

SHERIFF'S SALE COST SHEET

Household Finance VS. Michael Szoke
 NO. 79-06 ED NO. 344-06 JD DATE/TIME OF SALE May 01

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>240.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>57.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>5.00</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>8.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>408.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>150.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL ***** \$ <u>0.00</u>	

REAL ESTATE TAXES:			
BORO, TWP & COUNTY 20		\$	
SCHOOL DIST.	20	\$	
DELINQUENT	20	\$	<u>5.00</u>
TOTAL ***** \$ <u>5.00</u>			

MUNICIPAL FEES DUE:			
SEWER	20	\$	
WATER	20	\$	
TOTAL ***** \$ <u>0.00</u>			

SURCHARGE FEE (DSTE)		\$	<u>170.00</u>
MISC. <u>5440/138 x .02 (relg)</u>		\$	<u>108.00</u>
TOTAL ***** \$ <u>278.00</u>			

TOTAL COSTS (OPENING BID) \$ 742.00
3000.00 Dup
3442.00 Due

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

TERRENCE J. McCABE
MARC S. WEISBERG
EDWARD D. CONWAY
MARGARET GAHO
RITA C. BUSCHERT
MONICA G. CHRISTENSEN
ANDREW L. MARKOWITZ
FRANK DUBIN
BRUNDA E. BROGDON
BONNIE DALL
SCOTT TAGGART
ANGELA M. MICHAEL
MATTHEW DETRAPANT
CARLA FARALDO

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1271

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

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

JOSEPH RIGA*
Of Counsel

* Licensed in Pa. & NY
* Licensed in Pa. & NY
* Licensed in Pa. & NY
* Licensed in Pa. & NY
* Licensed in Pa.
* Attorney General of the State
of Maryland, 1990-1994

June 2, 2006

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

Re: *Household Finance Consumer Discount Company vs. Michael A. Szoke*
C.C.P. Columbia County, No. 2006 CV 344 MF
Property: 261 Hemlock Street, Bloomsburg, PA 17815

Dear Sheriff:

Enclosed please find a check in the amount of \$421.03 for the balance due resulting from the stay of the July 26, 2006 Sheriff's Sale.

Please return receipt of payment to me in the self-addressed, stamped envelope provided.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,


Cherilyn Morgan
Legal Assistant

emo
encl

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

MCCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

FIRST UNION BUILDING

123 S. BROAD STREET SUITE 2080

PHILADELPHIA, PA 19109

30449

NUMBER



350/310

PAY: Four Hundred Twenty One

DATE

Jun 2/2006

AMOUNT

\$421.03

THE Sheriff of Columbia County

ORDER

OF

Balance due to Sheriff from stay of sale

ESCROW TRUST
VOID AFTER 90 DAYS

Terrence McCall

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

⑈030449⑈ ⑈031000503⑈ 200001243002⑈

Security Features Included.



Details on back.

SECURED
SIGNED

PO Box 380
Bloomsburg, PA 17815

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Cherilyn Morgan

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date:

Re: Michael Szoke

CC:

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

● **Comments:** I received your fax showing the settlement amount of \$84,401.38. I have attached a cost sheet showing an amount due of \$421.03

C O V E R**FAX**

S H E E T

To: Sheriff of Columbia County
Attn:
Fax #: 570-389-5625
Subject: Household Finance Consumer Discount Company vs. Michael A. Szoke
C.C.P. Columbia County, No. 2006 CV 344 MF
Property: 261 Hemlock Street, Bloomsburg, PA 17815
Sheriff's Sale Date: July 26, 2006
Date: June 1, 2006
Pages: 2, including cover page

COMMENTS:

Please see the attached letter requesting that you stay the Sheriff's Sale scheduled in the above-captioned matter.

