

SHERIFF'S SALE COST SHEET

NO. 35-07 ED NO. 103-071 JD DATE/TIME OF SALE VS. *Carroll County* *Shirley*

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$225.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$47.50
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$74.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$7.50
NOTARY	\$15.00

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$75.00
SOLICITOR'S SERVICES	\$25.00
TOTAL *****	\$250.00

PROTHONOTARY (NOTARY) \$10.00
RECORDER OF DEEDS \$
TOTAL ***** \$

REAL ESTATE TAXES:		
BORO, TWP & COUNTY	20	\$
SCHOOL DIST.	20	\$
DELINQUENT	20	\$
TOTAL	*****	\$

MUNICIPAL FEES DUE:		
SEWER	20	\$
WATER	20	\$
TOTAL *****		\$

MISC.		
SURCHARGE FEE (DSTE)		
\$	150.00	
\$		
\$		
TOTAL *****		
\$	0-	

TOTAL ***** \$ 0-
TOTAL COSTS (OPENING BID) \$ 797.14

92.00 /
71467 \$

GOLDBECK McCAFFERTY & McKEEVER

A Professional Corporation
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
(215) 627-7734 (Fax)

April 15, 2007

Columbia

Harry A. Roadarmel
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
Bloomsburg, PA 17815

RE: CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A
ASSOCIATES CONSUMER DISCOUNT COMPANY

vs.

DEBRA A. SAMULEVICH and JOSEPH F. SAMULEVICH
Term No. 2007-CV-103

Property address:

1607 Fairview Avenue
Berwick, PA 18603

Sheriff's Sale Date: May 02, 2007

Dear Sir/Madam:

As a result of the filing of a Petition in Bankruptcy, kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. The bankruptcy filing information is as follows:

Date filed: April 06, 2007
Case number: 07-50840-Middle
Chapter: 7
Judge: Honorable Judge Robert N. Opel II

Thank you for your cooperation.

Very truly yours,


JOSEPH A. GOLDBECK, JR.

JAG/ld

Tim Chamberlain

To: Cathy
Subject: Sale cancellation

The Samulevich sale (#35ED2007) has been cancelled. It ran last week and is to run the 18th and 25th. Please cancel the 18th and 25th.
Thank You,
Tim

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM

April 9, 2007

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
Bloomsburg, PA 17815

RE: No. 2007-CV-103

DEBRA A. SAMULEVICH and JOSEPH F.
SAMULEVICH

Real Estate Division:

The above case may be sold on May 02, 2007. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By: **Antoniette Black, Paralegal**
Phone: (215) 825-6347 (direct dial)
Fax: (215) 825-6447
Email: ablack@goldbecklaw.com

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
Attorney for Plaintiff

CITX-1594
CF: 01/16/2007
SD: 05/02/2007
\$107,405.07

CITIMORTGAGE INC. S/B/M CITIFINANCIAL
MORTGAGE COMPANY INC. F/K/A ASSOCIATES
CONSUMER DISCOUNT COMPANY
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019

Plaintiff

vs.

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH
Mortgagor(s) and
Record Owner(s)

1607 Fairview Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2007-CV-103

CERTIFICATE OF SERVICE
PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Joseph A. Goldbeck, Jr., Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the Sheriff's Office/~~competent adult~~ (copy of return attached).
- ☐ Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Joseph A. Goldbeck, Jr., Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

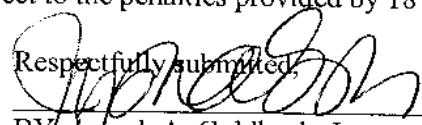
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified Mail attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Joseph A. Goldbeck, Jr., Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,


BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

Name and Address of Sender
**GOLDBECK
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532**

Check type of mail or service:

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

Article Number

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

P

1. CITIFINANCIAL MORTGAGE CO., INC. F/K/A

ASSOCIATES CONSUMER DISCOUNT CO.

