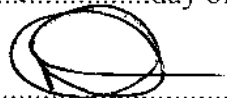


STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice March 16, 23, 30, 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.

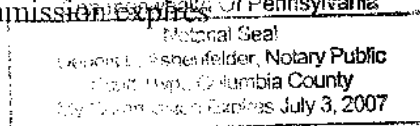


Sworn and subscribed to before me this 15th day of April, 2005.



(Notary Public)

My commission expires July 3, 2007



And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

SHERIFF'S SALE COST SHEET

Citi Financial North Co. vs. Steven & Michele Robbins
 NO. 13-05 ED NO. 1307-09 JD DATE/TIME OF SALE 4-6-05 /1000

| | |
|---------------------------------|------------------|
| 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>16.00</u> |
| POSTING HANDBILL | \$15.00 |
| CRYING/ADJOURN SALE | \$10.00 |
| SHERIFF'S DEED | \$35.00 |
| TRANSFER TAX FORM | \$25.00 |
| DISTRIBUTION FORM | \$25.00 |
| COPIES | \$ <u>6.00</u> |
| NOTARY | \$ <u>12.00</u> |
| TOTAL ***** \$ <u>419.00</u> | |

| | |
|------------------------------|------------------|
| WEB POSTING | \$150.00 |
| PRESS ENTERPRISE INC. | \$ <u>703.64</u> |
| SOLICITOR'S SERVICES | \$75.00 |
| TOTAL ***** \$ <u>928.64</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>276.69</u> |
| SCHOOL DIST. 20 | \$ |
| DELINQUENT 20 | \$ <u>4281.07</u> |
| TOTAL ***** \$ <u>4557.76</u> | |

MUNICIPAL FEES DUE:

| | |
|------------------------------|------------------|
| SEWER 20 | \$ <u>212.71</u> |
| WATER 20 | \$ |
| TOTAL ***** \$ <u>212.71</u> | |

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

TOTAL COSTS (OPENING BID) \$ 6299.61

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Citi Financial Mkt. Co vs Steven + Michele Robbins

NO. 13-05 ED NO. 1307-04 JD

DATE/TIME OF SALE: 4-6-05 1000

BID PRICE (INCLUDES COST) \$ 6299.61

POUNDAGE - 2% OF BID \$ 125.99

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6425.60

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Michele Robbins

for Plaintiff

TOTAL DUE: \$ 6425.60

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 5075.60

Federman and Phelan is now
PHELAN HALLINAN & SCHMIEG, LLP

1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Fax: 215-563-8656
mark.sweeney@fedphe.com

Mark Sweeney
Legal Assistant, ext. 1385

Representing Lenders in
Pennsylvania and New Jersey

April 11, 2005

Office of the Sheriff
Columbia County Courthouse
5 West Main Street
Bloomsburg, PA 17815

Re: ROBBINS, Steven L. and Michelle J.
232 Ida Street
Berwick, PA 18603
No. 2004-CV-1307

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to Citifinancial Mortgage Company, Inc. F/K/A Associates Home Equity Consumer Discount Company, Inc., 1111 Northpoint Drive, Building 4, Suite 100, Coppell, TX, 75019.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Mark Sweeney

Enclosure

cc: Citifinancial Mortgage Company, Inc.

Account No. 2855563

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number
Zip Code Zip Code
Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: Daniel G. Schmieg, Esquire Suite 1400 Telephone Number: Area Code (215) 563-7000
Street Address: One Penn Center at Suburban Station, 1617 JFK Blvd. City: Philadelphia State: PA Zip Code: 19103

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)
Timothy T. Chamberlain - Sheriff
Columbia County Courthouse

Grantee(s)/Lessee(s)
CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A
ASSOCIATES HOME EQUITY CONSUMER DISCOUNT
COMPANY, INC.

Street Address
P.O. Box 380, 35 W. Main Street

Street Address
1111 Northpoint Drive, Building 4, Suite 100

City: Bloomsburg State: PA Zip Code: 17815

City: Coppell State: TX Zip Code: 75019

C PROPERTY LOCATION

Street Address: 232 Ida Street, Berwick, PA 18603 City, Township, Borough: Borough of Berwick

County: Columbia School District: Borough of Berwick

Tax Parcel Number
04C-04-045

D VALUATION DATA

1. Actual Cash Consideration
\$6,299.61

2. Other Consideration
+ -0-

3. Total Consideration
= \$6,299.61

4. County Assessed Value
\$17,195.00

5. Common Level Ratio Factor
x 3.05

6. Fair Market Value
= \$52,444.75

E EXEMPTION DATA

1a. Amount of Exemption Claimed
100%

1b. Percentage of Interest Conveyed
100%

2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession

(Name of Decedent)

(Estate File Number)

☐ Transfer to Industrial Development Agency.

