

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

CENLAR FSB VS Steven & Crystal Betz

NO. 1-06 ED NO. 830-04 JD

DATE/TIME OF SALE: 4-26-06 0900

BID PRICE (INCLUDES COST) \$ 2427.16

POUNDAGE - 2% OF BID \$ 48.54

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2475.70

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Steven Betz

Crystal Betz

TOTAL DUE: \$ 2475.70

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1125.70

SHERIFF'S SALE COST SHEET

Cellar FSB vs. Staver + Crystal Betz
 NO. 1-06 ED NO. 830-04 JD DATE/TIME OF SALE 4-26-06 0900

| | |
|---------------------------------|------------------|
| DOCKET/RETURN | \$15.00 |
| SERVICE PER DEF. | \$ <u>225.00</u> |
| LEVY (PER PARCEL | \$15.00 |
| MAILING COSTS | \$ <u>37.50</u> |
| ADVERTISING SALE BILLS & COPIES | \$17.50 |
| ADVERTISING SALE (NEWSPAPER) | \$15.00 |
| MILEAGE | \$ <u>24.00</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>7.50</u> |
| NOTARY | \$ <u>15.00</u> |
| TOTAL ***** \$ <u>481.50</u> | |

| | |
|------------------------------|------------------|
| WEB POSTING | \$150.00 |
| PRESS ENTERPRISE INC. | \$ <u>736.00</u> |
| SOLICITOR'S SERVICES | \$75.00 |
| TOTAL ***** \$ <u>961.00</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>431.58</u> |
| SCHOOL DIST. 20 | \$ |
| DELINQUENT 20 | \$ <u>5.00</u> |
| TOTAL ***** \$ <u>436.58</u> | |

| | |
|------------------------------|------------------|
| MUNICIPAL FEES DUE: | |
| SEWER 20 | \$ <u>336.58</u> |
| WATER 20 | \$ |
| TOTAL ***** \$ <u>336.58</u> | |

| | |
|---------------------------|------------------|
| SURCHARGE FEE (DSTE) | \$ <u>160.00</u> |
| MISC. _____ | \$ _____ |
| _____ | \$ _____ |
| TOTAL ***** \$ <u>-0-</u> | |

TOTAL COSTS (OPENING BID) \$ 2427.16

THE LAW
Offices of

1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690
Fax: (215) 942-9695

April 26, 2006

Sheriff's Office of Columbia County
Courthouse
PO Box 380
Bloomsburg, PA 17815
Real Estate Division

RE: Cenlar FSB vs. StevenJ. & Crystal Betz
Premises: 1701 West Front Street Berwick, PA 18603
Sale: April 26, 2006
Docket No.: 2004 cv 830 MF

Dear Sir/Madam :

Enclosed please find our check in the amount of \$1,125.70 which represents the amount necessary to settle. Kindly have the deed prepared in the name of **Cenlar Federal Savings Bank** whose address is **425 Phillips Blvd. Ewing, NJ 08618**. I have enclosed for your use two transfer tax affidavits with regards to the above matter. Also please find a self-addressed stamped envelope for the return of the recorded sheriff's deed.

Thank you in advance for your cooperation with regards to this matter, should you have any questions or need additional information, feel free to contact me.

Very truly yours,

Megan O'Brien

Megan O'Brien for
Law Offices of Gregory Javardian

/mo
Enclosures



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder 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: Gregory Javardian, Esquire Telephone Number: (215) 942-9690
Street Address: 1310 Industrial Blvd. Ste 101 City: Southampton State: PA Zip Code: 18966

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s): Sherff of Columbia County Grantee(s)/Lessee(s): Cenlar Federal Savings Bank
Street Address: PO BOX 380 Street Address: 425 Phillips Blvd.
City: Bloomsburg State: PA Zip Code: 17815 City: Ewing State: NJ Zip Code: 08618

C. PROPERTY LOCATION

Street Address: 1701 West Front Street City, Township, Borough: Berwick
County: Columbia School District: Tax Parcel Number: 04D-02-033

D. VALUATION DATA

| | | |
|--|--|--------------------------------------|
| 1. Actual Cash Consideration 2,475.70 | 2. Other Consideration + 0.00 | 3. Total Consideration = 2,475.70 |
| 4. County Assessed Value 24,534.00 | 5. Common Level Ratio Factor x 3.26 | 6. Fair Market Value = 79,980.84 |

E. EXEMPTION DATA

| | |
|---|---|
| 1a. Amount of Exemption Claimed 100.00 | 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.)
- ☐ 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.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 542, Page Number 339.
- ☐ 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

Date

04/26/2006

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

31751

THE LAW OFFICES OF GREGORY JAVARDIAN

ESCROW ACCOUNT
1310 INDUSTRIAL BLVD., SUITE 101
SOUTHAMPTON, PA 18966

FIRSTTRUST
3-7380-2360

4/26/2006

PAY TO THE
ORDER OF Sheriff

\$ **1,125.70

One Thousand One Hundred Twenty-Five and 70/100***** DOLLARS

MEMO

CENLAR VS. BETZ, S.

⑈031751⑈ ⑈23607380⑈ 70 1603763⑈



MP

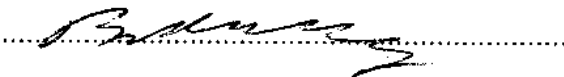
Security Features Included.



Details on back.

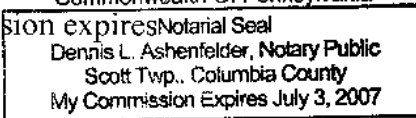
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon R. Eyerly, Publisher, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 5, 12, 19, 2006 is 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 24th day of April 2006.



(Notary Public)
Commonwealth Of Pennsylvania
My commission expires

Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
Member, Pennsylvania Association Of Notaries

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

.....

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

CENLAR FSB

VS.