From the desk of...
Cherilyn Morgan
Legal Assistant
McCabe, Weisberg & Conway
123 S. Broad Street, Suite 2080
Philadelphia, PA 19109

Phone (215) 790-1010
Fax: (215) 790-1274

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

FERRENCE J. McCABE***
 MARC S. WEINBERG**
 EDWARD D. CONWAY
 MARGARET CAIRO
 RITA C. BUSCHER*†
 MONICA G. CHRISTIE ††
 FRANK DUBIN
 BRINDA L. BROXTON*
 SEAN GARRETT†*
 BETH L. THOMAS
 LAURENCE R. CHASIN*
 SVEN E. PEABLER†
 JOSEPH VACCARO*
 MICHELLE DELULIO*
 CATANIA TRIGG*

SUITE 208D
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 36TH STREET
NEW YORK, NY 10018
(917) 351-1188
FAX (917) 351-0363

JOSEPH F. RIGA[®]
Of Counsel

- 0 Increased in PA & BL
- 1 Increased in TA & NY
- 2 Increased in TA & NY
- 3 Increased in PA, BL & NY
- 4 Increased in NY & CT
- 5 Increased in NY
- 6 Substantive Allowance for NY
- 7 Substantive Allowance for NY

June 1, 2006

Via Facsimile

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

Re: Household Finance Consumer Discount Company vs. Michael A. Szoke
C.C.P. Columbia County, No. 2006 CV 344 MF
Property: 261 Hemlock Street, Bloomsburg, PA 17815
Sheriff's Sale Date: July 26, 2006

Dear Sheriff:

As you know, the above-captioned property is currently listed for the July 26, 2006 Sheriff's Sale. I am writing to you at this time to request that you stay the Sale. The borrower has reinstated the account with a payment of \$84,401.38.

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,

TERRENCE J. McCABE

TJM/cmo

SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE _____

C O V E R**FAX**

S H E E T

To: Sheriff of Columbia County
Attn:
Fax #: 570-389-5625
Subject: Household Finance Consumer Discount Company vs. Michael A. Szoke
C.C.P. Columbia County, No. 2006 CV 344 MF
Property: 261 Hemlock Street, Bloomsburg, PA 17815
Sheriff's Sale Date: July 26, 2006
Date: May 25, 2006
Pages: 2, including cover page

COMMENTS:

Please see the attached letter requesting that you stay the Sheriff's Sale scheduled in the above-captioned matter.

From the desk of...
Cherilyn Morgan
Legal Assistant
McCabe, Weisberg & Conway
123 S. Broad Street, Suite 2080
Philadelphia, PA 19109

Phone (215) 790-1010
Fax: (215) 790-1274

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 MICHELLE DEBILLE*
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JOSEPH F. RIGA*
Of Counsel

* Licensed in PA & NJ
 ** Licensed in PA & NY
 * Licensed in PA & NJ
 *** Licensed in PA, NJ & NY
 * Licensed in NY & CT
 * Licensed in KY
 * Member Attorney in NJ
 * Admitted Attorney in PA

May 25, 2006

Via Facsimile

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

Re: *Household Finance Consumer Discount Company vs. Michael A. Szoke*
C.C.P. Columbia County, No. 2006 CV 344 MF
Property: 261 Hemlock Street, Bloomsburg, PA 17815
Sheriff's Sale Date: July 26, 2006

Dear Sheriff:

As you know, the above-captioned property is currently listed for the July 26, 2006 Sheriff's Sale. I am writing to you at this time to request that you stay the Sale. The borrower has paid off the account. We will fax over the amount of the payoff shortly.

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,

Terrence J. McCabe

TERRENCE J. McCABE

TJM/cmo

SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

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

☒ Addressee
B. Received by (Printed Name)
C. Date of Delivery
MAY 22 2006

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

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
Harrisburg, PA 17105

☒ Addressee
B. Received by (Printed Name)
C. Date of Delivery
MAY 22 2006

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7005 1160 0000 0372 7456

Article Number
(Transfer from service label)

7005 1160 0000 0372 7562

PS Form 3811, February 2004

Domestic Return Receipt

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154

PS Form 3811, February 2004

(Transfer from service label)

7005 1160 0000 0372 7566

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

1. Article Addressed to:
or on the front if space permits.
■ Attach this card to the back of the mailpiece, so that we can return the card to you.
■ Print your name and address on the reverse
■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

