# SHERIFF'S SALE COST SHEET

Household	g 111/	1,		
NO. 62-05 ED NO. 326-05	JD DATE/TIN	ME OF SALE	Stavod	
DOCKET/RETURN	\$15.00			
SERVICE PER DEF.	\$ 225,00			
LEVY (PER PARCEL	\$15.00	-		
MAILING COSTS	\$73.50			
ADVERTISING SALE BILLS & COPIES	\$17.50	-		
ADVERTISING SALE (NEWSPAPER)	\$15.00			
MILEAGE	\$ /2,00			
POSTING HANDBILL	\$15.00	•		
CRYING/ADJOURN SALE	\$10.00			
SHERIFF'S DEED	\$35.00			
TRANSFER TAX FORM	<del>\$23.00</del>			
DISTRIBUTION FORM	<del>\$25.00</del>			
COPIES	\$ <u>7,5</u> 0			
NOTARY TOTAL ********	\$ /2,00	70 /		
TOTAL *******	******	\$ <u>376,5</u> C	<i>)</i>	
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LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

TERRENCE / McCABE\*\*\* MARC'S, WEISBERG\*\* EDWARD D. CONWAY MARCARET GAIRO RITA C. BUSCHER\*: MONICA G. CHRISTIS # PRANK DUBIN. BRENDA L. BROGDON\* SEAN GARRETT\*+ BETH U. THOMAS LAURENCE R. CHASHIN\* SVEN E. PEAHLERT\* JOSEPH VACCARO\* MICHELE DELILLE\* CATANIA TRIGO^

**SUITE 2080** 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 ₽AX (215) 790-1274

SUFFE 600 216 HADDON AVENUE WESTMONT, NJ 98108 (856) 858-7080 FAX (\$56) 858-7020

SUITE 205 53 WEST 36TO STREET NEW YORK, NY 10018 (917) 351-1188 FAX (917) 351-0363

> JOSEPH F. RIGA\* Of Course)

Comment in FA & No

Licensed in PA & NE
Licensed in NY & OT
Licensed in NY
Minaging Allomor for Ni
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June 1, 2005

Via Facsimile Sheriff of Columbia County P.O. Box 380 35 W. Main Street Bloomsburg, PA 17815

> Re: Household Finance Consumer Discount Company vs. Zina M. Minnick and

William C. Minnick

C.C.P. Columbia County, No. 2005--CV-326 Property: 34 Bardo Road, Millville, PA 17846

Sheriff's Sale Date: July 13, 2005

Dear Sheriff:

As you know, the above-captioned property is currently listed for the July 13, 2005 Sheriff's Sale. I am writing to you at this time to request that you stay the Sale. Our client is accepting a Deed in Lieu of Foreclosure.

In addition, please return the Writ to the Prothonotary and forward any refund due my client.

As acknowledgment of this stay, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. If you have any questions, please contact me. Thank you for your cooperation.

> Very truly yours. Effere 11° Cale

> > DATE

TJM/cmo

SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

lovicie Peū

#### TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 24 HOUR PHONE (570) 784-6300

HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY

Docket # 62ED2005

VS

WRIT OF EXECUTION - MORTGAGE **FORECLOSURE** 

ZINA M. MINNICK WILLIAM C. MINNICK

#### AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, MAY 16, 2005, AT 3:00 PM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON ZINA MINNICK AT 610 RACE ST. APT. 6 MIFFLINVILLE BY HANDING TO WILLIAM MINNICK, HUSBAND, 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, MAY 18, 2005

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

TIMOTHY T. CHAMBERLAIN

SHERIFF

J/ARTER

*DEPUTY SHERIFF* 

### TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622

24 HOUR PHONE (570) 784-6300

HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY

VS

Docket # 62ED2005

WRIT OF EXECUTION - MORTGAGE **FORECLOSURE** 

ZINA M. MINNICK WILLIAM C. MINNICK

#### AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, MAY 16, 2005, AT 3:00 PM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON WILLIAM MINNICK AT 610 RACE ST. APT. 6 MIFFLINVILLE, BY HANDING TO WILLIAM MINNICK, , 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, MAY 18, 2005