STEVEN & CRYSTAL BETZ

WRIT OF EXECUTION #1 OF 2006 ED

POSTING OF PROPERTY


March 22, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF STEVEN & CRYSTAL BETZ AT 1701 WEST FRONT ST. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA
COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 22ND DAY OF MARCH 2006


COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

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

CENLAR, FSB

Docket # 1ED2006

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

STEVEN J. BETZ
CRYSTAL BETZ

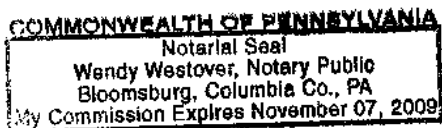
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, JANUARY 06, 2006, AT 12:15 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON STEVEN BETZ AT 1701 WEST FRONT
ST., BERWICK BY HANDING TO CRYSTAL BETZ, WIFE, A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

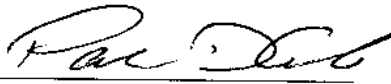
SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JANUARY 06, 2006


NOTARY PUBLIC





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) 389-5622

24 HOUR PHONE
(570) 784-6300

CENLAR, FSB

Docket # 1ED2006

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

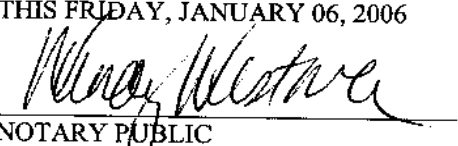
STEVEN J. BETZ
CRYSTAL BETZ

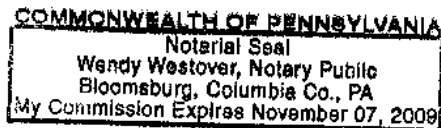
AFFIDAVIT OF SERVICE

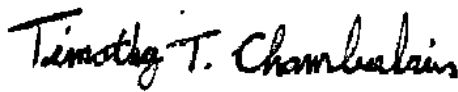
NOW, THIS FRIDAY, JANUARY 06, 2006, AT 12:15 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON CRYSTAL BETZ AT 1701 WEST
FRONT ST., BERWICK BY HANDING TO CRYSTAL BETZ, , A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JANUARY 06, 2006


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
P. D'ANGELO
DEPUTY SHERIFF

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

CENLAR, FSB

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

STEVEN J. BETZ
CRYSTAL BETZ

No.: 2004-CV-830

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

I hereby certify that I have sent copies of the Notice of Sheriff Sale to the Defendants' certified and regular United States mail and all lien holders or judgment creditors of record as required by Pa.R.C.P. by first class United States mail, postage prepaid, on the date set forth below.
(See attached Exhibit "A").

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

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

Dept. of Public Assistance
27 E. 7th Street, P.O. Box 628
Bloomsburg, PA 17815-9974

Tenants/Occupants
1701 WEST FRONT STREET
BERWICK, PA 18603

STEVEN J. BETZ
1701 WEST FRONT STREET
BERWICK, PA 18603

CRYSTAL BETZ
1701 WEST FRONT STREET
BERWICK, PA 18603

PA Department of Public Welfare
Bureau of Child Support Enforcement
Health and Welfare Building – Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

Pennsylvania Power & Light
Box 3500, Rts. 209 and 22
Allentown, PA 18106

Associates Financial Services Co.
248 Westside Mall Office Building
Edwardsville, PA 18704

Citifinancial, Inc.
1115 Old Berwick Road
Bloomsburg, PA 17815

Dated: 1/31/06



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

7260 3901 9849 2456 3500

TO: STEVEN J. BETZ
1701 WEST FRONT STREET
BERWICK, PA 18603

SENDER: TEP

REFERENCE: betz, s.

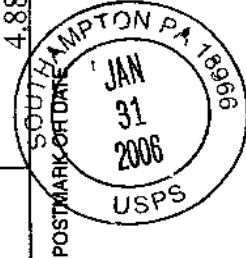
PS Form 3800, January 2005

| | | |
|------------------------------|----------------------|------|
| RETURN RECEIPT SERVICE | Postage | .63 |
| | Certified Fee | 2.40 |
| | Return Receipt Fee | 1.85 |
| | Restricted Delivery | |
| | Total Postage & Fees | 4.88 |

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail



7260 3901 9849 2456 3494

TO: CRYSTAL BETZ
1701 WEST FRONT STREET
BERWICK, PA 18603

SENDER: TEP

REFERENCE: betz, s.

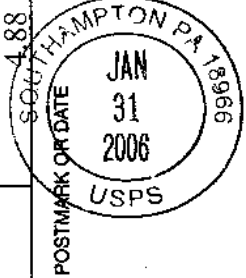
PS Form 3800, January 2005

| | | |
|------------------------------|----------------------|------|
| RETURN RECEIPT SERVICE | Postage | .63 |
| | Certified Fee | 2.40 |
| | Return Receipt Fee | 1.85 |
| | Restricted Delivery | |
| | Total Postage & Fees | 4.88 |

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail



7260 3901 9849 2456 3487

TO: Tenants/Occupants
1701 WEST FRONT STREET
BERWICK, PA 18603

SENDER: TEP

REFERENCE: betz, s.

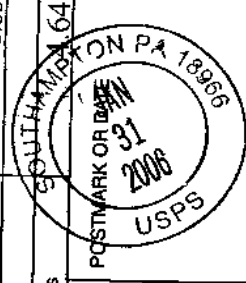
PS Form 3800, January 2005

| | | |
|------------------------------|----------------------|------|
| RETURN RECEIPT SERVICE | Postage | .39 |
| | Certified Fee | 2.40 |
| | Return Receipt Fee | 1.85 |
| | Restricted Delivery | |
| | Total Postage & Fees | |

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail



Article Number
7005 1160 0000 0372 6519

1. Article Addressed to:
B o x 3500 R t s 209 and 22
Allentown, PA 18106
Pennsylvania Power & Light Co.

2. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

3. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

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

5. Date of Delivery ☐ Agent ☐ Addressee

6. Received by (Printed Name) ☐ Addressee ☐ Agent

7. Signature

8. Article Addressed to:

9. 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.

