SERVED
THEODORE PARKS	WRIT OF EXECUTION - MORTGAGE
66 LINCOLN AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON TINA ERB - DAUGHTER

RELATIONSHIP DAUGHTER IDENTIFICATION _____

DATE 01/20/04 TIME 1440 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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 Pam Dale DATE 01/20/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/2/2004

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 7ED2004

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT THEODORE F. PARKS
LAURA M. PARKS

PERSON/CORP TO SERVED	PAPERS TO SERVED
LAURA PARKS	WRIT OF EXECUTION - MORTGAGE
66 LINCOLN AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON TINA ERB

RELATIONSHIP DAUGHTER IDENTIFICATION _____

DATE 01/20/04 TIME 1440 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

Plue Dell

DATE

01/20/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/2/2004

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 7ED2004

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT THEODORE F. PARKS
LAURA M. PARKS

PERSON/CORP TO SERVED	PAPERS TO SERVED
MARY WARD-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
E. 2ND ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON POSTED INSIDE DOOR

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01/20/04 TIME 1420 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>1-20-04</u>	<u>0900</u>	<u>ARTER</u>	<u>Closed</u>

DEPUTY Plm D Ql DATE 01/20/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/2/2004

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 7ED2004

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT THEODORE F. PARKS
LAURA M. PARKS

PERSON/CORP TO SERVED	PAPERS TO SERVED
BLOOMSBURG SEWER	WRIT OF EXECUTION - MORTGAGE
E. 2ND ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Amber Kenney

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-20-04 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

J. Carter

DATE 1-20-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/2/2004

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

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT THEODORE F. PARKS
LAURA M. PARKS

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

SERVED UPON Leslie

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-20-04 TIME 0835 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY J. Carter DATE 1-20-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/2/2004

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 7ED2004

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT THEODORE F. PARKS
LAURA M. PARKS

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

SERVED UPON Renee Newhart

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-20-04 TIME 0805 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

[Signature]

DATE 1-20-04

REAL ESTATE OUTLINE

ED # 7-04

DATE RECEIVED 1-2-04
DOCKET AND INDEX 1-19-04
SET FILE FOLDER UP 1-19-04

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓ 3
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 3975

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

SALE DATE Apr 14, 04 TIME 0900
POSTING DATE Mar 10, 04
ADV. DATES FOR NEWSPAPER
1ST WEEK Mar 24
2ND WEEK 31
3RD WEEK Apr 7, 04

SHERIFF'S SALE

WEDNESDAY APRIL 14, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 7 OF 2004 ED AND CIVIL WRIT NO. 1252 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, Columbia County, bounded and described as follows, to wit:

BEGINNING at an iron pin on the easterly line of Lincoln Avenue at the northwest corner of Lot No. 3 of Block No. 7 of the Glenn Heights Addition to the Town of Bloomsburg; said pin also being 75.00 feet distant on a course running North 29 degrees 15 minutes West from an iron pin at the Northeast corner of Lincoln Avenue and Waller Avenue; thence along the Easterly line of Lincoln Avenue, North 29 degrees 15 minutes West 75.00 feet to an iron pin at the Southwest corner of Lot No. 7 of Block No. 7 of the Glenn Heights Addition; thence along the Southerly line of said Lot No. 7 North 60 degrees 45 minutes East 110.00 feet to an iron pin on the Westerly line of an Unopened Alley; thence along the Westerly line of said Alley, South 29 degrees 15 minutes East 75.00 feet to an iron pin at the northeast corner of Lot No. 3 of Block 7; thence along the Northerly line of said Lot No. 3, South 60 degrees 45 minutes West 100.00 feet to the place of Beginning. Being Lots No. 4, 5, and 6 of Block No. 7 of the Glenn Heights Addition to the Town of Bloomsburg and being more fully shown on draft as prepared for John M. Comuntzis by T. Bryce James, R.S., dated April 28, 1976 and revised November 16, 1982.