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

TIMOTHY T. CHAMBERLAIN

SHERIFF

/ARTÉR

DEPUTY SHERIFF

#### LAW OFFICES

## McCABE, WEISBERG & CONWAY, P.C.

**SUITE 2080** 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

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Of Counsel JOSEPH F. RIGA\* LISA L. WALLACEA

FRANK DUBIN

SEAN GARRETT\*+

CATANIA TRIGO^

CARLA FARALDO^

SVEN E. PFAHLERT\* JOSEPH VACCARO\*

BONNIE DAHL\*

TERRENCE J. McCABE\*\*\*

MARC S. WEISBERG\*\*

EDWARD D. CONWAY

MONICA G. CHRISTIE +

BRENDA L. BROGDON\*

ANDREW L. MARKOWITZ

MARGARET GAIRO

RITA C. BUSCHER\*†

Licensed in PA & NJ Licensed in PA & NY Licensed in PA & NM

\*\* Licensed in PA & NM

\*\* Licensed in PA, NI & NY

† Licensed in NY & CT

\* Licensed in NY

† Managing Allomey for NI

\* Managing Allomey for NY

May 17, 2005

Prothonotary's Office Columbia County Courthouse Main Street P.O. Box 380 Bloomsburg, PA 17815

Re:

HouseholdFinanceConsumer Discount Company v. Zina M. Minnick and William C. Minnick

Columbia County Court of Common Pleas Number 2005-CV-326

ACTION IN MORTGAGE FORECLOSURE Premises: 34 Bardo Road, Millville, PA 17846

Dear Sir/Madame:

Enclosed please find the originaland one copy of Affidavitof Service relative to the abovecaptioned matter. Kindly file the original of record with the Court and return to my attention the time-stamped copy in the stamped, self-addressed envelope which is provided.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance in this matter.

Sincerely,

Terrence J. McCabe, Esquire

McCabe, Weisberg and Conway, P.C.

TJM/syEnclosure

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Identification Number 16496 123 South Broad Street, Suite 2080 Philadelphia, PA 19109 (215) 790-1010 Attorney for Plaintiff

Household Finance Consumer Discount

Company

V.

Zina M. Minnick and William C. Minnick

COLUMBIA COUNTY

COURT OF COMMON PLEAS

NUMBER 2005-CV-326

### AFFIDAVIT OF SERVICE

I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter, hereby certify that on the 17<sup>th</sup> day of May, 2005, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A".

Copies of the letter and certificate of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."

TERRENCE J. McCABE, ESQUIRE

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17th DAY OF May, 2005.

NOTARY DIEDLIC

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL Chrissandra Shaye Hamilton, Notary Public City of Philadelphia, Phila. County My Commission Expires January 4, 2009 McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Attorney for Plaintiff

Exhibit A

Household Finance Consumer Discount Company

Company V.

Zina M. Minnick and William C. Minnick

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NUMBER 2005-CV-326

### **AFFIDAVIT PURSUANT TO RULE 3129**

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 34 Bardo Road, Millville, PA 17846 a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Zina M. Minnick 34 Bardo Road Millville, PA 17846

William C. Minnick 34 Bardo Road Millville, PA 17846

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

Zina M. Minnick 34 Bardo Road Millville, PA 17846

William C. Minnick 34 Bardo Road Millville, PA 17846

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

None

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

Plaintiff Herein

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

Name

Address

Commonwealth of PA Department of Revenue

Bureau of Compliance Clearance Support Department 281230

Harrisburg, PA 17128-1230

Attn: Sheriff's Sales

Name and address of every other person of whom the Plaintiff has knowledge who 6. has any interest in the property which may be affected by the sale:

Name

Address

Tenant(s)/Occupant(s)

34 Bardo Road Millville, PA 17846



Columbia County 700 Sawmill Road Bloomsburg, PA 17815

Commonwealth of Pennsylvania,

Department of Welfare,

P.O. Box 2675,

Harrisburg, PA 17105.

Internal Revenue Service Federated Investors Tower

13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222

United States of America c/o U.S. Attorney's for the Middle District of PA

235 North Washington Street

Scranton, PA 18503

Commonwealth of PA Inheritance Tax Office

1400 Spring Garden Street Philadelphia, PA 19130

Commonwealth of PA Bureau of Individual Tax Inheritance Tax Division

6th fir., Strawberry Square

Dept. # 280601

Harrisburg, PA 17128

Department of Public Welfare TPL Casualty Unit Estate Recovery Program

P.O. Box 8486 Willow Oak Bldg., 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.