1111 Northpoint Drive

Building 4 Suite 100

Coppell, TX 75019

2. ASSOCIATES FINANCIAL SERVICES CO.

1111 Northpoint Drive, Bldg 4, Ste. 100

Coppell, TX 75019-3931

3. PENNSYLVANIA STATE EMPLOYEES CREDIT

UNION

1 Credit Union Pl.

Harrisburg, PA 17140

4. DOMESTIC RELATIONS OF COLUMBIA

COUNTY

PO Box 380

Bloomsburg, PA 17815

5. PA DEPARTMENT OF PUBLIC WELFARE -

Bureau of Child Support Enforcement

Health and Welfare Bldg. - Room 432

Harrisburg, PA 17105-2675

6. PENNSYLVANIA HOUSING FINANCE

AGENCY

211 North Front Street

PO BOX 15057

Harrisburg, PA 17101

7. TENANTS/OCCUPANTS

1607 Fairview Avenue

Berwick, PA 18603

8. Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

Complete by Typewriter, Ink, or Ball Point Pen

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

CITX-1594

DEBRA A. SAMULEVICH & JOSEPH F. SAMULEVICH

See Privacy Act Statement on Reverse

Columbia

Affix Stamp Here



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

CITIMORTGAGE INC. S/B/M
CITIFINANCIAL MORTGAGE COMPANY
INC F/K/A ASSOCIATES CONSUMER
DISCOUNT COMPANY

Docket # 35ED2007

VS

MORTGAGE FORECLOSURE

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH

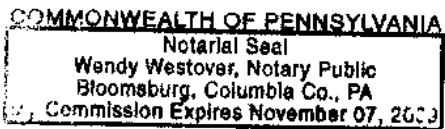
AFFIDAVIT OF SERVICE

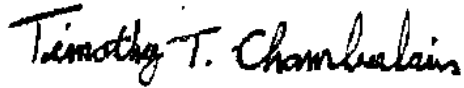
NOW, THIS WEDNESDAY, FEBRUARY 28, 2007, AT 2:15 PM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON JOSEPH SAMULEVICH AT 1607 FAIRVIEW AVENUE,
BERWICK BY HANDING TO JOSEPH SAMULEVICH, , A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, MARCH 02, 2007


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

CITIMORTGAGE INC. S/B/M
CITIFINANCIAL MORTGAGE COMPANY
INC F/K/A ASSOCIATES CONSUMER
DISCOUNT COMPANY

VS

Docket # 35ED2007

MORTGAGE FORECLOSURE

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH

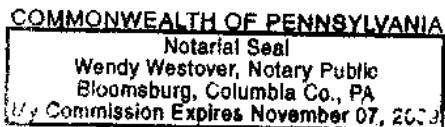
AFFIDAVIT OF SERVICE


NOW, THIS WEDNESDAY, FEBRUARY 28, 2007, AT 2:15 PM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON DEBRA SAMULEVICH AT 1607 FAIRVIEW AVENUE,
BERWICK BY HANDING TO JOSEPH SAMULEVICH, HUSBAND, A TRUE AND ATTESTED
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, MARCH 02, 2007


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
P. D'ANGELO
DEPUTY SHERIFF

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 – Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-825-6320

Attorney for Plaintiff

CITIMORTGAGE INC. S/B/M CITIFINANCIAL
MORTGAGE COMPANY INC. F/K/A
ASSOCIATES CONSUMER DISCOUNT
COMPANY

1111 Northpoint Drive

Building 4, Suite 100

Coppell, TX 75019

Plaintiff

vs.