PARCEL ID NO. 05E-05-306-00,000

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.
3644 Route 378, Suite A
Bethlehem, PA 18015

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

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Plaintiff's Attorney
Frank L. Majczan, Jr.
3644 Route 378, Suite A
Bethlehem, PA 18015

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

2004-ED-7

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.

THEODORE F. PARKS and
LAURA M. PARKS
66 Lincoln Avenue
Bloomsburg, Pa. 17815

Defendants


File No. 2003-CV-1252
(To be completed by Attorney)
Amount \$34,338.83
Interest \$ (from 12/18/03 to
date of Sheriff's Sale at a per diem rate of \$10.28
Costs
(To be completed by Proth/Clerk)
Pltf. Paid
Def. 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: JANUARY 6, 2004

Signature: 
Print Name: Frank L. Maiczan, Jr., Esquire
Address: 3644 Route 378, Suite A
Bethlehem, PA 18015
Attorney for: Plaintiff
Telephone: (610) 317-0778
Supreme Court ID No.: 17638

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Columbia)

ss: 2004-ED-7

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: 01/09/04

Tami B. Kline
Prothonotary/Clerk, Civil Division

by: Elizabeth A. Brunner
Deputy

FILED
PROTHONOTARY
2004 JAN -9 1 A 10:07
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, Columbia County, bounded and described as follows, to wit:

BEGINNING at an iron pin on the easterly line of Lincoln Avenue at the northwest corner of Lot No. 3 of Block No. 7 of the Glenn Heights Addition to the Town of Bloomsburg; said pin also being 75.00 feet distant on a course running North 29 degrees 15 minutes West from an iron pin at the Northeast corner of Lincoln Avenue and Waller Avenue; thence along the Easterly line of Lincoln Avenue, North 29 degrees 15 minutes West 75.00 feet to an iron pin at the Southwest corner of Lot No. 7 of Block No. 7 of the Glenn Heights Addition; thence along the Southerly line of said Lot No. 7 North 60 degrees 45 minutes East 110.00 feet to an iron pin on the Westerly line of an Unopened Alley; thence along the Westerly line of said Alley, South 29 degrees 15 minutes East 75.00 feet to an iron pin at the northeast corner of Lot No. 3 of Block 7; thence along the Northerly line of said Lot No. 3, South 60 degrees 45 minutes West 100.00 feet to the place of Beginning.

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PARCEL ID NO. 05E-05-306-00,000

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PARCEL ID NO. 05E-05-306-00,000

1. The name and last known address of the owners are Theodore F. Parks and Laura M. Parks, 66 Lincoln Avenue, Bloomsburg, Pennsylvania 17815.
2. The name and last known address of the Defendants in Judgment are Theodore F. Parks and Laura M. Parks, 66 Lincoln Avenue, Bloomsburg, Pennsylvania 17815.
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. 2003-CV-1252
Entered on December 22, 2003
Amount of Judgment - \$34,338.83

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

- (i) Pennsylvania Resource Corporation
Recorded on May 14, 1996
Mortgage Book Volume 624, Page 268
Mortgage Amount - \$662,980.00 (Open-End)

Assigned to Greentree Consumer Discount
Recorded on May 14, 1996
Mortgage Book Volume 624, Page 275

Assigned to United States of America (Housing and Urban Development)
PO Box 23999
Washington, DC 20026
Recorded on February 22, 2000
Mortgage Book Volume 20000, Page 1660

- (ii) CitiFinancial Services, Incorporated
7467 New Ridge Road, Suite 200
Hanover, MD 21076
Recorded on May 25, 2001
Mortgage Book Volume 20010, Page 4772
Mortgage Amount - \$33,032.86

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

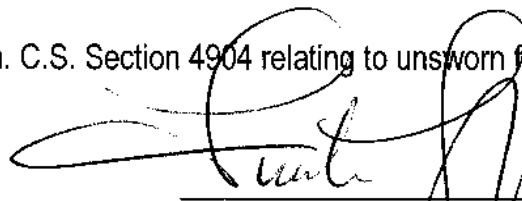
7. The names and addresses of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