May 17, 2005

DATE

TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

# Exhibit A

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Identification Number 16496 123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Attorney for Plaintiff

Household Finance Consumer Discount Company

V.

Zina M. Minnick and William C. Minnick

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NUMBER 2005-CV-326

DATE: May 17, 2005

TO: ALL PARTIES IN INTEREST AND CLAIMANTS



## NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S):

Zina M. Minnick and William C. Minnick

PROPERTY:

34 Bardo Road, Millville, PA 17846

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on July 13, 2005 at 11:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

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Name and Address of Sender McCabe, Weisberg and Comway, P.C. 123 S. Broad St., Suite 2080 Philadelphia, PA 19109 ATTN: Samantha Young	Article Number	HFC v. Minnick		i d												Total Number of Pieces Listed by Sender Rucerved at Post Office	PS Form 3877, February, 2005
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PS Forn, 3877, February, 2005

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Race Sex Height _	Weight ]	Eyes Hair	Age Milit	ary			
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. OT	HER (SPECIFY)						
ATTEMPTS DATE TIME		FICER	REMARKS				
			***************************************				
DEPUTY Cutu		DATE _	5-12-5				

OFFICER: DATE RECEIVED 5/1	1/2005	SERVICE# 10 - OF DOCKET # 62ED20	
PLAINTIFF	HOUSEHOLD I COMPANY	FINANCE CONSUMI	ER DISCOUNT
DEFENDANT	ZINA M. MINN WILLIAM C. M	INNICK	
ATTORNEY FIRM	McCabe, Wcisbe	erg and Conway, PC	
PERSON/CORP TO SE	ERVED	PAPERS TO SERV	ED
DOMESTIC RELATION	1S	WRIT OF EXECUTI	ON - MORTGAGE
15 PERRY AVE.		FORECLOSURE	
BLOOMSBURG			
SERVED UPON LE	stie Leday	,	
RELATIONSHIP		IDENTIFICATIO	N
DATE <u>\$ .12 - 5"</u> TIM	E 1015 MILEA	GEO	THER
Race Sex He	ght Weight F	Eyes Hair A	ge Military
( ] ]	B. HOUSEHOLD MEN C. CORPORATION M. D. REGISTERED AGE E. NOT FOUND AT PI	IBER: 18+ YEARS ( ANAGING AGENT NT LACE OF ATTEMPT	OF AGE AT POA
ATTEMPTS DATE	ΓΙΜΕ OF	FICER R	EMARKS
DEPUTY	£	DATE <u>5-(</u> ;	۲ -د۲ (
{ /			

OFFICER: DATE RECEIVED 5/11/200	05	SERVICE# 13 - OF - 16 SERVICES DOCKET # 62ED2005					
PLAINTIFF	HOUSEHOLD I COMPANY	FINANCE CONSI	JMER DISC	OUNT			
DEFENDANT	ZINA M. MINN WILLIAM C. M						
ATTORNEY FIRM		erg and Conway, P	°C				
PERSON/CORP TO SERVE	Z <b>D</b>						
COLUMBIA COUNTY TAX	CLAIM	WRIT OF EXEC	UTION - MO	ORTGAGE			
PO BOX 380		FORECLOSURE	3				
BLOOMSBURG							
SERVED UPON 57B	M. HER						
RELATIONSHIP		IDENTIFICA	TION				
DATE <u>5-72-5</u> TIME <u>6</u>	950 MILEA	AGE	OTHER _				
Race Sex Height _	Weight H	Eyes Hair	_ Age	Military			
TYPE OF SERVICE:  A. PERSONAL SERVICE AT POA POB \( \sum_{\text{POE}} \) 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	— ————————————————————————————————————	FICER	REMARK				
DEPUTY DATE 5 (7-5							

## COUNTY OF COLUMBIA REAL ESTATE TAX LIEN CERTIFICATE

DATE: 16-MAY-05

FEE:\$5.00

CERT. NO:850

MINNICK WILLIAM C & ZINA N JR

34 BARDO ROAD MILLVILLE PA 17846

DISTRICT: GREENWOOD TWP

DISTRICT: GREENWOOD INT DEED 0304-1061 LOCATION: 34 BARDO RD MILLVILLE PARCEL: 17 -01 -014-06,000

YEAR	BILL ROLL	AMOUNT	PEND: INTEREST		OTAL AMOUNT DUE
2004	PRIM	2,173.16	30.99	0.00	2,204.15
TOTAL	DUE :				\$2,204.15

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2004

REQUESTED BY: Timothy T. Chamberlain, Sheriff dm.