10. Article Addressed to:

11. 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.

SENDER: COMPLETE THIS SECTION

1. 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.

2. Article Addressed to:

3. 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.

4. Article Addressed to:

5. 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.

6. Article Addressed to:

7. 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.

8. Article Addressed to:

9. 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.

10. Article Addressed to:

11. 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.

SENDER: COMPLETE THIS SECTION

1. 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.

2. Article Addressed to:

3. 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.

4. Article Addressed to:

5. 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.

6. Article Addressed to:

7. 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.

8. Article Addressed to:

9. 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.

10. Article Addressed to:

11. 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.

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

1. Article Addressed to:

2. Article Number
7005 1160 0000 0372 6596

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

5. Date of Delivery ☐ Agent ☐ Addressee

6. Received by (Printed Name) ☐ Addressee ☐ Agent

7. Signature

8. Article Addressed to:

9. 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.

10. Article Addressed to:

11. 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.

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

2. Article Number
(Transfer from service label)

7005 1160 0000 0372 6602

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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)

7005 1160 0000 0372 6572

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Address
X *[Signature]*
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*
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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☒ Address
[Signature]
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*
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

1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966

Article Number

1. Betz, S.

☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured

☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

(if issued as a certificate of mailing, or for additional copies of this bill)

Postmark and Date of Receipt

Addressee (Name, Street, City, State, & ZIP Code)

Postage

Handling Charge

Actual Value if Registered

Insured Value

Days Sender # COD

PS Form 3877, February 2002 (Page 1 of 2)

Columbia County Domestic Relations

P.O. Box 380

Bloomsburg, PA 17815

Columbia County Tax Claim Bureau

P.O. Box 380

Bloomsburg, PA 17815

Dept. of Public Assistance
27 E. 7th Street, P.O. Box 628
Bloomsburg, PA 17815-9974

Tenants/Occupants
1701 WEST FRONT STREET
BERWICK, PA 18603

STEVEN J. BETZ
1701 WEST FRONT STREET
BERWICK, PA 18603

CRYSTAL BETZ
1701 WEST FRONT STREET
BERWICK, PA 18603

Total Number of Pieces Listed by Sender

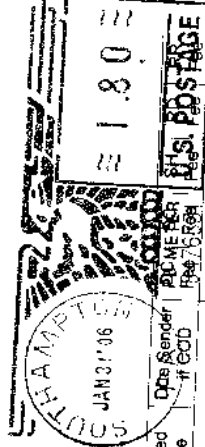
Total Number of Pieces Received at Post Office

Postmaster Per (Name of receiving employee)

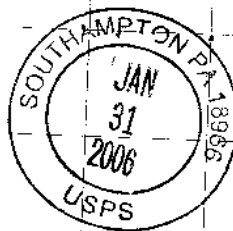
PS Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse



Delivery Confirmation
Signature Confirmation
Special Handling
Restricted Delivery
Return Receipt



1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966

Article Number

1. Betz, S.

☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

(If issued as a
certificate of mailing,
or for additional
copies of this bill)
Postmark and
Date of Receipt

Addressee (Name, Street, City, State, & ZIP Code)

Postage

Handling
Charge

Actual Value
if Registered

Insured
Value

Due Sender
if COD

PA Department of Public Welfare
Bureau of Child Support Enforcement
Health and Welfare Building - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

Pennsylvania Power & Light
Box 3500, Rts. 209 and 22
Allentown, PA 18106

Associates Financial Services Co.
248 Westside Mall Office Building
Edwardsville, PA 18704

Citifinancial, Inc.
1115 Old Berwick Road
Bloomsburg, PA 17815

Total Number of Pieces
Listed by Sender 4

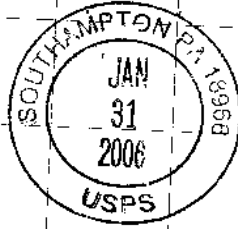
Total Number of Pieces
Received at Post Office 4

Postmaster, Per (Name of receiving employee)

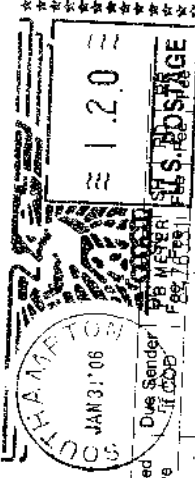
PS Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse



Delivery Confirmation
Signature Confirmation
Special Handling
Registered Mail
Return Receipt



January 9, 2006

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): STEVEN J. BETZ and CRYSTAL BETZ

PLAINTIFF/SELLER: CENLAR, FSB

DEFENDANT(S): STEVEN J. BETZ and CRYSTAL BETZ

PROPERTY: 1701 WEST FRONT STREET
BERWICK, PA 18603

COLUMBIA C.C.P. NO. 2004-CV-830

The above captioned property is scheduled to be sold at Sheriff's Sale on APRIL 26, 2006 at 9:00 A.M., in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815. You may hold a judgment on the property, which may be extinguished by the sale. You may wish to attend the Sheriff's Sale to protect your interest.

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.