- (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)
66 Lincoln Avenue
Bloomsburg, Pa. 17815

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: JANUARY 6, 2004



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

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Mortgage Book Volume 624, Page 275

Assigned to United States of America (Housing and Urban Development)
PO Box 23999
Washington, DC 20026
Recorded on February 22, 2000
Mortgage Book Volume 20000, Page 1660

- (ii) CitiFinancial Services, Incorporated
7467 New Ridge Road, Suite 200
Hanover, MD 21076
Recorded on May 25, 2001
Mortgage Book Volume 20010, Page 4772
Mortgage Amount - \$33,032.86

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

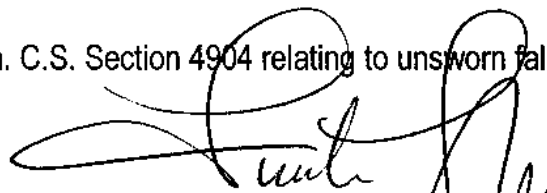
7. The names and addresses of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

- (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)
66 Lincoln Avenue
Bloomsburg, Pa. 17815

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: JANUARY 6, 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.

THEODORE F. PARKS AND
LAURA M. PARKS
66 Lincoln Avenue
Bloomsburg, Pa. 17815

Defendants

NO. 2003-CV-1252

2004-270 17

CIVIL ACTION - MORTGAGE FORECLOSURE

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

TO: THEODORE F. PARKS AND LAURA M. PARKS

Your property situate in Town of Bloomsburg, Columbia County, Pennsylvania, and known as 66 Lincoln Avenue, Bloomsburg, Pennsylvania 17815, 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 \$34,388.83 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) 317-0778

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.)

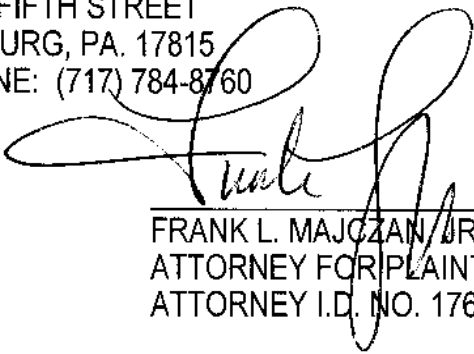
**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

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: JANUARY 6, 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.

THEODORE F. PARKS AND
LAURA M. PARKS
66 Lincoln Avenue
Bloomsburg, Pa. 17815

Defendants

NO. 2003-CV-1252

2004-ETD-7

CIVIL ACTION - MORTGAGE FORECLOSURE

AFFIDAVIT OF ADDRESS/OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF NORTHAMPTON

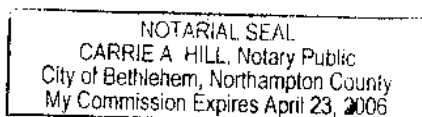
I, FRANK L. MAJCZAN, JR., ESQUIRE, being duly sworn according to law, hereby depose and say I am the counsel for CitiFinancial Services, Inc., and to the best of my knowledge, information and belief, the last known address of Theodore F. Parks and Laura M. Parks, Defendants in the within action, is 66 Lincoln Avenue, Bloomsburg, Pennsylvania 17815, and that the above-named Defendants are the owners of the property involved in this action.

SWORN TO AND SUBSCRIBED
before me this *6th* day of *Jan* 2004.