# REAL ESTATE OUTLINE

ED#<u>62-05</u>

DATE RECEIVED 5	5-11-05			
DOCKET AND INDEX	5-12-05			
SET FILE FOLDER UP	5-18-05	<del></del> -		
CHECK FOR I		FO.		
WRIT OF EXECUTION		<u></u>	· /	
COPY OF DESCRIPTION				
WHEREABOUTS OF LKA		$\overline{\nu}$	•	
NON-MILITARY AFFIDA	VIT		/	
NOTICES OF SHERIFF SA	LE			
WATCHMAN RELEASE F	ORM			
AFFIDAVIT OF LIENS LIS	ST			
CHECK FOR \$1,350.00 OR			CK	# 2298/
**IF ANY OF ABOVE IS	MISSING 1	DO NOT I	PROCEDI	C**
SALE DATE	<b>~</b>	1. 12	as Time	TD Waa
POSTING DATE	<u>.                                    </u>	Wy D	<u> </u>	E_ <i>//00</i>
ADV. DATES FOR NEWS	DADED 1S	T WEEK	12.	
ADV. DATES FOR REWS	2)		Some	<u> </u>
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THENCE North 48 42' 20" West, 50.00 feet to a point; THENCE North 40° 00' 44" West, 274.67 feet to R. R. spike, the place of BEGINNING.

CONTAINING 6.868 acres of land in all. Being more fully shown a Parcel " A " on a survey draft prepared by Frank E. Beishline, P.L.S. and dated June 26, 1981.

UNDER and subject to all exceptions, reservations, restrictions, conditions and covenants as may be found in prior deeds forming the chain of title.

BEING KNOWN AS: 34 Bardo Road, Millville, PA

#### 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.

IMPORT ANT 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 Terrence J. McCabe 123 South Broad St. Philadelphia, PA 19109

## WRIT OF EXECUTION (MORTGAGE FORECLOSURE) P.R.C.P. 3180 TO 3183 and Rule 3257

Household Finance Consumer Discount Company V. Zina M. M innick and William C. Minnick	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  No. 62 Term 2005 E.D.			
	No	Term	A.D.	
	No. <u>2005-CV</u>	<u>/-326</u> Term	J.D.	
Commonwealth of Pennsylvania:		IT OF EXECUTION GAGE FORECLOS		
County of Columbia				
TO THE SHERIFF OF COLUMBIA		COUNTY PENNS	SYLVANIA	
To satisfy the judgement, interest and costs in the abothe following described property (specifically described property)	ove matter you ibcd property	are directed to levy ( below):	apon and sell	
Being Known As: 34 Bardo Road, Millville, PA	A 17846			
Amount due	\$191,244.09			
Interest from 05/06/05 to (date of sale) (per diem \$31.43)	\$			
Total	\$	Plus Costs	as endorsed.	

Prothonotary, Common Pleas Court of

Dated: <u>05-10</u>-0-5

(SEAL)