Sincerely,



Gregory Javardian, Esquire
Law Offices of Gregory Javardian
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/18/2006

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 7ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT STEPHANIE L. BOGERT
BRIAN L. BOGERT

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

| PERSON/CORP TO SERVED | PAPERS TO SERVED |
|-----------------------|------------------------------|
| STEPHANIE BOGERT | WRIT OF EXECUTION - MORTGAGE |
| 17 WILLIAMS LANE | FORECLOSURE |
| ORANGEVILLE | |

SERVED UPON STEPHANIE

RELATIONSHIP DEF IDENTIFICATION _____

DATE 1-19-06 TIME 1255 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

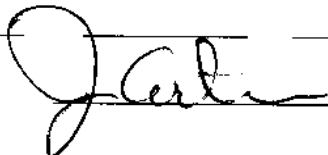
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 1-19-06

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/18/2006

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 7ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT STEPHANIE L. BOGERT
BRIAN L. BOGERT

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

| PERSON/CORP TO SERVED |
|-----------------------|
| BRIAN BOGERT |
| 17 WILLIAMS LANE |
| ORANGEVILLE |

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON BRIAN

RELATIONSHIP DEF IDENTIFICATION _____

DATE 1-19-06 TIME 1510 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB _____ POE X 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) 431 CENTER ST Bloomsburg
His Job Site

| ATTEMPTS DATE | TIME | OFFICER | REMARKS |
|------------------|-------------|--------------|----------|
| <u>1-19-06</u> | <u>1255</u> | <u>ARTUR</u> | <u>E</u> |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DEPUTY J. Curta DATE 1-19-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/18/2006

SERVICE# 4 - OF - 13 SERVICES
DOCKET # 7ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT STEPHANIE L. BOGERT
BRIAN L. BOGERT

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

| PERSON/CORP TO SERVED | PAPERS TO SERVED |
|-----------------------|------------------------------|
| TENANT(S) | WRIT OF EXECUTION - MORTGAGE |
| 111 BROAD STREET | FORECLOSURE |
| ORANGEVILLE | |

SERVED UPON CONNIE EARNEST

RELATIONSHIP Deputy IDENTIFICATION _____

DATE 1-19-06 TIME 1315 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 1-19-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/18/2006

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 7ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT STEPHANIE L. BOGERT
BRIAN L. BOGERT

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

| |
|------------------------------|
| PERSON/CORP TO SERVED |
| TIMOTHY MILLER-TAX COLLECTOR |
| PO BOX 98 |
| ORANGEVILLE |

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Bogert

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-19-06 TIME 1325 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 1-19-06

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 01/10/2006

Fee: \$5.00

Cert. NO: 1576

BETZ STEVEN J & CRYSTAL
1701 WEST FRONT STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 0541 -0253
Location: 1701 W FRONT ST
Parcel Id:04D-02 -033-00,000

Assessment: 24,534
Balances as of 01/10/2006

| YEAR | TAX TYPE | TAX AMOUNT | PENALTY | DISCOUNT | PAID | BALANCE |
|------|------------------------|------------|---------|----------|------|---------|
| | NO TAX CLAIM TAXES DUE | | | | | |

By: Timothy T. Chamberlain Per: dm.

TAX NOTICE 2005 SCHOOL REAL ESTATE
 BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
 CONNIE C. GINGERHER
 1615 LINCOLN AVENUE
 BERWICK, PA 18603

HOURS MON, TUES, THURS, FRI 9:30am
 -4pm DURING DIST. ALL OTHER
 TIMES MON, TUES, THURS 9:30-4
PHONE 570-752-7442

BETZ STEVEN J & CRYSTAL
 1701 WEST FRONT STREET
 BERWICK PA 18603

M
L
T
O

Tax Notice 2005 County & Municipality
 BERWICK BORO
MAKE CHECKS PAYABLE TO:
 Connie C Gingerher
 1615 Lincoln Avenue
 Berwick PA 18603

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

BETZ STEVEN J & CRYSTAL
 1701 WEST FRONT 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 08/01/2005 | BILL# 000333 |
|---|------------|------------------------|-----------|-------------|-----------------|--------------|
| DESCRIPTION | ASSESSMENT | RATE | LESS DISC | AMOUNT PAID | INC PENALTY | |
| REAL ESTATE | 24534 | 44.750 | 1075.94 | 1097.90 | 1207.69 | |
| 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 | 1075.94 | 1097.90 | 1207.69 | |
| | | IF PAID ON OR BEFORE | Sept 30 | Nov 30 | Dec 1-15 | |

NO REFUNDS UNDER \$5.00

| PROPERTY DESCRIPTION | | ACCT. | 21233 |
|-----------------------|----------|-------|-------|
| PARCEL 04D02 03300000 | | | |
| 1701 N FRONT ST | 3204.00 | | |
| 0542-0336 | 1075.94 | | |
| 0.18 ACRES | 21330.00 | | |

Original

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

9-25-05

TAX RETURNED TO COURTHOUSE DEC 15

FOR: COLUMBIA COUNTY

DATE 03/01/2005

BILL NO. 2580

| DESCRIPTION | ASSESSMENT | MILLS | LESS DISCOUNT | AX AMOUNT DUE | INC PENALTY |
|--|------------|-------|----------------------|----------------------|---------------|
| GENERAL SINKING LIGHT FIRE BORO RE | 24,534 | 5.646 | 135.75 | 138.52 | 152.37 |
| | | 1.345 | 32.34 | 33.00 | 36.30 |
| | | .75 | 18.03 | 18.40 | 19.32 |
| | | 1.75 | 42.07 | 42.93 | 45.08 |
| | | 6.6 | 158.68 | 161.92 | 170.02 |
| The discount and penalty have been calculated for your convenience | | | 386.87 | 394.77 | 423.09 |
| PAY THIS AMOUNT | | | April 30 | June 30 | June 30 |
| | | | If paid on or before | If paid on or before | If paid after |

CONNIE C. GINGERHER

| DISCOUNT | 2% | 2% | 386.87 | 394.77 | 423.09 |
|---------------------------|-----|----|----------|--------|--------|
| PENALTY | 10% | 5% | 33733.65 | | |
| PARCEL: 04D-02-033-00.000 | | | | | |
| 1701 N FRONT ST | | | | | |
| 1839 Acres | | | | | |
| Land | | | | | |
| Buildings | | | | | |
| Total Assessment | | | | | |

FILE COPY

4/29/05

*Very New York to
 Turn, the taxes have been paid by Mr. G...
 1000*

THE LAW
Offices of

1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690
Fax: (215) 942-9695

January 9, 2006

Sheriff of Columbia County
Courthouse, P.O. Box 380
Bloomsburg, PA 17815

ATTENTION: WENDY

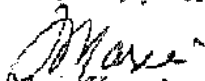
Re: CENLAR, FSB
v. STEVEN J. BETZ and CRYSTAL BETZ
No. 2004-CV-830
Premises: 1701 WEST FRONT STREET, BERWICK, PA 18603

Dear Wendy:

This letter is to confirm our telephone conversation of today wherein you advised that the above referenced property is scheduled for Sheriff's Sale on **Wednesday, April 26, 2006, at 9:00 a.m.**

Should you have any questions or need additional information, feel free to contact me.