DEBRA A. SAMULEVICH

JOSEPH F. SAMULEVICH

Mortgagor(s) and Record Owner(s)

1607 Fairview Avenue

Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2007-CV-103

AFFIDAVIT PURSUANT TO RULE 3129

CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A ASSOCIATES
CONSUMER DISCOUNT COMPANY, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets
forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property
located at:

1607 Fairview Avenue

Berwick, PA 18603

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

DEBRA A. SAMULEVICH

1607 Fairview Avenue

Berwick, PA 18603

JOSEPH F. SAMULEVICH

1607 Fairview Avenue

Berwick, PA 18603

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

DEBRA A. SAMULEVICH

1607 Fairview Avenue

Berwick, PA 18603

JOSEPH F. SAMULEVICH
1607 Fairview Avenue
Berwick, PA 18603

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

CITIFINANCIAL MORTGAGE CO., INC.
F/K/A ASSOCIATES CONSUMER DISCOUNT CO.
1111 Northpoint Drive
Building 4 Suite 100
Coppell, TX 75019

ASSOCIATES FINANCIAL SERVICES CO.
1111 Northpoint Drive, Bldg 4, Ste. 100
Coppell, TX 75019-3931

PENNSYLVANIA STATE EMPLOYEES CREDIT UNION
1 Credit Union Pl.
Harrisburg, PA 17110

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
Harrisburg, PA 17105-2675

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

PENNSYLVANIA HOUSING FINANCE AGENCY
211 North Front Street
PO BOX 15057
Harrisburg, PA 17101

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:

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

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.

TENANTS/OCCUPANTS
1607 Fairview Avenue
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: April 9, 2007

A handwritten signature in black ink, appearing to read "Joseph A. Goldbeck, Jr.", written over a horizontal line.

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr., Esq.

Attorney for Plaintiff

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.

CITIMORTGAGE INC.

VS.

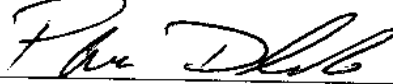
DEBRA & JOSEPH SAMULEVICH


WRIT OF EXECUTION #35 OF 2007 ED

POSTING OF PROPERTY

March 27, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DEBRA & JOSEPH SAMULEVICH. AT 1607 FAIRVIEW AVE. 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 27TH DAY OF MARCH 2007



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

102595-02-M-1540

54

102595-02-M-1540

1. Article Addressed to:

PA Dept. of Public Welfare
Health and Welfare Building
Harrisburg, PA 17105

2. Article Number
(Transfer from service label)

7005 1160 0000 3414 9685

PS Form 3811, February 2004

Domestic Return Receipt

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

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

6. Signature

X T Doyle

7. Received by (Printed Name)

T. DOYLE

8. Date of Delivery

MAR 01 2001

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

10. Service Type

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

11. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-1540

54

102595-02-M-1540

1. Article Addressed to:

PA State Employees Credit Union
1 Credit Union Plaza
Harrisburg, PA 17110

2. Article Number
(Transfer from service label)

7005 1160 0000 3414 9692

PS Form 3811, February 2004

Domestic Return Receipt

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

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

6. Signature

X L Potter

7. Received by (Printed Name)

L. POTTER

8. Date of Delivery

MAR 01 2001

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

10. Service Type

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

11. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-1540

54

102595-02-M-1540

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7005 1160 0000 3414 9630

PS Form 3811, February 2004

Domestic Return Receipt

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

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

6. Signature

X Samuel J. Ventura

7. Received by (Printed Name)

SAMUEL J. VENTURA

8. Date of Delivery

MAR 01 2001

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

10. Service Type

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

11. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-1540

54

102595-02-M-1540

1. Article Addressed to:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
10 ARCH STREET ROOM 3259
HARRISBURG, PA 17106

2. Article Number
(Transfer from service label)

7005 1160 0000 3414 9661

PS Form 3811, February 2004

Domestic Return Receipt

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

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

6. Signature

X T Doyle

7. Received by (Printed Name)

T. DOYLE

8. Date of Delivery

MAR 01 2001

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

10. Service Type

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

11. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, & 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:

Citifinancial Mortgage Co.
1111 Northpoint Drive
Coppell, TX 75019

COMPLETE THIS SECTION ON DELIVERY

A. Signature **Willie Smith** ☐ Agent **35**B. Received by (Printed Name) **Willie Smith** ☒ AddressC. Date of Delivery **MAR 06 2007** ☐ Yes ☐ NoD. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

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

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

2. Article Number

(Transfer from service label)

7005 1160 0000 3414 9715

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1E

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, & 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