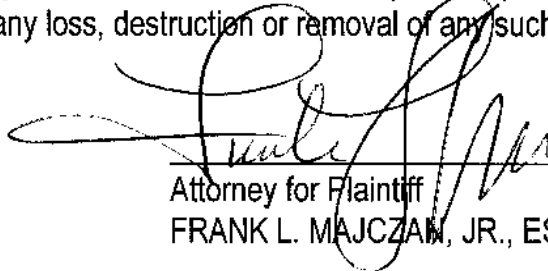
Carrie A. Hill
NOTARY PUBLIC

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

NOTARIAL SEAL
CARRIE A. HILL, Notary Public
City of Bethlehem, Northampton County
My Commission Expires April 23, 2005

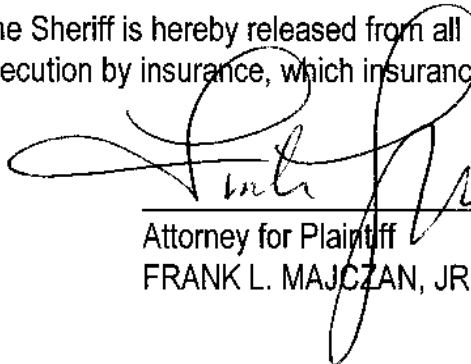


WAIVER OF WATCHMAN - Any Deputy Sheriff levying upon or attaching any property under which Writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy or the Sheriff to any plaintiff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



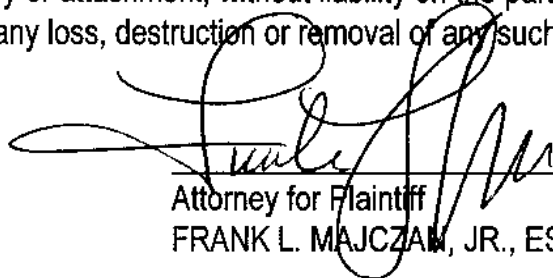
Attorney for Plaintiff
FRANK L. MAJCZAN, JR., ESQUIRE

Now JANUARY 6, 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.



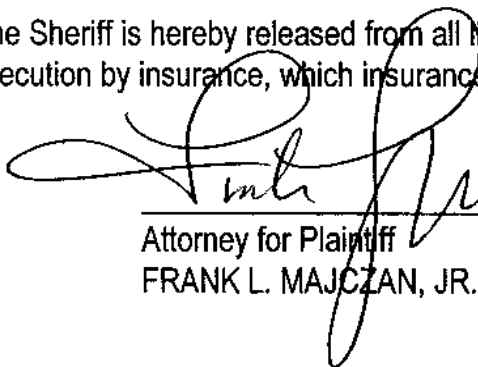
Attorney for Plaintiff
FRANK L. MAJCZAN, JR., ESQUIRE

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.

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

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

Now JANUARY 6, 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.

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

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.

THEODORE F. PARKS AND

LAURA M. PARKS

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. 2003-CV-1252

2004-ED-7

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:

Laura M. Parks

DEFENDANT NAME

66 Lincoln Avenue

Bloomsburg, Pa. 17815

LOCATION

(MUST HAVE VALID ADDRESS OR DIRECTIONS).

ATTORNEY NAME, ADDRESS AND SIGNATURE:

FRANK L. MAJCZAN, JR., ESQUIRE

3644 ROUTE 378, SUITE A

BETHLEHEM, PA 18015

TELEPHONE: (610) 317-0778

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

SHERIFF'S DEPARTMENT ORDER FOR SERVICE

SHERIFF OF COLUMBIA COUNTY

PO BOX 380

BLOOMSBURG, PA. 17815

(570) 389-5624

CITIFINANCIAL SERVICES, INC.

PLAINTIFF

VS.

THEODORE F. PARKS AND

LAURA M. PARKS

DEFENDANTS

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Prothonotary No. 2003-CV-1252

Type of Writ or Complaint:

Writ of Execution-Mortgage Foreclosure

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☐ CERTIFIED MAIL

☒ SHERIFF (PERSONAL)

☐ DEPUTIZED

☐ POST

☐ OTHER (USE SPECIAL INSTRUCTION)

SPECIAL INSTRUCTIONS:

PLEASE SERVE ABOVE DOCUMENT(S) UPON:

Theodore F. Parks

DEFENDANT NAME

66 Lincoln Avenue

Bloomsburg, Pa. 17815

LOCATION

(MUST HAVE VALID ADDRESS OR DIRECTIONS).