Agent Addre	? Cl Yes		for Merchan			102595-02-M	■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.	COMPLETE THIS SECT ON DELIVERY  A. Signature
Иате) С.	erent from item 1? address below:		Express Mail Return Receipt for Merchan C.O.D.	(Extra Fee)	THO9 EO		<ul> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> <li>Article Addressed to:</li> </ul>	B. Received by (Printed Name)  C. Date of Delive  D. Is delivery address different from item 1?
Beceived My ( Printed	Is delivery address affiling YES, enter delivery	Tax	Service Type  Coeffiled Mail	Restricted Delivery?	550 0000 70	n Receipt	INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106	If YES, enter delivery address below:  No  No  No  No  Service Type Certified Mail  Express Mail
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	Article Addressed to:	Commonwealth of PA 1400 Spring Garden Philadelphia, PA 1			Article Number Transfer from service label)	1, February 2004	<ul> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece,</li> </ul>	A. Signature  X  B. Riceived by (Printed Name)  C. Date of Delive
4 if Restrict your name at we can r h this card	Addre	onwe Spi ade			Article Number (Transfer from s	381	or on the front if space permits.  1. Article Addressed to:	D. Is delivery address different from hern 1? Yes
<b>A B</b>	1. Article Add	Commo 1400 Phila	klama ana ini nasili	- 1	2. Article	_ _ &	U. S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRCIT OFFICE ROBERT N.C. NIX FEDERAL BUILDING	If YES, enter delivery address bedy: □ No
Date of Delivery	2 O Yes		ipt for Merchandise	O Yes		10 <u>2595-02-M-1540</u>	900 MARKET STREET- 5 <sup>TH</sup> FLOOR PHILADELPHIA, PA 19107	. Service Type  49 Certified Mail
ن	item 1? elow:				58		2. Astisla Mussia	4. Restricted Delivery? (Extra Fee) ☐ Yes
me)	it from		Express Mai Return Rece C.O.D.	Fee)	19		Article Number     (Transfer from service label)	14 0550 0000 7003 6065
B. Received by (Printed Name)	D. Is delivery address different from Item If YES, enter delivery address below:		3. Service Type  Certified Mail	4. Restricted Delivery? (Extra Fee)	)550 0000 7003	urn Receipt	<ul> <li>SENDER: COMPLET</li> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature  A. Signature  Address  B. Received by (Printed Name)  C. Date of Delive  D. Is delivery address different from item 1?
desired, on the reverse to you. the mailpiece,		ica St.			7004 O	Domestic Return Receipt	Internal Revenue Service 1001 Liberty Ave. Pittsburgh, PA 15222	D. Is delivery address different from item 1? ☐ Yes     If YES, enter delivery address below: ☐ No
Delivery is de daddress on a definition the card to the back of the card to the back of the parmits.		of Amer hington 18503			(abel)	February 2004	·	3. Service Type  Certified Mail □ Express Mail □ Registered □ Return Receipt for Merchandis □ Insured Mail □ C.O.D.  4. Restricted Delivery? (Extra Fee) □ Yes
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tem 4 if Re Print your r so that we Attach this	Article Addressed	hited St 235 North cranton,			Article Number (Transfer from service label)	Form 3		. TABOUT USTINI-

Received by (Printed Name)	Is delivery address different from item 1?	3. Service Type  Certified Mail	055D 000D 7003 LO72	Return Receipt 1025aF-02-M	<ul> <li>SENDER: COMPLE THIS SECTION</li> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> <li>1. Article Addressed to:</li> <li>Dept. of Public Welfare POBox 8486</li> <li>Harrisburg, PA 17105</li> </ul>	A. Signature  X  Agent  Address  B. Regeived by (Printed Name)  Dite of Deliver  Address  Light policy address different from item 17  Yes  If YES, enter delivery address tielow  3. Service Type  Certified Mail  Registered  Return Receipt for Merchandia  Insured Mail  C.O.D.
<ul> <li>item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	1. Article Addressed to: OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016	HARRISBURG, PA 17105	2. Article Number 700 4	PS Form 3811. February 2004	PS Form 3811, February 2004 Domestic Re  SENDER: COMPLET 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.  Article Addressed to:  Commonwealth of PA PO Box 2675	4. Restricted Delivery? (Extra Fee)
B. Received by (Primag Name)  AN 1 6 2005	D. Is delivery address different from item 1? ☐ Yes  # VEC anter delivery address below: ☐ No  FF SALE	3. Service Type  2. Certified Mail	960		2. Article Number (Transfer from service label)  PS Form 3811, February 2004 Domestic Re  SENDER: COMPLET 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.	3. Service Type  Certified Mail
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BEING KNOMN AS: 34 Bardo Road, Millville, PA 17846

**BEVT DEBL**: \$151'544'06

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Zina M. Minnick and William C. Minnick

TERRENCE J. McCABE, ESQUIRE 123 South Broad Street, Suite 2080 Philadelphia, PA 19109 McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496 123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Household Finance Consumer Discount | COLUMBIA COUNTY

Company COURT OF COMMON PLEAS

V.