COMPLETE THIS SECTION ON DELIVERY

A. Signature **[Signature]** ☐ Agent **35**B. Received by (Printed Name) **[Signature]** ☒ AddressC. Date of Delivery **MAR 05 2007** ☐ Yes ☐ NoD. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

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

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

2. Article Number

(Transfer from service label)

7005 1160 0000 3414 9647

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1E

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

CITIMORTGAGE INC. S/B/M
CITIFINANCIAL MORTGAGE COMPANY
INC F/K/A ASSOCIATES CONSUMER
DISCOUNT COMPANY

Docket # 35ED2007

VS

MORTGAGE FORECLOSURE

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, FEBRUARY 28, 2007, AT 2:15 PM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON JOSEPH SAMULEVICH AT 1607 FAIRVIEW AVENUE,
BERWICK BY HANDING TO JOSEPH SAMULEVICH, , A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

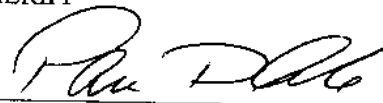
SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, MARCH 02, 2007


NOTARY PUBLIC

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



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) 784-6386

CITIMORTGAGE INC. S/B/M
CITIFINANCIAL MORTGAGE COMPANY
INC F/K/A ASSOCIATES CONSUMER
DISCOUNT COMPANY

Docket # 35ED2007

VS

MORTGAGE FORECLOSURE

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH

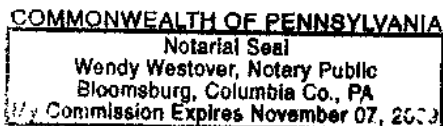
AFFIDAVIT OF SERVICE

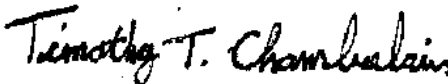
NOW, THIS WEDNESDAY, FEBRUARY 28, 2007, AT 2:15 PM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON DEBRA SAMULEVICH AT 1607 FAIRVIEW AVENUE,
BERWICK BY HANDING TO JOSEPH SAMULEVICH, HUSBAND, A TRUE AND ATTESTED
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, MARCH 02, 2007


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/26/2007

SERVICE# 8 - OF - 16 SERVICES
DOCKET # 35ED2007

PLAINTIFF

CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE
COMPANY INC F/K/A ASSOCIATES CONSUMER
DISCOUNT COMPANY

DEFENDANT

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03.12.07 TIME 1415 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

03.12.07

Tax Notice 2007 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingham
 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

FOR: COLUMBIA COUNTY

DATE
 03/01/2007

BILL NO.
 5741

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL SINKING LIGHT FIRE BORO RE	24,062	6.146 1.345 1 1.25 10.6	144.93 31.71 23.58 29.48 249.96	147.89 32.36 24.06 30.08 255.06	162.68 35.60 25.26 31.58 267.81
The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT		479.66 April 30 If paid on or before	489.45 June 30 If paid on or before	522.93 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SAMULEVICH DEBRA A & JOSEPH F
 1607 FAIRVIEW AVENUE
 BERWICK PA 18603

CNTY	TWP	DISCOUNT	PENALTY	PARCEL	LAND	BUILDINGS	TOTAL ASSESSMENT
		2 %	2 %	04D-05 -127-00,000	5,760	18,302	24,062
		10 %	5 %	1607 FAIRVIEW AVE			
				.3306 Acres			

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

This tax returned to
 courthouse on:
 January 1, 2008

FILE COPY

HENRY W. VAN ECK
hvv@vanecklaw.net

MELISSA L. VAN ECK
mlv@vanecklaw.net

VAN ECK & VAN ECK, P.C.
ATTORNEYS AT LAW
P.O. BOX 6662
7810 ALLENTOWN BLVD., SUITE B
HARRISBURG, PA 17112

TELEPHONE: (717) 540-5406
FAX: (717) 540-5407

March 9, 2007

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

Re: Debra A. Samulevich
Docket No.: 35ED2007
Our File No.: 473-2019 (PSECU v. Debra Samulevich)

Dear Sheriff Chamberlain:

Please be advised that I represent the Pennsylvania State Employees Credit Union in the above referenced matter. I am in receipt of your February 27, 2007, request for claims for the Sheriff's sale with regard to the property owned by Debra A. Samulevich.