Very truly yours,


Marie Keen for
GREGORY JAVARDIAN

/mk

VIA TELECOPY (570) 389-5625 AND REGULAR MAIL

THE LAW
Offices of

1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690
Fax: (215) 942-9695

January 9, 2006

Sheriff of Columbia County
Courthouse, P.O. Box 380
Bloomsburg, PA 17815

ATTENTION: WENDY

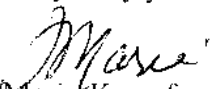
Re: CENLAR, FSB
v. STEVEN J. BETZ and CRYSTAL BETZ
No. 2004-CV-830
Premises: 1701 WEST FRONT STREET, BERWICK, PA 18603

Dear Wendy:

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Should you have any questions or need additional information, feel free to contact me.

Very truly yours,


Marie Keen for
GREGORY JAVARDIAN

/mk

VIA TELECOPY (570) 389-5625 AND REGULAR MAIL

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/5/2006

SERVICE# 6 - OF - 16 SERVICES
DOCKET # 1ED2006

PLAINTIFF CENLAR, FSB

DEFENDANT STEVEN J. BETZ
CRYSTAL BETZ

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

| PERSON/CORP TO SERVED | PAPERS TO SERVED |
|----------------------------|------------------------------|
| DEPT. OF PUBLIC ASSISTANCE | WRIT OF EXECUTION - MORTGAGE |
| 27 E. 7TH ST. | FORECLOSURE |
| BLOOMSBURG | |

SERVED UPON GRETCHEN SHIREY

RELATIONSHIP CLERK II IDENTIFICATION _____

DATE 1-10-06 TIME 0940 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

| ATTEMPTS DATE | TIME | OFFICER | REMARKS |
|------------------|-------|---------|---------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DEPUTY

DATE 1-10-06

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/5/2006

SERVICE# 10 - OF - 16 SERVICES
DOCKET # 1ED2006

PLAINTIFF CENLAR, FSB

DEFENDANT STEVEN J. BETZ
CRYSTAL BETZ

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

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

SERVED UPON Leslie LEVAN

RELATIONSHIP Cust Service IDENTIFICATION _____

DATE 1-10-6 TIME 0830 MILEAGE _____ OTHER _____

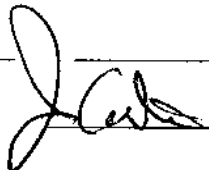
Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

| ATTEMPTS DATE | TIME | OFFICER | REMARKS |
|------------------|------|---------|---------|
| | | | |
| | | | |
| | | | |

DEPUTY



DATE 1-10-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/5/2006

SERVICE# 13 - OF - 16 SERVICES
DOCKET # 1ED2006

PLAINTIFF CENLAR, FSB

DEFENDANT STEVEN J. BETZ
CRYSTAL BETZ

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

| PERSON/CORP TO SERVED |
|-----------------------|
|-----------------------|

| |
|---------------------------|
| COLUMBIA COUNTY TAX CLAIM |
|---------------------------|

| |
|------------|
| PO BOX 380 |
|------------|

| |
|------------|
| BLOOMSBURG |
|------------|

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 1-10-6 TIME 0800 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. C. [Signature] DATE 1-10-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/5/2006

SERVICE# 5 - OF - 16 SERVICES
DOCKET # 1ED2006

PLAINTIFF CENLAR, FSB

DEFENDANT STEVEN J. BETZ
CRYSTAL BETZ

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

PERSON/CORP TO SERVED

CITIFINANCIAL, INC.

~~1115 OLD BERWICK RD~~

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON ROCCO NESTICO

RELATIONSHIP ASS. MANAGER IDENTIFICATION _____

DATE 1-10-06 TIME 1430 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) 990 SCOTT TOWN CENTER

Bloomsgary

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

1-10-06 1420 ARF202

DEPUTY _____

DATE _____



January 6, 2006

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

CENLAR, FSB

VS

**STEVEN J. BETZ
CRYSTAL BETZ**

DOCKET # 1ED2006

JD # 830JD2004

Dear Timothy:

The balance on sewer account #114981 for the property located at 1701 W. Front Street, Berwick through April 2006 is \$336.58.

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

Sincerely,


Kelly Greer
Authority Clerk

Hearing Impaired 711
"BAJSA is an Equal Opportunity Provider"
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 1/5/2006

SERVICE# 1 - OF - 16 SERVICES
DOCKET # 1ED2006

PLAINTIFF CENLAR, FSB

DEFENDANT STEVEN J. BETZ
CRYSTAL BETZ

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

| PERSON/CORP TO SERVED | PAPERS TO SERVED |
|-----------------------|------------------------------|
| STEVEN BETZ | WRIT OF EXECUTION - MORTGAGE |
| 1701 WEST FRONT ST. | FORECLOSURE |
| BERWICK | |

SERVED UPON CRYSTAL BETZ

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 01-06-06 TIME 1215 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 Rex Dill DATE 01-06-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/5/2006