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)

☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200112066.

☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☐ Other (Please explain exemption claimed, if other than listed above.)

Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party
Daniel G. Schmieg, ESQUIRE

Daniel G Schmieg

Date:

4/11/05

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

Federman and Phelan is now
PHELAN HALLINAN & SCHMIEG
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Fax: 215-563-8656
mark.sweeney@fedphe.com

Mark Sweeney
Legal Assistant, ext. 1385

Representing Lenders in
Pennsylvania and New Jersey

May 6, 2005

Office of the Sheriff
Columbia County Courthouse
5 West Main Street
Bloomsburg, PA 17815

Re: ROBBINS, Steven L. and Michelle J.
232 Ida Street
Berwick, PA 18603
No. 2004-CV-1307

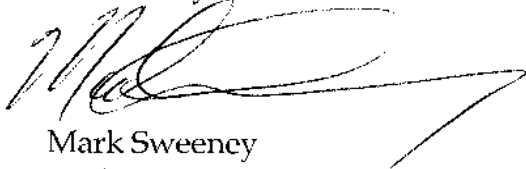
Dear Sir or Madam:

With reference to the above captioned property, there is an unpaid balance to your office in the amount of \$5,075.60. Enclosed you will find a check made out to your office in this amount to cover the unpaid balance.

Enclosed you will also find two self addressed stamped envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Mark Sweeney
Enclosure

cc: Citifinancial Mortgage Company, Inc.

Account No. 2855563

PHELAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/350

CHECK NO
425088

Pay FIVE THOUSAND SEVENTY FIVE AND 60/100 DOLLARS

| DATE | AMOUNT |
|------------|---------------|
| 05/06/2005 | *****5,075.60 |

VOID after 90 days

To The
Order
Of
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Thomas S. Hallinan

⑈425088⑈ ⑆035001808⑆35 150855 5⑈

Phone: 570-389-5622
Fax: 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Mark Sweeney

From: Sheriff Timothy T. Chamberlain

Fax:

Date: April 28, 2005

Phone:

Pages: 4

Re: Past sales

CC:

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

•Comments: I have attached 3 sales cost sheets with costs due. As soon as I receive the balance of cost I can record the deed. Thank You.

- 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:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

2. Article Number
(Transfer from service label)

7003 0500 0001 9056 1955

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

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:

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

(Transfer from service label)

7003 0500 0001 9056 1979

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Address

B. Received by (Printed Name) ☒ Date of Delivery

C. Is delivery address different from item 1? ☐ Yes ☒ No

If YES, enter delivery address below:

Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

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:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

2. Article Number

(Transfer from service label)

7003 0500 0001 9056 1986

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Address

B. Received by (Printed Name) ☒ Date of Delivery

C. Is delivery address different from item 1? ☐ Yes ☒ No

If YES, enter delivery address below:

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

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:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Address

B. Received by (Printed Name) ☒ Date of Delivery

C. Is delivery address different from item 1? ☐ Yes ☒ No

If YES, enter delivery address below:

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7003 0500 0001 9056 1931

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

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:

Blazer Consumer Co. dba Washington
901 East Main St.
Palmira, PA 17078

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Paula Lashley ☒ Agent 13
- B. Received by Printed Name C. Date of Delivery Feb 02/2005
- 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

2. Article Number

(Transfer from service label)

7003 0500 0001 9056 1948

Domestic Return Receipt

102595-02-M-154

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:

OFFICE OF FAIR
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

- A. Signature [Signature] ☒ Agent 13
- B. Received by Printed Name C. Date of Delivery FEB 02 2005
- 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

2. Article Number

(Transfer from service label)

7003 0500 0001 9056 1962

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154

CURRENT SHERIFF SALES

(www.sheriffocolumbiacounty.com)

APRIL 6, 2005

9:00 AM JAMIE CERASOLI-103 FOUNDRYVILLE RD BERWICK-PARCEL #07-03-013 NO TAXES DUE
9:00 AM THOMAS & LISA BENJAMIN-15 SHALE RIDGE RD STILLWATER-PARCEL #03-10-21 NO TAXES DUE
9:00 AM THOMAS & LISA BENJAMIN-799 GREEN CREEK RD STILLWATER-PARCEL #19-11-001 NO TAXES DUE
9:30 AM RANDY & LYNDA LONG-168 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-017 NO TAXES DUE
9:30 AM DAVID & TAMMY WYDA-72 WHISPERING PINES RD STILLWATER-PARCEL #03-12-004-07 NO TAXES DUE
10:00 AM STEVEN & MICHELLE ROBBINS-232 IDA ST. BERWICK-PARCEL #04C-04-045 NO TAXES DUE
10:00 AM LINDA HALYE-228 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-020 NO TAXES DUE
10:30 AM ROBERT ALTIERI-422 LASALLE ST. BERWICK-PARCEL #04C-05-177 NO TAXES DUE