Zina M. Minnick and William C. Minnick NUMBER 2005-CV-326

**AFFIDAVIT PURSUANT TO RULE 3129** 

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 34 Bardo Road, Millville, PA 17846 a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Zina M. Minnick 34 Bardo Road Millville, PA 17846

William C. Minnick 34 Bardo Road Millville, PA 17846

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

Zina M. Minnick 34 Bardo Road Millville, PA 17846

William C. Minnick 34 Bardo Road Millville, PA 17846

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

None

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

Plaintiff Herein

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

Name Address

Commonwealth of PA Bureau of Compliance
Department of Revenue Clearance Support

Department 281230 Harrisburg, PA 17128-1230

Attn: Sheriff's Sales

6. Name and address of every other person of whom the Plaintiff has knowledge who

Name Address

has any interest in the property which may be affected by the sale:

Tennant(s)/Occupant(s) 34 Bardo Road

Millville, PA 17846

Domestic Relations Columbia County

700 Sawmill Road

Bloomsburg, PA 17815

Commonwealth of Pennsylvania, Department of Welfare,

P.O. Box 2675,

Harrisburg, PA 17105.

Internal Revenue Service

Federated Investors Tower 13th Floor, Suite 1300

1001 Liberty Avenue Pittsburgh, PA 15222

United States of America c/o U.S. Attorney's for the

Middle District of PA 235 North Washington Street

Scranton, PA 18503

Commonwealth of PA

Inheritance Tax Office 1400 Spring Garden Street

Philadelphia, PA 19130

Commonwealth of PA Bureau of Individual Tax Inheritance Tax Division

6th flr., Strawberry Square Dept. # 280601

Harrisburg, PA 17128

Department of Public Welfare TPL Casualty Unit Estate Recovery Program

P.O. Box 8486 Willow Oak Bldg., 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 penaltics of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

May 5, 2005

DATE

Jenence J. McCabe. TERRENCE J. McCabe, ESQUIRE

Attorney for Plaintiff

#### LEGAL DESCRIPTION

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UNDER and subject to all exceptions, reservations, restrictions, conditions and covenants as may be found in prior deeds forming the chain of title.

BEING KNOWN AS: 34 Bardo Road, Millville, PA 17846

**REAL DEBT:** \$191,244.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Zina M. Minnick and William C. Minnick

TERRENCE J. McCABE, ESQUIRE 123 South Broad Street, Suite 2080 Philadelphia, PA 19109 (215) 790 1010 McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

**Identification Number 16496** 123 South Broad Street, Suite 2080

Philadelphia, PA 19109 (215) 790-1010

Household Finance Consumer Discount

Company

V.

Zina M. Minnick and William C. Minnick

COLUMBIA COUNTY

COURT OF COMMON PLEAS

NUMBER 2005-CV-326

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

Plaintiff Herein

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

Name Address

Commonwealth of PA Bureau of Compliance
Department of Revenue Clearance Support
Department 281230

Harrisburg, PA 17128-1230

Attn: Sheriff's Sales

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Millville, PA 17846

Domestic Relations Columbia County
700 Sawmill Road
Bloomsburg, PA 17815

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P.O. Box 2675,
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Internal Revenue Service
Federated Investors Tower 13th Floor, Spite 1200.

Federated Investors Tower

13th Floor, Suite 1300
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United States of America c/o U.S. Attorney's for the Middle District of PA

235 North Washington Street

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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.

May 5, 2005

DATE

TERRENCE J. M. Cabe.
TERRENCE J. M. CABE, ESQUIRE

Attorney for Plaintiff

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McCABE, WEISBERG AND CONWAY, P.C. BY: TERRENCE J. McCABE, ESQUIRE Identification Number 16496

**Attorney for Plaintiff** 

BY: TERRENCE J. McCABE, ESC Identification Number 16496 123 South Broad Street, Suite 2080 Philadelphia, PA 19109 (215) 790-1010

	COLUMBIA COUNTY COURT OF COMMON PLEAS
V.	
Zina M. Minnick and William C. Minnick	NUMBER 2005-CV-326

# AFFIDAVIT OF DEFENDANTS' WHEREABOUTS

I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby depose and say that the last-known address of the Defendant(s) are as follows:

Zina M. Minnick 34 Bardo Road Millville, PA 17846

William C. Minnick 34 Bardo Road Millville, PA 17846

TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5th DAY OF MAY, 2005.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL Chrissandra Shaye Hamilton, Notary Public City of Philadelphia, Phila, County My Commission Expires January 4, 2009 McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Identification Number 16496 123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Attorney for Plaintiff

Household Finance Consumer Discount

COLUMBIA COUNTY

Company

COURT OF COMMON PLEAS

V.