I am enclosing a copy of the Judgment held by client.

If you require additional information, please do not hesitate to contact my office.

Very truly yours,

VAN ECK & VAN ECK, P.C.



Melissa L. Van Eck

Enclosure

cc: PSECU

Godfrey & Courtney, P.C.
BY: Steven C. Courtney, Esquire
Attorney I.D. No. 74669
P.O. Box 6280
Harrisburg, PA 17112
(717) 540-3900

Attorney for Plaintiff

PENNSYLVANIA STATE EMPLOYEES : IN THE COURT OF COMMON PLEAS
CREDIT UNION, : COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff :
vs. : NO. 2003-CV-134
DEBRA SAMULEVICH, :
Defendant : CIVIL ACTION -LAW

TO: Debra Samulevich, Defendant,

You are hereby notified that on February 3, 2003, the following (~~Order~~)
(~~Degree~~) (Judgment) has been entered against you in the above captioned case pursuant to the
District Justice transcript of Judgment in the amount of \$4,320.42 plus court costs and interest.

DATE: Feb 3, 2003

Lamin B. Kline / M.D.
Prothonotary

I hereby certify that the name and address of the proper person(s) to receive this notice is:

Debra Samulevich
1607 Fairview Avenue
Berwick, PA 19603

A: Debra Samulevich, Defendido/a (Defendidos/as)

Por este medio se le esta notificando que el _____ de
_____ del _____, el/la siguiente (~~Orden~~) (~~Decreto~~)
(Fallo) ha sido anotado en contra suya en el caso mencionado en el epigrafe.

FECHA: _____

Prothonotario

Certifico que la siguiente direccion es la del defendido/a segun indicada en el certificado
de residencia:

Debra Samulevich
1607 Fairview Avenue
Berwick, PA 19603

Mag. Dist. No.: **26-3-02**
DJ Name: Hon. **RICHARD P. CASHMAN**
Address: **339 WEST FRONT STREET
BERWICK, PA**
Telephone: **(570) 759-0359** **18603-0000**

**PSECU
POB 6280
C/O S COURTNEY ESQ
HARRISBURG, PA 17112**

NOTICE **JUDGMENT/TRANSCRIPT**
CIVIL CASE

PLAINTIFF: **PA STATE EMPLOYEES CREDIT UNION**
POB 6280
C/O S COURTNEY ESQ
HARRISBURG, PA 17112
VS.
DEFENDANT: **SAMULEVICH, DEBRA**
1607 FAIRVIEW AVE
BERWICK, PA 18603

Docket No.: **CV-0000523-02**
Date Filed: **10/23/02**



THIS IS TO NOTIFY YOU THAT:
Judgment:

DEFAULT JUDGMENT PLTF

☒ Judgment was entered for: (Name) **PA STATE EMPLOYEES CREDIT UNION**

☒ Judgment was entered against: (Name) **SAMULEVICH, DEBRA**

In the amount of \$ **4,320.42** on: (Date of Judgment) **11/27/02**

☐ Defendants are jointly and severally liable. (Date & Time) _____

☐ Damages will be assessed on:

☐ This case dismissed without prejudice.

☐ Amount of Judgment Subject to Attachment/Act 5 of 1996 \$ _____

☐ Levy is stayed for _____ days or ☐ generally stayed.

☐ Objection to levy has been filed and hearing will be held:

Amount of Judgment	\$ 4,217.92
Judgment Costs	\$ 102.50
Interest on Judgment	\$.00
Attorney Fees	\$.00
Total	\$ 4,320.42
Post Judgment Credits	\$ _____
Post Judgment Costs	\$ _____
Certified Judgment Total	\$ _____

Date:	Place:
Time:	

ANY PARTY HAS THE RIGHT TO APPEAL WITHIN 30 DAYS AFTER THE ENTRY OF JUDGMENT BY FILING A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF THE COURT OF COMMON PLEAS, CIVIL DIVISION. YOU MUST INCLUDE A COPY OF THIS NOTICE OF JUDGMENT/TRANSCRIPT FORM WITH YOUR NOTICE OF APPEAL.