ATTORNEY NAME, ADDRESS AND SIGNATURE:

FRANK L. MAJCAN, JR., ESQUIRE

3644 ROUTE 378, SUITE A

BETHLEHEM, PA 18015

TELEPHONE: (610) 317-0778

SIGNATURE: 

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SHERIFF'S DEPARTMENT ORDER FOR SERVICE

SHERIFF OF COLUMBIA COUNTY
PO BOX 380
BLOOMSBURG, PA. 17815
(570) 389-5624

CITIFINANCIAL SERVICES, INC.

PLAINTIFF

VS.

THEODORE F. PARKS AND

LAURA M. PARKS

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Prothonotary No. 2003-CV-1252

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)

PLEASE SERVE ABOVE DOCUMENT(S) UPON:

SPECIAL INSTRUCTIONS:

Post Premises with Handbill

DEFENDANT NAME

66 Lincoln Avenue

Bloomsburg, Pa. 17815

LOCATION

(MUST HAVE VALID ADDRESS OR DIRECTIONS).

ATTORNEY NAME, ADDRESS AND SIGNATURE:

FRANK L. MAJCZAN, JR., ESQUIRE

3644 ROUTE 378, SUITE A

BETHLEHEM, PA 18015

TELEPHONE: (610) 317-0778

SIGNATURE: 

FOR SHERIFF USE ONLY

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FRANK L. MAJCZAN, JR.
ATTORNEY AT LAW
3644 ROUTE 378, SUITE A
BETHLEHEM, PENNSYLVANIA 18015

(610) 317-0778

FAX (610) 317-0782

January 6, 2004

Office of the Prothonotary
Columbia County Courthouse
Bloomsburg, PA 17815

**RE: CITIFINANCIAL SERVICES, INC., VS. THEODORE
F. PARKS AND LAURA M. PARKS
No. 2003-CV-1252**

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. Three original Order for Service forms;
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
January 6, 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,



FRANK L. MAJCZAN, JR.

FLM, JR/dmd

Enclosures

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

FRANK L. MAJ CZAN, JR.

DATE : Jan 6/2004

CHE # : 3975

AMOUNT: \$1,350.00

ACCOUNT: TRUST - 1

PAID TO: Columbia County Sheriff

Columbia County Courthouse

Bloomsburg

Pa

17815

Deposit-Writ of Execution

CLIENT: 304 - Theodore Parks
MATTER: parks-cf

FRANK L. MAJ CZAN, JR.

TRUSTEE ACCOUNT
3644 ROUTE 378, SUITE A
BETHLEHEM, PA 18015

FIRST UNION
First Union National Bank
firstunion.com

Org: 075 R/T 031000503

3-50/310

CHECK NO.

013975

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

PAY TO THE ORDER OF

DATE

Jan 6/2004

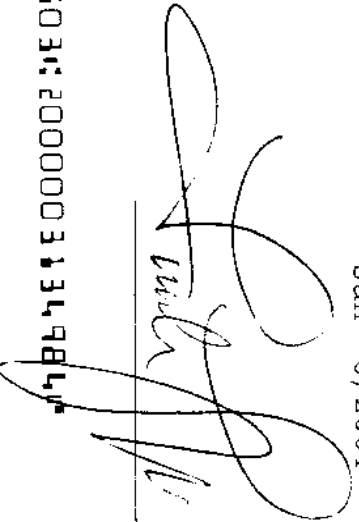
\$1,350.00

AMOUNT

Columbia County Sheriff
Columbia County Courthouse
Bloomsburg, Pa 17815

Deposit-Writ of Execution

⑈003975⑈ ⑈031000503⑈ ⑈000003134984⑈



MP