2. Article Number
(Transfer from service label)

7005 1160 0000 0372 7524

Commonwealth of PA
Dept. 280601
Harrisburg, PA 17128

1. Article Addressed to:
or on the front if space permits.
■ Attach this card to the back of the mailpiece, so that we can return the card to you.
■ Print your name and address on the reverse
■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

2. Article Number
(Transfer from service label)

7005 1160 0000 0372 7517

Dept. of Public Welfare
PO Box 8486
Harrisburg, PA 17105

1. Article Addressed to:
or on the front if space permits.
■ Attach this card to the back of the mailpiece, so that we can return the card to you.
■ Print your name and address on the reverse
■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

2. Article Number
(Transfer from service label)

7005 1160 0000 0372 7517

102595-02-M-154

Domestic Return Receipt

Domestic Return Receipt

Domestic Return Receipt

102595-02-M-154

102595-02-M-154

102595-02-M-154

102595-02-M-154

102595-02-M-154

■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Commonwealth of PA-Inheritance
1400 Spring Garden St.
Philadelphia, PA 19130

■ Addressee

C. Date of Delivery

B. Registered (Printed Name)

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

2005 1160 0000 0372 7531

2. Article Number
(Transfer from service label)
PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 4. 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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 4. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 4. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Internal Revenue Service
1001 Liberty Ave.
Pittsburgh, PA 15222

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

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

Thursday, May 18, 2006

DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815-

HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY
VS

MICHAEL A. SZOKE

DOCKET # 79ED2006

*Bill # 19979
Co & Tw P PAID
on May 18, 2006*

JD # 344JD2006

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

*School Tax Bill
Available 7/1/06*

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

Wednesday, May 17, 2006

**DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815-**

**CITIBANK, N.A., AS TRUSTEE
VS
FRANK MENDICINO**

DOCKET # 78ED2006

*Bill # 19681
Co. & Twp. Paid
on April 25, 2006*

JD # 266JD2004

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

*School Tax Bill
Available 7/1/06*

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/16/2006

SERVICE# 14 - OF - 17 SERVICES
DOCKET # 79ED2006

PLAINTIFF

HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY

DEFENDANT
ATTORNEY FIRM

MICHAEL A. SZOKE
McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP clerk IDENTIFICATION _____

DATE 5-23-06 TIME 0810 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. Adams

DATE 5-23-06

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:23-MAY-06

FEE:\$5.00

CERT. NO:2052

SZOKE MICHAEL
261 HEMLOCK ST
BLOOMSBURG PA 17815

DISTRICT: HEMLOCK TWP
DEED 20030-6446
LOCATION: 261 HEMLOCK ST BLOOMSBURG
PARCEL: 18 -01 -016-01,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2005	PRIM	1,266.98	26.69		0.00	1,293.67
TOTAL DUE :						\$1,293.67

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: August ,2006

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2005

REQUESTED BY:

Timothy L. Chamberlain, Sheriff
dim.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

HOUSEHOLD FINANCE CONSUMER
DISCOUNT COMPANY

VS

Docket # 79ED2006

MORTGAGE FORECLOSURE

MICHAEL A. SZOKE

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, MAY 18, 2006, AT 1:50 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON MICHAEL SZOKE AT 261 HEMLOCK ST., BLOOMSBURG BY
HANDING TO JODY ESENWEIN, GIRLFRIEND, A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

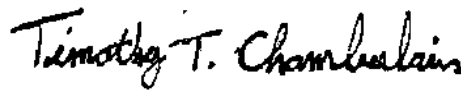
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, MAY 19, 2006



NOTARY PUBLIC

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


X

TIMOTHY T. CHAMBERLAIN
SHERIFF


X

P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/16/2006

SERVICE# 1 - OF - 17 SERVICES
DOCKET # 79ED2006

PLAINTIFF

HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY

DEFENDANT

MICHAEL A. SZOKE

ATTORNEY FIRM

McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED

MICHAEL SZOKE

261 HEMLOCK ST.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

JODY ESENWEIN

RELATIONSHIP

GIRLFRIEND

IDENTIFICATION

DATE 05-18-06

TIME

1350

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

05-18-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/16/2006

SERVICE# 9 - OF - 17 SERVICES
DOCKET # 79ED2006

PLAINTIFF HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY

DEFENDANT MICHAEL A. SZOKE
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED

DENISE OTTAVIANI-TAX COLLECTOR

116 FROSTY VALLEY ROAD

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

POSTED

RELATIONSHIP

IDENTIFICATION

DATE 05.18.06 TIME 1155 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

For DCL

DATE

05.18.06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/16/2006

SERVICE# 10 - OF - 17 SERVICES
DOCKET # 79ED2006

PLAINTIFF

HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY

DEFENDANT
ATTORNEY FIRM

MICHAEL A. SZOKE
McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED

HEMLOCK SEWER

FIREHALL RD

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON LARINA KRAMER

RELATIONSHIP SECRETARY IDENTIFICATION _____

DATE 05.18.06 TIME 1205 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

Pae Ill

DATE 05.18.06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/16/2006

SERVICE# 11 - OF - 17 SERVICES
DOCKET # 79ED2006

PLAINTIFF

HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY

DEFENDANT
ATTORNEY FIRM

MICHAEL A. SZOKE
McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON 04215 NARDI

RELATIONSHIP ENF OFC IDENTIFICATION _____

DATE 05.18.06 TIME 1145 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

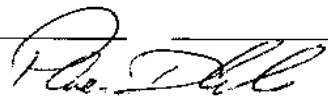
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 05.18.06

82 Buckhorn Road, Bloomsburg, PA 17815
570-784-2696
FAX - 570-784-1425

**Garey M.
Bittenbender**

Fax

To: Sheriff Chamberlain **From:** Garey

Fax: **Pages:** 1

Phone: **Date:** May 18, 2006

Re: Michael A. Szoke JD#344UD2006 **CC:**

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

● **Comments:**

As per your correspondence of May 18, 2006, Please record the following charges pending against the property of Michael A. Szoke :

Hemlock Township Supervisors/Fernville Sewer Fund \$84.35

Hemlock Municipal Sewer Cooperative \$109.66

The HMSC bill includes charges to the sale date of July 26, 2006

Please contact me should you have any questions.



REAL ESTATE OUTLINE

ED # _____

DATE RECEIVED 5-16-06
DOCKET AND INDEX 5-18-06

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>2000.00</u>	<u>✓</u>	CK# <u>29808</u>

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

SALE DATE	<u>July 26, 06</u>	TIME <u>0930</u>
POSTING DATE	<u>June 22, 2006</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>July 5</u>	
	2 ND WEEK <u>12</u>	
	3 RD WEEK <u>19, 26</u>	

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

Household Finance Consumer Discount
Company
V.
Michael A. Szoke

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

No. 79 Term 2006 E.D.

No. _____ Term _____ A.D.

No. 2006 CV 344 MF Term _____ J.D

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA **COUNTY PENNSYLVANIA**

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

Being Known As: 261 Hemlock Street, Bloomsburg, PA 17815

Amount due	\$83,808.14
Interest from 05/02/2006 - (to date of sale, per diem \$13.78)	\$
Total	\$ Plus Costs as endorsed.

Dated: 5-16-06
(SEAL)

Fanni B. Blin/EAS
Prothonotary, Common Pleas Court of
Columbia County Penna.

By:

Deputy

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND situate in **Hemlock Township, Columbia County,** Pennsylvania, bounded and described as follows:

BEGINNING at a mag nail set in the centerline intersection of Township Route No. 449 with Township Route No. 457, said mag nail set being a corner of residual land now or formerly of Lawrence E. Broadt, Bonny V. Broadt and Angela M. Storer;

THENCE running along the centerline of Township Route No. 449, the following six (6) courses and distances:

THENCE South 61 degrees 04 minutes 41 seconds West 107.91 feet to a point;
THENCE 60 degrees 19 minutes 24 seconds West, 81.51 feet to a point;
THENCE South 62 degrees 42 minutes 52 seconds West, 50.15 feet to a point;
THENCE South 65 degrees 17 minutes 27 seconds West, 38.21 feet to a point;
THENCE South 65 degrees 09 minutes 13 seconds West, 65.47 feet to a point;
THENCE South 64 degrees 05 minutes 33 seconds, West 31.54 feet to a mag nail set, said mag nail set being a corner of Parcel No. 4 of the hereinafter referenced subdivision plan;
THENCE running along Parcel No. 4, passing through a rebar set on the line offset 17.75 feet from the beginning of this course, North 51 degrees 53 minutes 33 seconds West, 103.93 feet to a rebar set;

THENCE continuing along Parcel No. 4, North 23 degrees 07 minutes 43 seconds East, 154.30 feet to a rebar set;

THENCE continuing along the same passing through a rebar set on line offset 24.11 feet from the end of this course, North 26 degrees 34 minutes 10 seconds West, 125.14 feet to a point in the centerline of Township Route No. 457, said point being a corner of residual land now or formerly of Lawrence E. Broadt; Bonny V. Broadt and Angela M. Storer;

THENCE running along the centerline of Township Route No. 457 and residual land now or formerly of Lawrence E. Broadt; Bonny V. Broadt and Angela M. Storer, the following seven courses and distances:

THENCE South 69 degrees 53 minutes 57 seconds East, 33.91 feet to a point;
THENCE South 70 degrees 45 minutes 57 seconds East, 117.88 feet to a point;
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THENCE South 69 degrees 31 minutes 16 seconds East, 71.61 feet to a point;
THENCE South 72 degrees 43 minutes 35 seconds East, 65.03 feet to a point;
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THENCE South 70 degrees 10 minutes 39 seconds East, 27.80 feet to the place of BEGINNING.

CONTAINING 1.467 acres of land and being more fully shown as PARCEL NO. 3 on survey subdivision plat entitled "Proposed Subdivision of Property of Lawrence E. Broadt, Bonny V. Broadt and Angela M. Storer" as prepared by Ted L. Oman and Associates, dated 2/02/00 and recorded in Columbia County Map Book 7 page 184

BEING KNOWN AS: 261 Hemlock Street, Bloomsburg, PA 17815

REAL DEBT: \$83,808.14

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Michael A. Szoke

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. Michael A. Szoke	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2006 CV 344 MF
--	---

2006-ED-79

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 261 Hemlock Street, Bloomsburg, PA 17815 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):

Michael A. Szoke
261 Hemlock Street,
Bloomsburg, PA 17815

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

Michael A. Szoke
261 Hemlock Street
Bloomsburg, PA 17815

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

None Known

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

Household Finance Consumer Discount Company
5701 East Hillsborough Avenue, Tampa, FL 33610

None Known

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 Department of Revenue	Bureau of Compliance 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 has any interest in the property which may be affected by the sale:

Name	Address
Tenant(s)/Occupant(s)	261 Hemlock Street, Bloomsburg, PA 17815
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 penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

May 15, 2006

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

LEGAL DESCRIPTION

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BEING KNOWN AS: 261 Hemlock Street, Bloomsburg, PA 17815

REAL DEBT: \$83,808.14

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Michael A. Szoke

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

Exhibit A

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. Michael A. Szoke	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2006 CV 344 MF
--	---

2006-ED-79

AFFIDAVIT PURSUANT TO RULE 3129

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

Michael A. Szoke
261 Hemlock Street,
Bloomsburg, PA 17815

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

Michael A. Szoke
261 Hemlock Street
Bloomsburg, PA 17815

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

None Known

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

Household Finance Consumer Discount Company
5701 East Hillsborough Avenue, Tampa, FL 33610

None Known

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
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6. 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:

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Commonwealth of Pennsylvania,	Department of Welfare, P.O. Box 2675, Harrisburg, PA 17105.
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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 penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

May 15, 2006

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

LEGAL DESCRIPTION

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BEING KNOWN AS: 261 Hemlock Street, Bloomsburg, PA 17815

REAL DEBT: \$83,808.14

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Michael A. Szoke

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

Exhibit A

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. Michael A. Szoke	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2006 CV 344 MF
--	---

2006 CV 344 MF

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:

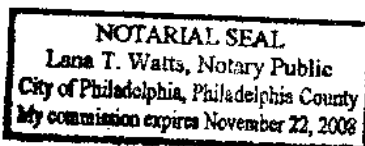
Michael A. Szoke
261 Hemlock Street,
Bloomsburg, PA 17815

T. McCabe

TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 15th DAY
OF MAY, 2006.