SERVICE# 2 - OF - 16 SERVICES
DOCKET # 1ED2006

PLAINTIFF CENLAR, FSB

DEFENDANT STEVEN J. BETZ
CRYSTAL BETZ

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

| PERSON/CORP TO SERVED | PAPERS TO SERVED |
|-----------------------|------------------------------|
| CRYSTAL BETZ | WRIT OF EXECUTION - MORTGAGE |
| 1701 WEST FRONT ST. | FORECLOSURE |
| BERWICK | |

SERVED UPON CRYSTAL BETZ

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01-06-06 TIME 1215 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 Pat DeLo DATE 01-06-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 1/5/2006

SERVICE# 8 - OF - 16 SERVICES
 DOCKET # 1ED2006

PLAINTIFF CENLAR, FSB

DEFENDANT STEVEN J. BETZ
 CRYSTAL BETZ

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

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

PAPERS TO SERVED
 WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01-06-06 TIME 1:30 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

[Signature]

DATE

01-06-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/5/2006

SERVICE# 9 - OF - 16 SERVICES
DOCKET # 1ED2006

PLAINTIFF CENLAR, FSB

DEFENDANT STEVEN J. BETZ
CRYSTAL BETZ

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

| PERSON/CORP TO SERVED | PAPERS TO SERVED |
|-----------------------|------------------------------|
| BERWICK SEWER | WRIT OF EXECUTION - MORTGAGE |
| 1108 FREAS AVE. | FORECLOSURE |
| BERWICK | |

SERVED UPON CHRISTY REMIL

RELATIONSHIP OWNER IDENTIFICATION _____

DATE 01-06-06 TIME 1245 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

| ATTEMPTS | DATE | TIME | OFFICER | REMARKS |
|----------|------------|------------|----------------------|---------|
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| DEPUTY | <u>For</u> | <u>DLB</u> | DATE <u>01-06-06</u> | |

REAL ESTATE OUTLINE

ED # 1-06

DATE RECEIVED 1-5-06
DOCKET AND INDEX 1-6-06
SET FILE FOLDER UP 1-6-06

CHECK FOR PROPER INFO.

| | | |
|-------------------------------|----------|------------------|
| WRIT OF EXECUTION | <u>✓</u> | |
| COPY OF DESCRIPTION | <u>✓</u> | |
| WHEREABOUTS OF LKA | <u>✓</u> | |
| NON-MILITARY AFFIDAVIT | <u>✓</u> | |
| NOTICES OF SHERIFF SALE | <u>✓</u> | |
| WATCHMAN RELEASE FORM | <u>✓</u> | |
| AFFIDAVIT OF LIENS LIST | <u>✓</u> | |
| CHECK FOR \$1,350.00 OR _____ | <u>✓</u> | CK# <u>29565</u> |

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

| | | |
|--------------------------|------------------------------------|------------------|
| SALE DATE | <u>Apr 26, 06</u> | TIME <u>0900</u> |
| POSTING DATE | <u>Mar 22</u> | |
| ADV. DATES FOR NEWSPAPER | 1 ST WEEK <u>Apr 5</u> | |
| | 2 ND WEEK <u>12</u> | |
| | 3 RD WEEK <u>19, 06</u> | |

SHERIFF'S SALE

WEDNESDAY APRIL 26, 2006 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 1 OF 2006 ED AND CIVIL WRIT NO. 830 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, parcel and lot of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northwesterly corner of Front and Scanlon Streets; THENCE along Front Street South 87 degrees 30 minutes West, a distance of forty-five (45) feet to a stake at the corner of Lot No. 14; THENCE along the line of Lot No. 14, North 02 degrees 30 minutes West, a distance of one hundred seventy-eight (178) feet to a nail in the middle of a sixteen-foot alley; THENCE through the middle of said alley, North 87 degrees 30 minutes East, a distance of forty-five (45) feet to a nail situate on Scanlon Street; THENCE along Scanlon Street, South 02 degrees 30 minutes East, a distance of one hundred seventy-eight (178) feet to a stake; the place of BEGINNING.

Being Lot No. 13 on the Scanlon Plot of lots.

Having thereon erected a one and one-half story frame and stucco dwelling known as No. 1701 West Front Street.

UNDER AND SUBJECT to all exceptions, restrictions, reservations, conditions, and covenants as contained in prior deeds forming the chain of title.

BEING THE SAME PREMISES which Sandra Kay Wilczynski by Deed dated July 28, 1993 and recorded July 29, 1993 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 542, Page 336, granted and conveyed unto Steven J. Betz and Crystal Betz, his wife.

PARCEL No. 04D-02-033.

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
Gregory Javardian
1310 Industrial Boulevard
Southampton, PA 18966

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

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Plaintiff's Attorney
Gregory Javardian
1310 Industrial Boulevard
Southampton, PA 18966

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

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

CENLAR, FSB

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

vs.

NO.: 2004-CV-830

**STEVEN J. BETZ
CRYSTAL BETZ**

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

*Writ
2006 ED 1*

Commonwealth of Pennsylvania:

County of Columbia:

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: 1701 WEST FRONT STREET, BERWICK, PA 18603.

(See legal description attached.)

Amount Due

\$41,816.01

Interest from 10/4/04 to
Date of Sale (\$6.87 per diem)

\$ _____

Total

\$ _____ Plus Cost \$ _____

as endorsed.

Dated 01-04-06
(Seal)

Fanni B. Kline / EAO

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

**Proth. & Clk. of the Courts
My Com. Exp. 1st Mon. Jan 2008**

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PARCEL No. 04D-02-033.

THE LAW
Offices of

1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690
Fax: (215) 942-9695

December 30, 2005

Office of the Prothonotary
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Re: CENLAR, FSB
v. STEVEN J. BETZ and CRYSTAL BETZ
No. 2004-CV-830
Premises: 1701 WEST FRONT STREET, BERWICK, PA 18603

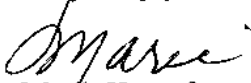
Dear Sir/Madam:

I would appreciate your issuing a Writ of Execution on the captioned property and transmitting the appropriate documents to the Sheriff so that it can be placed on the next available Sheriff's Sale.