11-27-02 Date **[Signature]**, District Justice

I certify that this is a true and correct copy of the record of the proceedings containing the judgment.
12-31-02 Date **[Signature]**, District Justice

PENNSYLVANIA STATE EMPLOYEES : IN THE COURT OF COMMON PLEAS
CREDIT UNION, : COLUMBIA COUNTY, PENNSYLVANIA

Plaintiff

vs.

: NO. 2003-CV-134

DEBRA SAMULEVICH,

Defendant

: CIVIL ACTION -LAW

ENTRY OF APPEARANCE

Please enter the appearance of Steven C. Courtney, Esquire, as counsel for Plaintiff in the
above-captioned action.

Respectfully Submitted,

GODFREY & COURTNEY, P.C.

By: 

Steven C. Courtney, Esquire

Attorney for the Plaintiff

Attorney ID# 74669

P.O. Box 6280

Harrisburg, PA 17112

Telephone: 717-540-3900

2003 FEB -3 A 10:32

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

FILED
COURT CLERK

Date:

OFFICE OF THE PROTHONOTARY
OF COLUMBIA COUNTY

Prothonotary



Telephone:
(570) 389-5600

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA, PENNSYLVANIA

Plaintiff: PENNSYLVANIA STATE EMPLOYEES CREDIT UNION

versus

Defendant: Debra Samulevich

Judgment No.

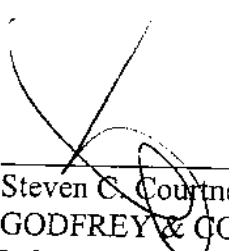
CERTIFICATE OF RESIDENCE
PA. R. C. P. 236

I, hereby certify that the precise residence of Plaintiff is:

Pennsylvania State Employees Credit Union
1 Credit Union Place
Harrisburg, PA 17110

and certify that the last known address of the within defendant is:

Debra Samulevich
1607 Fairview Avenue
Berwick, PA 19603


Steven C. Courtney, Esquire
GODFREY & COURTNEY, P.C.
P.O. Box 6280
Harrisburg, PA 17112
(717) 540-3900
Attorney for the Plaintiff
Attorney ID# 74669

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

2003 FEB -3 A 10:32

FILED
-10077A2-

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/26/2007

SERVICE# 1 - OF - 16 SERVICES
DOCKET # 35ED2007

PLAINTIFF

CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE
COMPANY INC F/K/A ASSOCIATES CONSUMER
DISCOUNT COMPANY

DEFENDANT

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

JOSEPH SAMULEVICH

1607 FAIRVIEW AVENUE

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON JOSEPH SAMULEVICH

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02-28-07 TIME 1415 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

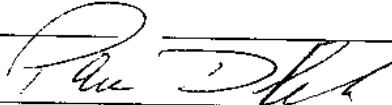
DATE

TIME

OFFICER

REMARKS

DEPUTY

 DATE 02-28-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/26/2007

SERVICE# 9 - OF - 16 SERVICES
DOCKET # 35ED2007

PLAINTIFF

CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE
COMPANY INC F/K/A ASSOCIATES CONSUMER
DISCOUNT COMPANY

DEFENDANT

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON CHRISTY ROMIG

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 02.28.07 TIME 1420 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____


ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

 DATE 02.28.07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/26/2007

SERVICE# 2 - OF - 16 SERVICES
DOCKET # 35ED2007

PLAINTIFF

CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE
COMPANY INC F/K/A ASSOCIATES CONSUMER
DISCOUNT COMPANY

DEFENDANT

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
DEBRA SAMULEVICH
1607 FAIRVIEW AVENUE
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON JOSEPH SAMULEVICH

RELATIONSHIP HUSBAND IDENTIFICATION _____

DATE 02.28.07 TIME 1415 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 02.28.07



February 28, 2007

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

**CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE
COMPANY INC F/K/A ASSOCIATES CONSUMER DISCOUNT
COMPANY**

VS.

**DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH**

DOCKET # 35ED2007

JD # 103JD2007

Dear Timothy:

The balance due on sewer account #133660 for the property located at 1607 Fairview Avenue, Berwick, Pa is \$170.58 through the second quarter billing period of 2007.

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

Sincerely,

Kristy Romig
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/26/2007

SERVICE# 10 - OF - 16 SERVICES
DOCKET # 35ED2007

PLAINTIFF

CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE
COMPANY INC F/K/A ASSOCIATES CONSUMER
DISCOUNT COMPANY

DEFENDANT

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leslie Lerman

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 2-28-7 TIME 6:55 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. L. Lerman

DATE 2-28-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/26/2007

SERVICE# 13 - OF - 16 SERVICES
DOCKET # 35ED2007

PLAINTIFF

CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE
COMPANY INC F/K/A ASSOCIATES CONSUMER
DISCOUNT COMPANY

DEFENDANT

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

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 2-28-7 TIME 0825 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature] DATE 2-28-7

... COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 28-FEB-07

FEE: \$5.00

CERT. NO: 3112

SAMULEVICH DEBRA A & JOSEPH F
1607 FAIRVIEW AVENUE
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 0659-0227
LOCATION: 1607 FAIRVIEW AVE LOT 121-122
PARCEL: 04D-05 -127-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2006	PRIM	1,271.00	28.05		60.00	1,359.05
TOTAL DUE :						\$1,359.05

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May , 2007

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2006

REQUESTED BY: Timothy T. Chamberlain, Sheriff dm.

REAL ESTATE OUTLINE

ED # 35-07

DATE RECEIVED 2-25-07

DOCKET AND INDEX 2-27-1

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

☒

COPY OF DESCRIPTION

☒

WHEREABOUTS OF LKA

☒

NON-MILITARY AFFIDAVIT

☒

NOTICES OF SHERIFF SALE

☒

WATCHMAN RELEASE FORM

☒

AFFIDAVIT OF LIENS LIST

☒

CHECK FOR \$1,350.00 OR 2000

CK# 286675

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

SALE DATE

Mar 2, 07 TIME 8:00

POSTING DATE

Mar 29, 07

ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Apr 11</u>
2 ND WEEK	<u>18</u>
3 RD WEEK	<u>25, 07</u>

SHERIFF'S SALE

Wednesday, May 2nd, 2007 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 35ED2007 AND CIVIL WRIT NO. 103JD2007 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF FAIRVIEW AVENUE BETWEEN EATON AND SCANLON STREETS, AT THE SOUTHWEST CORNER OF LOT NO. 123;

THENCE IN A WESTERLY DIRECTION ALONG FAIRVIEW AVENUE A DISTANCE OF NINETY FEET TO A CORNER IN LINE OF LOT NO 120;

THENCE IN A NORTHERLY DIRECTION ALONG LINE OF LOT NO. 120, A DISTANCE OF ONE HUNDRED SIXTY FEET TO A FIFTEEN FOOT ALLEY;

THENCE IN AN EASTERLY DIRECTION ALONG SAID ALLEY A DISTANCE OF NINETY FEET TO A CORNER IN LINE OF LOT NO. 123 AFORESAID;

THENCE IN A SOUTHERLY DIRECTION ALONG LINE OF SAID LOT NO. 123, A DISTANCE OF ONE HUNDRED SIXTY FEET TO FAIRVIEW AVENUE, THE PLACE OF BEGINNING.

BEING LOTS NOS. 121 AND 122 IN BERWICK LAND & IMPROVEMENT COMPANY'S ADDITION TO BERWICK, AS SHOWN AND NUMBERED ON PLOT OR PLAN.