Lana T. Watts
NOTARY PUBLIC



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. Michael A. Szoke	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2006 CV 344 MF
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2006-ED. 79

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:

Michael A. Szoke
261 Hemlock Street,
Bloomsburg, PA 17815

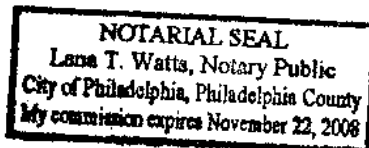
T. McCabe

TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 15th DAY
OF MAY, 2006.

Lana T. Watts

NOTARY PUBLIC



McCABE, WEISBERG AND CONWAY, P.C.

BY: TERENCE 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. Michael A. Szoke	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2006 CV 344 MF
--	---

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

2006-ED. 79

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:

261 Hemlock Street, Bloomsburg, PA 17815
(more fully described as attached)

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

Michael A. Szoke
261 Hemlock Street,
Bloomsburg, PA 17815

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 15, 2006

DATE

T. McCabe

TERRENCE J. McCABE, ESQUIRE

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. Michael A. Szoke	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2006 CV 344 MF
--	---

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

2006-ED-79

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:

261 Hemlock Street, Bloomsburg, PA 17815
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Michael A. Szoke
261 Hemlock Street,
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May 15, 2006

DATE

T. McCabe
TERRENCE J. McCABE, ESQUIRE

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BEING KNOWN AS: 261 Hemlock Street, Bloomsburg, PA 17815

REAL DEBT: \$83,808.14

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Michael A. Szoke

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

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND situate in **Hemlock Township, Columbia County, Pennsylvania**, bounded and described as follows:

BEGINNING at a mag nail set in the centerline intersection of Township Route No. 449 with Township Route No. 457, said mag nail set being a corner of residual land now or formerly of Lawrence E. Broadt, Bonny V. Broadt and Angela M. Storer;

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LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAIRO
RITA C. BUSCHIER*†
MONICA G. CHRISTIE +†
FRANK DUBIN
BRENDA L. BROGDON*
SEAN GARRETT*+
JULIE M. FIORELLO^
BETH L. THOMAS
LAURENCE R. CHASHIN*
SVEN E. PFAHLERT*
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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 36TH STREET
NEW YORK, NY 10018
(917) 351-1188
FAX (917) 351-0363

JOSEPH F. RIGA*
Of Counsel

* Licensed in PA & NJ
** Licensed in PA & NY
*+ Licensed in PA & NM
*** Licensed in PA, NJ & NY
† Licensed in NY & CT
^ Licensed in NY
‡ Managing Attorney for NJ
+ Managing Attorney for NY

May 15, 2006

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

Re: Household Finance Consumer Discount Company
v. Michael A. Szoke
Columbia County Court of Common Pleas Number 2006 CV 344 MF

Dear Sheriff:

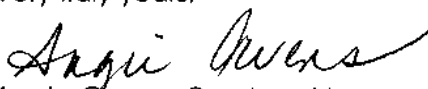
Enclosed please find two copies of Notice of Sheriff's Sale of Real Property relative to the above matter. I would appreciate your serving the Notice upon the Defendant(s):

Michael A. Szoke
261 Hemlock Street,
Bloomsburg, PA 17815

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,


Angie Owens, Paralegal to,
TERRENCE J. McCABE, Esquire

TJM/ao
Enclosures

2

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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. Michael A. Szoke	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2006 CV 344 MF
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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Michael A. Szoke
261 Hemlock Street
Bloomsburg, PA 17815

Your house (real estate) at 261 Hemlock Street, Bloomsburg, PA 17815, (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 **\$83,808.14,,** 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 immediate action:

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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