Enclosed are the necessary documents, together with a check to your order in the amount of \$23.00 and a check to the order of the Sheriff in the amount of \$1,350.00 in payment of costs and fees. Kindly return a time-stamped copy of the Praecipe for Writ in the enclosed self-addressed stamped envelope.

Should you have any questions or need additional information, do not hesitate to contact me.

Very truly yours,



Marie Keen for
GREGORY JAVARDIAN

/mk
enclosures

FILED
PROTHONOTARY
2006 JAN -4 A 11:00
OFFICE OF COURTS OFFICE
OF COLUMBIA, PA

CENLAR, FSB

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

STEVEN J. BETZ
CRYSTAL BETZ

No.: 2004-CV-830

AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 1701 WEST FRONT 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 indicate) |
|----------------|---|
| STEVEN J. BETZ | 1701 WEST FRONT STREET BERWICK, PA 18603 |
| CRYSTAL BETZ | 1701 WEST FRONT STREET BERWICK, PA 18603 |

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

| | |
|----------------|---|
| STEVEN J. BETZ | 1701 WEST FRONT STREET BERWICK, PA 18603 |
| CRYSTAL BETZ | 1701 WEST FRONT STREET BERWICK, PA 18603 |

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

| Name | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|--------------------------------|---|
| Pennsylvania Power & Light Co. | Box 3500, Rts. 209 and 22 Allentown, PA 18106 |

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

| Name | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------|---|
|------|---|

Plaintiff.

| | |
|-----------------------------------|---|
| Associates Financial Services Co. | 248 Westside Mall Office Building Edwardsville, PA 18704 |
|-----------------------------------|---|

| | |
|---------------------|---|
| Citifinancial, Inc. | 1115 Old Berwick Road Bloomsburg, PA 17815 |
|---------------------|---|

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

| Name | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------|---|
|------|---|

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.

| Name | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------|---|
|------|---|

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

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

| | |
|----------------------------|---|
| Dept. of Public Assistance | 27 E. 7 th Street, P.O. Box 628 Bloomsburg, PA 17815-9974 |
|----------------------------|---|

| | |
|--|--|
| PA Department of Public Welfare Bureau of Child Support Enforcement | Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675 |
|--|--|

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:

Name

Last Known Address (if address cannot be reasonably ascertained, please indicate)

Tenants/Occupants

1701 WEST FRONT STREET
BERWICK, PA 18603

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



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

December 30, 2005

CENLAR, FSB

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

STEVEN J. BETZ
CRYSTAL BETZ

No.: 2004-CV-830

AFFIDAVIT PURSUANT TO RULE 3129.1

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Name

Last Known Address (if address cannot be
reasonably ascertained, please indicate)

STEVEN J. BETZ

1701 WEST FRONT STREET
BERWICK, PA 18603

CRYSTAL BETZ

1701 WEST FRONT STREET
BERWICK, PA 18603

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

STEVEN J. BETZ

1701 WEST FRONT STREET
BERWICK, PA 18603

CRYSTAL BETZ

1701 WEST FRONT STREET
BERWICK, PA 18603

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Last Known Address (if address cannot be
reasonably ascertained, please indicate)

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Box 3500, Rts. 209 and 22
Allentown, PA 18106

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|-----------------------------------|---|
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| | |
|---------------------|---|
| Citifinancial, Inc. | 1115 Old Berwick Road Bloomsburg, PA 17815 |
|---------------------|---|

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

| Name | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------|---|
|------|---|

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.

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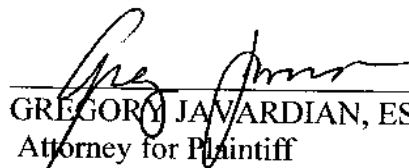
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I verify that the statements made in this affidavit are true and correct to the best of my knowledge, information and belief. I understand that false statements herein are subject to the penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification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



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

December 30, 2005

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

CENLAR, FSB

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

STEVEN J. BETZ
CRYSTAL BETZ

No.: 2004-CV-830

**CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY
AS TO THE SALE OF REAL ESTATE**

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☒ (X) FHA
- ☐ () Tenant Occupied
- ☐ () Vacant
- ☐ () Commercial
- ☐ () As a result of Complaint in Assumpsit
- ☐ () Act 91 complied with



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

CENLAR, FSB

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

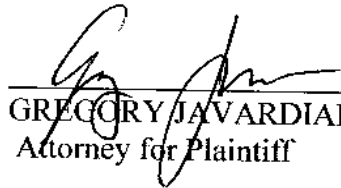
STEVEN J. BETZ
CRYSTAL BETZ

No.: 2004-CV-830

CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY
AS TO THE SALE OF REAL ESTATE

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☒ (X) FHA
- ☐ () Tenant Occupied
- ☐ () Vacant
- ☐ () Commercial
- ☐ () As a result of Complaint in Assumpsit
- ☐ () Act 91 complied with



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

CENLAR, FSB

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

Plaintiff

vs.

CIVIL ACTION – LAW

STEVEN J. BETZ
CRYSTAL BETZ

IN MORTGAGE FORECLOSURE

No.: 2004-CV-830

Defendants

AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS
OF DEFENDANTS AND PLAINTIFF

COMMONWEALTH OF PENNSYLVANIA

:

:

ss

COUNTY OF BUCKS

:

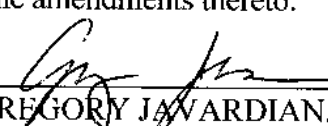
The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) STEVEN J. BETZ is over 21 years of age, resides at 1701 WEST FRONT STREET, BERWICK, PA 18603;

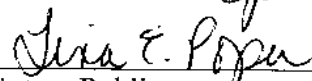
(b) CRYSTAL BETZ is over 21 years of age, resides at 1701 WEST FRONT STREET, BERWICK, PA 18603;

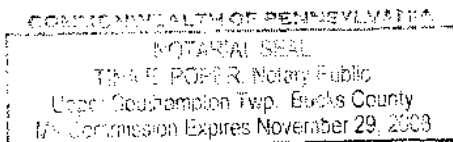
(c) Plaintiff, CENLAR, FSB, is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 425 PHILLIPS BOULEVARD, EWING, NJ 08618

Deponent further avers that none of the above is within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with the amendments thereto.