APRIL 27, 2005

9:00 AM STEVEN & JODY FITZPATRICK-703A MOUNTAIN RD SHICKSHINNY-PARCEL #15-19-00802 NO TAXES DUE
9:00 AM FRED UTT & JANELLE WOLFE-341 WEST STERNER AVE. BLOOMSBURG-PARCEL #05W-03-127 NO TAXES DUE
11:00 AM ANGELO & KAREN DEMARCO-335 MARY ST. BERWICK-PARCEL #04A-01-067 NO TAXES DUE

MAY 11, 2005

9:00 AM JANET VANHOUTEN-203 MARY STREET BERWICK-PARCEL #04A-01-051 NO TAXES DUE
10:00 AM DRUE & WENDY BILLIG-604 OLD BERWICK RD BLOOMSBURG-PARCEL #05E-12-126 NO TAXES DUE
10:30 AM ROBERT & ALLISON COOK-215 CRANBERRY RUN ROAD BLOOMSBURG-PARCEL #01-16-00203 NO TAXES DUE

JUNE 8, 2005

9:00 AM RALPH & CYNTHIA TITMAN-1619 LINCOLN AVE. BERWICK-PARCEL #04A-11-012 NO TAXES DUE
9:00 AM WILLIAM WYDA, JR-1317 ORANGE ST. BERWICK-PARCEL #04D-08-212 NO TAXES DUE
9:30 AM DARNELL ADAMS-18 WASHINGTONVILLE RD BLOOMSBURG-PARCEL #21-13-00104 NO TAXES DUE

13
COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 03-FEB-05

FEE: \$5.00

CERT. NO: 501

ROBBINS STEVEN L & MICHELLE J
232 IDA STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20011-2065
LOCATION: 232 IDA ST LOT 38
PARCEL: 04C-04 -045-00,000

| YEAR | BILL ROLL | AMOUNT | INTEREST | PENDING | COSTS | TOTAL AMOUNT DUE |
|-------------|-----------|----------|----------|---------|-------|------------------|
| 2001 | PRIM | 1,165.25 | 0.00 | | 0.00 | 1,165.25 |
| 2002 | PRIM | 981.82 | 0.00 | | 0.00 | 981.82 |
| 2003 | PRIM | 985.56 | 19.41 | | 0.00 | 1,004.97 |
| 2004 | PRIM | 1,029.24 | 22.82 | | 60.00 | 1,112.06 |
| TOTAL DUE : | | | | | | \$4,264.10 |

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, 2004

REQUESTED BY:

Timothy T. Chamberlain, Sheriff

2/24/04 Filed Chapter 13 12/30/04 I paid
12/2/04 Dismissed
4,276.07

3/22/05

Kenac took on the Printing, by [illegible]



Federman and Phelan is now

PHELAN HALLINAN & SCHMIEG, LLP
Suite 1400
1617 JFK Boulevard
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Lisa.Steinman@fedphe.com

March 16, 2005

Office of the Sheriff
COLUMBIA County Courthouse
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

13

RE: CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES
HOME EQUITY CONSUMER DISCOUNT COMPANY, INC.
V. STEVEN L. ROBBINS and MICHELE J. ROBBINS
COLUMBIA COUNTY, NO. 2004-CV-1307

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

*******IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.*******

Yours truly,

LISA STEINMAN
for PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 4/6/05 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES
HOME EQUITY CONSUMER DISCOUNT COMPANY, INC.

) CIVIL ACTION

vs.