Zina M. Minnick and William C. Minnick

NUMBER 2005-CV-326

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William C. Minnick 34 Bardo Road Millville, PA 17846

Sinence J. M. Cabe TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5th DAY OF MAY, 2005.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL Chrissandra Shaye Hamilton, Notary Public City of Philadelphia, Phila: County My Commission Expires January 4, 2009 McCABE, WEISBERG AND CONWAY, P.C. BY: TERRENCE J. McCABE, ESQUIRE

Identification Number 16496
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

Attorney for Plaintiff

Household Finance Consumer Discount

COLUMBIA COUNTY

Company

(215) 790-1010

COURT OF COMMON PLEAS

 $\mathbf{V}_{\cdot}$ 

Zina M. Minnick and William C. Minnick

NUMBER 2005-CV-326

TO: Sheriff of Columbia County Courthouse, Main Street

P.O. Box 380

Bloomsburg, PA 17815

#### SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

# INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

34 Bardo Road, Millville, PA 17846

(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Zina M. Minnick 34 Bardo Road Millville, PA 17846

William C. Minnick 34 Bardo Road Millville, PA 17846

# 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 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.

May 5, 2005

DATE

Jenuse J. McCabe.

TERRENCE J. McCABE, ESQUIRE

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THENCE along lands about to be conveyed to said Risso, North 27° 48' 08'' East, 269.21 feet to a R. R. spike (set) in an oak stump;

THENCE along same, North 18° 30' 19" West, 75.02 feet to a rebar (set) in line of other lands of said Risso;

THENCE along other lands of said Risso, North 18° 12' 41" East, 379.81 feet to a rebar (found) in line of lands of Eddie R. and Beverly A. Bitler;

THENCE along lands of said Bitler, South 84° 10° 19° East, 333.00 feet to a rebar (set) common corner with lands of Sarkis and Norma Philibossian;

THENCE along lands of said Philibossian, South 14° 00' 41" West, 967.86 feet to a R. R. spike (set) in the centerline of the aforesaid Township Route No. 536;

THENCE along the centerline of said Township Route 536 the following bearing and distances, North 60° 03' 40" West, 119.13 feet to R. R. spike (set);

THENCE North 48° 42' 20" West, 50.00 feet to a point;

THENCE North 40° 00' 44" West, 274.67 feet to R. R. soike, the place of BEGINNING.

CONTAINING 6.868 acres of land in all. Being more fully shown a Parcel "A" on a survey draft prepared by Frank E. Beishline, P.L.S. and dated June 26, 1981.

UNDER and subject to all exceptions, reservations, restrictions, conditions and covenants as may be found in prior deeds forming the chain of title.

BEING KNOWN AS: 34 Bardo Road, Millville, PA 17846

**REAL DEBT:** \$191,244.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Zina M. Minnick and William C. Minnick

McCABE, WEISBERG AND CONWAY, P.C. BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496 123 South Broad Street, Suite 2080 Philadelphia, PA 19109 (215) 790-1010

_	COLUMBIA COUNTY COURT OF COMMON PLEAS
Zina M. Minnick and William C. Minnick	NUMBER 2005-CV-326

TO: Sheriff of Columbia County Courthouse, Main Street P.O. Box 380 Bloomsburg, PA 17815

#### SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

# INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows: 34 Bardo Road, Millville, PA 17846 (more fully described as attached)

The parties to be served and their proper addresses are as follows:

Zina M. Minnick 34 Bardo Road Millville, PA 17846

William C. Minnick 34 Bardo Road Millville, PA 17846

# 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 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.

May 5, 2005	Tenesce J. McCake
DATE	TERRENCE J. MCCABE, ESQUIRE

ALL that certain piece, parcel and tract of land situate in the Township of Greenwood, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a R. R. spike (set) in the centerline of Township Route No. 536 and common to corner with lands of Joseph Jr. and Patricia R. Risso;