GREGORY JAWARDIAN, ESQUIRE
Attorney for Plaintiff

Sworn to and subscribed before me
this 3rd day of January, 2006.


Notary Public



IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:
Steven John Betz

Debtor(s)

Cenlar, FSB
Movant

v.
Steven John Betz

and
Robert N. Opel, Esquire
Respondent

Chapter 7 Proceeding

04-55481 JJT

ORDER

Upon consideration of Cenlar, FSB's Motion for Relief from Stay, it is hereby ORDERED AND DECREED that the Automatic Stay be modified to permit, Cenlar, FSB and/or its successors and assigns to proceed with foreclosure on the property located at 1701 West Front Street, Berwick, PA 18603 and obtain all other Relief available under the Non-Bankruptcy law.

It is further ORDERED AND DECREED, that relief granted by this order shall survive the conversion of this bankruptcy case to a case under any other Chapter of the Bankruptcy Code.

It is further ORDERED AND DECREED, that Bankruptcy Rule 4001(a)(3) is not applicable and Movant is allowed to immediately proceed with foreclosure and all other relief available under the Non-Bankruptcy law.

Date: November 30, 2005

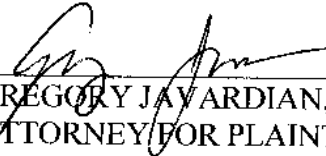

John J. Thomas, Bankruptcy Judge

(AMG)

This electronic order is signed and filed on the same date.

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.



GREGORY JAVARDIAN, ESQ.
ATTORNEY FOR PLAINTIFF
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966

THE LAW OFFICES OF GREGORY JAVARDIAN

ESCROW ACCOUNT
1310 INDUSTRIAL BLVD., SUITE 101
SOUTHAMPTON, PA 18966

FIRSTTRUST
3-7380-2360

1/3/2006

29565

PAY TO THE
ORDER OF Sheriff

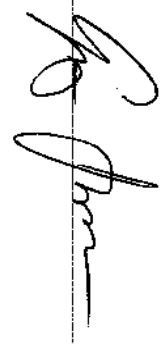
\$ **1,350.00

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

MEMO

CENLAR VS. BETZ, S.

⑈029565⑈ ⑆23607380⑆ 70 1603753⑈



MP

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

CENLAR, FSB

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

STEVEN J. BETZ
CRYSTAL BETZ

No.: 2004-CV-830

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: STEVEN J. BETZ
CRYSTAL BETZ
1701 WEST FRONT STREET
BERWICK, PA 18603**

Your house (real estate) at 1701 WEST FRONT STREET, BERWICK, PA 18603, is scheduled to be sold at Sheriff's Sale on _____, 2006 at _____, in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of **\$41,816.01**, obtained by **CENLAR, FSB**, 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 **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) 942-9690**.
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.)

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

BEGINNING at the Northwesterly corner of Front and Scanlon Streets;

THENCE along Front Street South 87 degrees 30 minutes West, a distance of forty-five (45) feet to a stake at the corner of Lot No. 14;

THENCE along the line of Lot No. 14, North 02 degrees 30 minutes West, a distance of one hundred seventy-eight (178) feet to a nail in the middle of a sixteen-foot alley;

THENCE through the middle of said alley, North 87 degrees 30 minutes East, a distance of forty-five (45) feet to a nail situate on Scanlon Street;

THENCE along Scanlon Street, South 02 degrees 30 minutes East, a distance of one hundred seventy-eight (178) feet to a stake; the place of BEGINNING.

Being Lot No. 13 on the Scanlon Plot of lots.

Having thereon erected a one and one-half story frame and stucco dwelling known as No. 1701 West Front Street.

UNDER AND SUBJECT to all exceptions, restrictions, reservations, conditions, and covenants as contained in prior deeds forming the chain of title.

BEING THE SAME PREMISES which Sandra Kay Wilczynski by Deed dated July 28, 1993 and recorded July 29, 1993 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 542, Page 336, granted and conveyed unto Steven J. Betz and Crystal Betz, his wife.

PARCEL No. 04D-02-033.

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

BEGINNING at the Northwesterly corner of Front and Scanlon Streets;

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PARCEL No. 04D-02-033.

**SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY**

PLAINTIFF
CENLAR, FSB

COURT NO.: 2004-CV-830

DEFENDANT
STEVEN J. BETZ
CRYSTAL BETZ

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE AT:
1701 WEST FRONT STREET
BERWICK, PA 18603

SALE DATE: _____

PLEASE POST SHERIFF'S HAND BILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2006, 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 _____, 2006, at ____ o'clock __. M., Defendant NOT FOUND because:

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this _____ day of _____, 2006, I, Sheriff of Columbia 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
GREGORY JAVARDIAN, ESQUIRE
I.D.#55669
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

**SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY**

PLAINTIFF
CENLAR, FSB

COURT NO.: 2004-CV-830

DEFENDANT
STEVEN J. BETZ
CRYSTAL BETZ

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE AT:
1701 WEST FRONT STREET
BERWICK, PA 18603

SALE DATE: _____

PLEASE SERVE DEFENDANTS WITH NOTICE OF SHERIFF'S SALE. DEFENDANTS FILED FOR DIVORCE. IF POSSIBLE, PLEASE SERVE EACH DEFENDANT SEPARATELY.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2006, 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 _____, 2006, at ____ o'clock __. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this _____ day of _____, 2006, I, Sheriff of Columbia 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
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