STEVEN L. ROBBINS
MICHELE J. ROBBINS

) CIVIL DIVISION
) NO. 2004-CV-1307


AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC.** hereby verify that on **2/22/05** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: March 16, 2005



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and Address Of Sender
PHELAN HALLINAN & SCHMIEG, LLP
One Penn Center at Suburban Station Suite 1400
Philadelphia, PA 19103-1814 TEAM 3/

| Line | A. Article Number | Name of Addressee, Street, and Post Office Address | Postage |
|-------------------------------------|-------------------|--|---------|
| 1 | **** | Tenant/Occupant 232 IDA STREET BERWICK, PA 18603 | |
| 2 | | COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105 | |
| 3 | | DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomisburg, PA 17815 | |
| 4 | | BLAZER CONSUMER DISCOUNT D/B/A WASHINGTON MUTUAL FINANCE 901 EAST MAIN STREET PALMYRA, PA 17078 | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| RE: STEVEN L. ROBBINS TEAM 3 | | | |

| | | | |
|---|--|--|---|
| 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 \$50,000.00 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 insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage. |
|---|--|--|---|

02 1A
 000430037
 FEB 22 2005
 \$ 01.20
 MAILED FROM ZIP CODE 19103



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 MORTGAGE COMPANY,
INC.

VS.

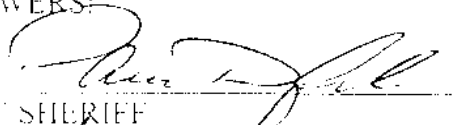
STEVEN & MICHELLE ROBBINS

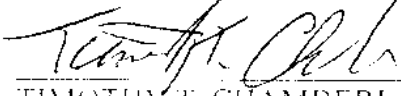
WRIT OF EXECUTION #13 OF 2005 ED

POSTING OF PROPERTY

February 28, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF STEVEN & MICHELLE ROBBINS AT 232 IDA STREET, BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.


SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 28TH DAY OF FEBRUARY 2005


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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6100

CITIFINANCIAL MORTGAGE COMPANY,
INC., F/K/A ASSOCIATES HOME EQUITY
CONSUMER DISCOUNT COMPANY, INC.

VS

Docket # 13ED2005

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

STEVEN L. ROBBINS
MICHELLE J. ROBBINS

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, FEBRUARY 04, 2005, AT 5:25 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON MICHELLE ROBBINS AT 232 IDA ST.,
BERWICK BY HANDING TO MICHELLE ROBBINS, A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS.

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, FEBRUARY 07, 2005

NOTARY PUBLIC

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

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

P. D'ANGELO
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-7622

24 HOUR PHONE
(717) 784-6100

CITIFINANCIAL MORTGAGE COMPANY,
INC., F/K/A ASSOCIATES HOME EQUITY
CONSUMER DISCOUNT COMPANY, INC.

VS

Docket # 13ED2005

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

STEVEN L. ROBBINS
MICHELLE J. ROBBINS

AFFIDAVIT OF SERVICE

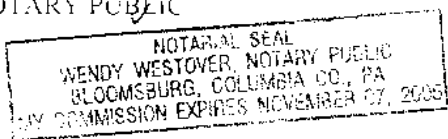
NOW, THIS FRIDAY, FEBRUARY 04, 2005, AT 5:25 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON STEVEN ROBBINS AT 232 IDA ST.,
BERWICK BY HANDING TO MICHELLE ROBBINS, WIFE, A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, FEBRUARY 07, 2005

Wendy Westover

NOTARY PUBLIC



Timothy T. Chamberlain

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

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

Pho 11 1752-1680

FFTR Sec

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/31/2005

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 13BD2005

PLAINTIFF CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A
ASSOCIATES HOME EQUITY CONSUMER DISCOUNT
COMPANY, INC.

DEFENDANT STEVEN L. ROBBINS
MICHELLE J. ROBBINS
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

| PERSON/CORP TO SERVED | PAPERS TO SERVED |
|-----------------------|------------------------------|
| STEVEN ROBBINS | WRIT OF EXECUTION - MORTGAGE |
| 232 IDA ST. | FORECLOSURE |
| BERWICK | |

SERVED UPON MICHELLE ROBBINS

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 02-04-05 TIME 1725 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>2-3-05</u> | <u>1555</u> | <u>Arten</u> | <u>Card</u> |

DEPUTY

T. Chamberlain

DATE 02-04-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/31/2005

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 13ED2005

PLAINTIFF CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A
ASSOCIATES HOME EQUITY CONSUMER DISCOUNT
COMPANY, INC.

DEFENDANT STEVEN L. ROBBINS
MICHELLE J. ROBBINS

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

MICHELLE ROBBINS

232 IDA ST.

BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON MICHELLE J. ROBBINS

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02-04-05 TIME 1725 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

2-3-5 1555 ARTER CHRD

DEPUTY

[Signature] DATE 02-04-05



February 4, 2005

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

**CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A ASSOCIATES
 HOME EQUITY CONSUMER DISCOUNT COMPANY, INC.**

VS

**STEVEN L. ROBBINS
 MICHELLE J. ROBBINS**

DOCKET # 13ED2005

JD # 1307JD2004

Dear Timothy:

The outstanding balance on sewer account #113651 for the property located at 232 Ida Street Berwick, Pa through June 2005 is \$212.71.