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McCABE, WEISBERG AND CONWAY, P.C. BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

BY: TERRENCE J. McCABE, ES Identification Number 16496 123 South Broad Street, Suite 2080 Philadelphia, PA 19109 (215) 790-1010

	COLUMBIA COUNTY COURT OF COMMON PLEAS
Zina M. Minnick and William C. Minnick	NUMBER 2005-CV-326

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BEING KNOWN AS: 34 Bardo Road, Millville, PA 17846

REAL DEBT: \$191,244.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Zina M. Minnick and William C. Minnick

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff **Identification Number 16496** 123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

	COLUMBIA COUNTY
Company	COURT OF COMMON PLEAS
V.	
Zina M. Minnick and William C. Minnick	NUMBER 2005-CV-326

NUMBER 2005-CV-326

# NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:

Zina M. Minnick 34 Bardo Road Millville, PA 17846

William C. Minnick 34 Bardo Road Millville, PA 17846

Your house (real estate) at 34 Bardo Road, Millville, PA 17846, (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on at .m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$191,244.09 obtained by Household Finance Consumer Discount Company against you.

# NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take <u>immediate action</u>:

- 1. The sale will be canceled if you pay to Household Finance Consumer Discount Company the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call Terrence J. McCabe, Esquire at (215) 790-1010.
- 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 the following notice 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 Terrence J. McCabe, Esquire at (215) 790-1010.
- 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 on the sale. To find out if this has happened, you may call Terrence J. McCabe, Esquire at (215) 790-1010.
- 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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within (30) days of 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 schedule of 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 real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

SUSQUEHANNA LEGAL SERVICES 168 EAST 5TH STREET BLOOMSBURG, PA 17815 (570) 784-8760 PA LAWYER REFERRAL SERVICE PA BAR ASSOCIATION P.O. BOX 186 HARRISBURG, PA 17108 (800) 692-7375

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SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Zina M. Minnick and William C. Minnick

#### LAW OFFICES

# McCABE, WEISBERG & CONWAY, P.C.

**SUITE 2080** 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

SUITE 600 216 HADDON AVENUE WESTMONT, NJ 08108 (856) 858-7080 FAX (856) 858-7020

SUITE 205 53 WEST 36<sup>rd</sup> STREET NEW YORK, NY 10018 (917) 351-1188 FAX (917) 351-0363

> JOSEPH F. RIGA\* Of Counsel

FRANK DUBIN BRENDA L. BROGDON\* SEAN GARRETT\*+ JULIE M. FIÓRELLO^ BETH L. THOMAS LAURENCE R. CHASHIN\* SVEN E. PFAHLERT\* JOSEPH VAČCARO\*

MICHELE DELILLEA

TERRENCE J. McCABE\*\*\*

MARC S. WEISBERG\*\*

EDWARD D. CONWAY

MONICA G. CHRISTIE +7

MARGARET GAIRO

RITA C. BUSCHER\*#

- Licensed in PA & NI
   Licensed in PA & NY
   Licensed in PA & NM
   Licensed in PA & NM
   Licensed in PA, NJ & NY
- Licensed in NY & CT

- Licensed in NY

  Minaginy Attimacy for NJ

  Managing Attender for NY

May 5, 2005

Sheriff's Office Columbia County Courthouse Main Street P.O. Box 380 Bloomsburg, PA 17815

Re:

Household Finance Consumer Discount Company v. Zina M. Minnick and William C. Minnick Columbia County Court of Common Pleas Number 2005-CV-326

#### Dear Sheriff:

Enclosed please find two copies of Notice of Sheriff's Sale of Real Property relative to the above matter. I would appreciate your serving the Notice upon the Defendant(s):

> Zina M. Minnick and William C. Minnick 34 Bardo Road Millville, PA 17846

After service has been effectuated, I would appreciate your forwarding to me the pertinent affidavit indicating the same.

Thank you for your cooperation in this matter.

Very truly yours,

TERRENCE J. M. C. Cabe
TERRENCE J. McCABE, Esquire

TJM/ao Enclosures

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