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

Sincerely,

Kelly Greer
 Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/31/2005

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 13ED2005

PLAINTIFF CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A
ASSOCIATES HOME EQUITY CONSUMER DISCOUNT
COMPANY, INC.

DEFENDANT STEVEN L. ROBBINS
MICHELLE J. ROBBINS

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

CONNIE GINGHER- TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON CONNIE

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-3-5 TIME 1530 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 2-3-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/31/2005

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 13ED2005

PLAINTIFF

CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A
ASSOCIATES HOME EQUITY CONSUMER DISCOUNT
COMPANY, INC.

DEFENDANT

STEVEN L. ROBBINS
MICHELLE J. ROBBINS

ATTORNEY FIRM

PHILAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

BERWICK SEWER

1108 FREAS AVE.

BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Kelly Greer

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-3-5 TIME 1311 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 2-3-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/31/2005

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 13ED2005

PLAINTIFF CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A
ASSOCIATES HOME EQUITY CONSUMER DISCOUNT
COMPANY, INC.

DEFENDANT STEVEN L. ROBBINS
MICHELLE J. ROBBINS
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Leslie L. L. L. L.

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-3-5 TIME 8:30 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. Calhoun

DATE 2-3-5

TAX NOTICE 2004 SCHOOL REAL ESTATE
 BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
 CONNIE C. GINGHER
 1615 LINCOLN AVENUE
 BERWICK, PA 18603

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

M ROBBINS STEVEN L & MICHELLE J
 232 IDA STREET
 BERWICK PA 18603

T
O

Tax Notice 2004 County & Municipality
 BERWICK BORO
MAKE CHECKS PAYABLE TO:
 Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

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

ROBBINS STEVEN L & MICHELLE J
 232 IDA STREET
 BERWICK PA 18603

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

| FOR BERWICK AREA SCHOOL DISTRICT | | | | | DATE 08/01/2004 | BILL# 003351 |
|--|------------|------------------------|-----------|------------|-----------------|---------------|
| DESCRIPTION | ASSESSMENT | RATE | LESS DISC | AMOUNT DUE | INC PENALTY | |
| REAL ESTATE | 17195 | 39.400 | 663.93 | 577.48 | 745.23 | |
| The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE | | | | | | |
| | | PAY THIS AMOUNT | 663.93 | 577.48 | 745.23 | |
| | | IF PAID ON OR BEFORE | Sept 30 | Nov 30 | Dec 1-15 | IF PAID AFTER |

SCHOOL PENALTY AT 108

| PROPERTY DESCRIPTION | | ACCT. | 6305 |
|-----------------------|----------|-------|------|
| PARCEL 04C04 04500000 | | | |
| 232 IDA ST | 2500.00 | | |
| 20011-2065 | 14695.00 | | |
| 0.14 ACRES | | | |

Original

| FOR COLUMBIA COUNTY | | | | DATE 03/01/2004 | BILL NO. 5573 |
|--|------------|-------------------------------------|--|--|---|
| DESCRIPTION | ASSESSMENT | MILLS | LESS DISCOUNT | TAX AMOUNT DUE | INCL PENALTY |
| GENERAL SINKING LIGHT FIRE BORO RE | 17,195 | 5.646 .845 .75 1.25 6.1 | 95.14 14.24 12.64 21.06 102.79 | 97.08 14.53 12.90 21.49 104.89 | 106.79 15.98 13.55 22.56 110.13 |
| The discount & penalty have been calculated for your convenience | | | | | |
| PAY THIS AMOUNT | | 245.87 | 250.89 | 269.01 | |
| | | April 30 | June 30 | June 30 | |
| | | If paid on or before | If paid on or before | If paid after | |

| CITY TWP | | Discount 2% | Penalty 10% | PARCEL 04C-04-045-00,000 | 232 IDA ST | 1377 Acres | Land | Buildings | Total Assessment |
|----------|--|-------------|-------------|--------------------------|------------|------------|-------|-----------|------------------|
| | | 2% | 5% | | | | 2,500 | 14,695 | 17,195 |

FILE COPY

This tax returned to courthouse on: January 1, 2005

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:03-FEB-05

FEE:\$5.00

CERT. NO:501

ROBBINS STEVEN L & MICHELLE J
232 IDA STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20011-2065
LOCATION: 232 IDA ST LOT 38
PARCEL: 04C-04 -045-00,000

| YEAR | BILL ROLL | AMOUNT | -----PENDING----- INTEREST | COSTS | TOTAL AMOUNT DUE |
|-------------|-----------|----------|-------------------------------|-------|---------------------|
| 2001 | PRIM | 1,165.25 | 0.00 | 0.00 | 1,165.25 |
| 2002 | PRIM | 981.82 | 0.00 | 0.00 | 981.82 |
| 2003 | PRIM | 985.56 | 19.41 | 0.00 | 1,004.97 |
| 2004 | PRIM | 1,029.24 | 22.82 | 60.00 | 1,112.06 |
| TOTAL DUE : | | | | | \$4,264.10 |

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, 2004

REQUESTED BY:

Timothy T. Chamberlain, Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/31/2005

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 13ED2005

PLAINTIFF CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A
ASSOCIATES HOME EQUITY CONSUMER DISCOUNT
COMPANY, INC.

DEFENDANT STEVEN L. ROBBINS
MICHELLE J. ROBBINS

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DEG M. HERR

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-2-5 TIME 1620 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. L. L. L.

DATE 2-2-5

REAL ESTATE OUTLINE

ED # 13-05

DATE RECEIVED 1-31-05
DOCKET AND INDEX 2-1-05
SET FILE FOLDER UP 2-1-05

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# 400221

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

SALE DATE Apr 6, 05 TIME 1000
POSTING DATE Mar 2, 05
ADV. DATES FOR NEWSPAPER
1ST WEEK Mar 16
2ND WEEK 23
3RD WEEK 30, 05

SHERIFF'S SALE

WEDNESDAY APRIL 6, 2005 AT 1:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 13 OF 2005 ED AND CIVIL WRIT NO. 1307 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 PIECE OR PARCEL OR TRACT OF LAND LOCATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF IDA STREET 1 ¼ FEET NORTH OF THE SOUTHEASTERLY CORNER OF LOT NO. 38; THENCE IN A WESTERLY DIRECTION, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 67 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION, PARALLEL WITH IDA STREET, 1 ¼ FEET TO THE NORTHERLY LINE OF LOT NO. 39; THENCE IN A WESTERLY DIRECTION ALONG SAID LOT 83 FEET TO AN ALLEY; THENCE IN A NORTHERLY DIRECTION ALONG SAID ALLEY, 40 FEET TO CORNER OF LOT NO. 37; THENCE IN AN EASTERLY DIRECTION ALONG SAID LOT 150 FEET TO IDA STREET; THENCE IN A SOUTHERLY DIRECTION ALONG SAID IDA STREET 38 ¼ FEET TO THE PLACE OF BEGINNING. CONTAINING 5882.75 SQUARE FEET OF LAND AND BEING PART OF LOT NO. 38 AS MARKED AND NUMBERED ON PLAT OR PLAN OF FREAS FOWLER, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR COLUMBIA COUNTY IN MISCELLANEOUS BOOK VOLUME 7 AT PAGE 543.

BEING THE SAME PROPERTY CONVEYED TO STEVENS L. ROBBINS AND MICHELLE J. ROBBINS, HIS WIFE BY DEED FROM PAUL H. KESSLER RECORDED 11/29/2001 IN DEED BOOK 2001 PAGE 12065, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA. TAX KEY NUMBER: 04C-04-045

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
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY APRIL 6, 2005 AT 1:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 13 OF 2005 ED AND CIVIL WRIT NO. 1307 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:

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BEING THE SAME PROPERTY CONVEYED TO STEVENS L. ROBBINS AND MICHELLE J. ROBBINS, HIS WIFE BY DEED FROM PAUL H. KESSLER RECORDED 11/29/2001 IN DEED BOOK 2001 PAGE 12065, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA, TAX KEY NUMBER: 04C-04-045

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY APRIL 6, 2005 AT 1:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 13 OF 2005 ED AND CIVIL WRIT NO. 1307 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 PIECE OR PARCEL OR TRACT OF LAND LOCATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF IDA STREET 1 ¼ FEET NORTH OF THE SOUTHEASTERLY CORNER OF LOT NO. 38; THENCE IN A WESTERLY DIRECTION, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 67 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION, PARALLEL WITH IDA STREET, 1 ¼ FEET TO THE NORTHERLY LINE OF LOT NO. 39; THENCE IN A WESTERLY DIRECTION ALONG SAID LOT 83 FEET TO AN ALLEY; THENCE IN A NORTHERLY DIRECTION ALONG SAID ALLEY, 40 FEET TO CORNER OF LOT NO. 37; THENCE IN AN EASTERLY DIRECTION ALONG SAID LOT 150 FEET TO IDA STREET; THENCE IN A SOUTHERLY DIRECTION ALONG SAID IDA STREET 38 ¼ FEET TO THE PLACE OF BEGINNING. CONTAINING 5882.75 SQUARE FEET OF LAND AND BEING PART OF LOT NO. 38 AS MARKED AND NUMBERED ON PLAT OR PLAN OF FREAS FOWLER, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR COLUMBIA COUNTY IN MISCELLANEOUS BOOK VOLUME 7 AT PAGE 543.

BEING THE SAME PROPERTY CONVEYED TO STEVENS L. ROBBINS AND MICHELLE J. ROBBINS, HIS WIFE BY DEED FROM PAUL H. KESSLER RECORDED 11/29/2001 IN DEED BOOK 2001 PAGE 12065, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA. TAX KEY NUMBER: 04C-04-045

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
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

**CITIFINANCIAL MORTGAGE
COMPANY, INC., F/K/A ASSOCIATES
HOME EQUITY CONSUMER DISCOUNT
COMPANY, INC.**

Plaintiff

vs.

**STEVEN L. ROBBINS
MICHELLE J. ROBBINS**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004-CV-1307**

**:
: *2005 ED. 13*
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following described property (specifically described property below):

Premises: 232 IDA STREET
BERWICK, PA 18603

(see attached legal description)

Amount Due \$50,223.61

Interest from 1/19/05 \$ _____
to sale date
(per diem-\$8.26)

Total \$ _____ Plus Costs as endorsed.

Clerk *Lauri B. Kline*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *1/31/2005*
(Seal)

SCHEDULE "A"

70-01633423

ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND LOCATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

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TAX KEY NUMBER: 04C-04-045

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CITIFINANCIAL MORTGAGE
COMPANY, INC., F/K/A ASSOCIATES
HOME EQUITY CONSUMER
DISCOUNT COMPANY, INC.

Plaintiff

vs.

STEVEN L. ROBBINS
MICHELLE J. ROBBINS

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-1307
: 2005-ED-13
:
:

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
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ATTORNEY FOR PLAINTIFF

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DISCOUNT COMPANY, INC.

Plaintiff

vs.

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MICHELLE J. ROBBINS

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-1307

: 2005-ED-13

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **232 IDA STREET, BERWICK, PA 18603**.

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

STEVEN L. ROBBINS

232 IDA STREET
BERWICK, PA 18603

MICHELLE J. ROBBINS

232 IDA STREET
BERWICK, PA 18603

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

SAME AS ABOVE

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


DANIEL G. SCHMIEG, ESQUIRE

Date: **1/18/05**

Phelan Hallinan & Schmieg, L.L.P.

By: **DANIEL G. SCHMIEG**

Identification No. **62205**

ATTORNEY FOR PLAINTIFF

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

**CITIFINANCIAL MORTGAGE
COMPANY, INC., F/K/A ASSOCIATES
HOME EQUITY CONSUMER
DISCOUNT COMPANY, INC.**

Plaintiff

**: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-1307
:
:
:**

vs.

**STEVEN L. ROBBINS
MICHELLE J. ROBBINS**

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

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BERWICK, PA 18603**

MICHELLE J. ROBBINS

**232 IDA STREET
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

NONE

4. Name and address of last recorded holder of every mortgage of record:
NAME LAST KNOWN ADDRESS

BLAZER CONSUMER COMPANY 901 EAST MIAN STREET
D/B/A WASHINGTON MUTUAL FINANCE PALMYRA, PA 17078

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

NONE

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

NONE

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815**

TENANT/OCCUPANT

**232 IDA STREET
BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

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.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: 1/18/05

Phelan Hallinan & Schmieg, L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
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ATTORNEY FOR PLAINTIFF

CITIFINANCIAL MORTGAGE
COMPANY, INC., F/K/A ASSOCIATES
HOME EQUITY CONSUMER
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Plaintiff

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: COLUMBIA County
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: Court of Common Pleas
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: CIVIL DIVISION

: NO. 2004-CV-1307

: 2005-ED-13

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

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MICHELLE J. ROBBINS

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SAME AS ABOVE

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personal knowledge or information and belief. I understand that false statements herein are made
subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.


DANIEL G. SCHMIEG, ESQUIRE

Date: **1/18/05**

Phelan Hallinan & Schmieg, L.L.P.

By: **DANIEL G. SCHMIEG**

Identification No. **62205**

ATTORNEY FOR PLAINTIFF

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

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(215) 563-7000

**CITIFINANCIAL MORTGAGE
COMPANY, INC., F/K/A ASSOCIATES
HOME EQUITY CONSUMER
DISCOUNT COMPANY, INC.**

Plaintiff

vs.

**STEVEN L. ROBBINS
MICHELLE J. ROBBINS**

Defendant(s)

: COLUMBIA County
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: Court of Common Pleas
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**CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A ASSOCIATES HOME EQUITY
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BERWICK, PA 18603**

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SAME AS ABOVE

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NONE

4. Name and address of last recorded holder of every mortgage of record:
NAME LAST KNOWN ADDRESS

BLAZER CONSUMER COMPANY 901 EAST MIAN STREET
D/B/A WASHINGTON MUTUAL FINANCE PALMYRA, PA 17078

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

NONE

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

NONE

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815**

TENANT/OCCUPANT

**232 IDA STREET
BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

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.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: **1/18/05**

Phelan Hallinan & Schmieg, L.L.P.-
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
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ATTORNEY FOR PLAINTIFF

CITIFINANCIAL MORTGAGE
COMPANY, INC., F/K/A ASSOCIATES
HOME EQUITY CONSUMER
DISCOUNT COMPANY, INC.

Plaintiff

vs.

STEVEN L. ROBBINS
MICHELLE J. ROBBINS

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-1307

: *2005-ED-13*
:
:
:

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR
THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A
DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE
CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT
ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

1/18/05

TO: STEVEN L. ROBBINS
MICHELLE J. ROBBINS
232 IDA STREET
BERWICK, PA 18603

Your house (real estate) at **232 IDA STREET, BERWICK, PA 18603**, is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$50,223.61** obtained by **CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call:
(215) 563-7000.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (814) 272-9350.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. 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 filing of the proposed schedule.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

SCHEDULE "A"

70-01633423

ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND LOCATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

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TAX KEY NUMBER: 04C-04-045

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

**CITIFINANCIAL MORTGAGE COMPANY,
INC., F/K/A ASSOCIATES HOME EQUITY
CONSUMER DISCOUNT COMPANY, INC.**

DEFENDANT

**STEVEN L. ROBBINS
MICHELLE J. ROBBINS**

COURT NO.: 2004-CV-1307

SERVE AT:

**232 IDA STREET
BERWICK, PA 18603**

a)TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: _____

PLEASE POST THE HANDBILL

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 200__, at __, o'clock __. M., at _____, Commonwealth of Pennsylvania, in the manner described below:

☐ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 200__, at ____ o'clock __. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

IDEPUTIZED SERVICE

Now, this ____ day of _____, 200__, I, Sheriff of CLINTON County, Pennsylvania, do hereby deputize the Sheriff of ____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF

DANIEL G. SCHMIEG, ESQUIRE

I.D.#62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215)563-7000

SCHEDULE "A"

70-01633423

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TAX KEY NUMBER: 04C-04-045

SCHEDULE "A"

70-01633423

ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND LOCATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF IDA STREET 1 3/4 FEET NORTH OF THE SOUTHEASTERLY CORNER OF LOT NO. 38;

THENCE IN A WESTERLY DIRECTION, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 67 FEET TO A POINT;

THENCE IN A SOUTHERLY DIRECTION, PARALLEL WITH IDA STREET, 1 3/4 FEET TO THE NORTHERLY LINE OF LOT NO. 39;

THENCE IN A WESTERLY DIRECTION ALONG SAID LOT 83 FEET TO AN ALLEY;

THENCE IN A NORTHERLY DIRECTION ALONG SAID ALLEY, 40 FEET TO CORNER OF LOT NO. 37;

THENCE IN AN EASTERLY DIRECTION ALONG SAID LOT. 150 FEET TO IDA STREET;

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CONTAINING 5882.75 SQUARE FEET OF LAND AND BEING PART OF LOT NO. 38 AS MARKED AND NUMBERED ON PLAT OR PLAN OF FREAS FOWLER, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR COLUMBIA COUNTY IN MISCELLANEOUS BOOK VOLUME 7 AT PAGE 543.

BEING THE SAME PROPERTY CONVEYED TO STEVENS L. ROBBINS AND MICHELLE J. ROBBINS, HIS WIFE BY DEED FROM PAUL H. KESSLER RECORDED 11/29/2001 IN DEED BOOK 2001 PAGE 12065, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

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PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180368

CHEC NO
1002

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

To The
Order
Of

Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

| DATE | AMOUNT |
|------------|----------|
| 01/18/2005 | 1,350.00 |

Valid after 5 days

Thomas J. Hallinan

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