TAX PARCEL #: 04D-05-127

PROPERTY address: 1607 FAIRVIEW AVENUE, BERWICK, PA 18603

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 in 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 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 the 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
Joseph A. Goldbeck, Jr.
Mellon Independence Center - Suite 5000 701 Market Street
Philadelphia, PA 19106-1532

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>

SHERIFF'S SALE

Wednesday, May 2nd, 2007 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 35ED2007 AND CIVIL WRIT NO. 103JD2007 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF FAIRVIEW AVENUE BETWEEN EATON AND SCANLON STREETS, AT THE SOUTHWEST CORNER OF LOT NO. 123;

THENCE IN A WESTERLY DIRECTION ALONG FAIRVIEW AVENUE A DISTANCE OF NINETY FEET TO A CORNER IN LINE OF LOT NO 120;

THENCE IN A NORTHERLY DIRECTION ALONG LINE OF LOT NO. 120, A DISTANCE OF ONE HUNDRED SIXTY FEET TO A FIFTEEN FOOT ALLEY;

THENCE IN AN EASTERLY DIRECTION ALONG SAID ALLEY A DISTANCE OF NINETY FEET TO A CORNER IN LINE OF LOT NO. 123 AFORESAID;

THENCE IN A SOUTHERLY DIRECTION ALONG LINE OF SAID LOT NO. 123, A DISTANCE OF ONE HUNDRED SIXTY FEET TO FAIRVIEW AVENUE, THE PLACE OF BEGINNING.

BEING LOTS NOS. 121 AND 122 IN BERWICK LAND & IMPROVEMENT COMPANY'S ADDITION TO BERWICK, AS SHOWN AND NUMBERED ON PLOT OR PLAN.

TAX PARCEL #: 04D-05-127

PROPERTY address: 1607 FAIRVIEW AVENUE, BERWICK, PA 18603

TERMS OF SALE

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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 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 the 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
Joseph A. Goldbeck, Jr.
Mellon Independence Center - Suite 5000 701 Market Street
Philadelphia, PA 19106-1532

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>

SHERIFF'S SALE

Wednesday, May 2nd, 2007 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 35ED2007 AND CIVIL WRIT NO. 103JD2007 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF FAIRVIEW AVENUE BETWEEN EATON AND SCANLON STREETS, AT THE SOUTHWEST CORNER OF LOT NO. 123;

THENCE IN A WESTERLY DIRECTION ALONG FAIRVIEW AVENUE A DISTANCE OF NINETY FEET TO A CORNER IN LINE OF LOT NO 120;

THENCE IN A NORTHERLY DIRECTION ALONG LINE OF LOT NO. 120, A DISTANCE OF ONE HUNDRED SIXTY FEET TO A FIFTEEN FOOT ALLEY;

THENCE IN AN EASTERLY DIRECTION ALONG SAID ALLEY A DISTANCE OF NINETY FEET TO A CORNER IN LINE OF LOT NO. 123 AFORESAID;

THENCE IN A SOUTHERLY DIRECTION ALONG LINE OF SAID LOT NO. 123, A DISTANCE OF ONE HUNDRED SIXTY FEET TO FAIRVIEW AVENUE, THE PLACE OF BEGINNING.

BEING LOTS NOS. 121 AND 122 IN BERWICK LAND & IMPROVEMENT COMPANY'S ADDITION TO BERWICK, AS SHOWN AND NUMBERED ON PLOT OR PLAN.

TAX PARCEL #: 04D-05-127

PROPERTY address: 1607 FAIRVIEW AVENUE, BERWICK, PA 18603

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 in 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 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 the 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
Joseph A. Goldbeck, Jr.
Mellon Independence Center - Suite 5000 701 Market Street
Philadelphia, PA 19106-1532

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>

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

CITIMORTGAGE INC. S/B/M CITIFINANCIAL
MORTGAGE COMPANY INC. F/K/A
ASSOCIATES CONSUMER DISCOUNT
COMPANY

1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019

vs.

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH
1607 Fairview Avenue
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2007-CV-103

2007-ED-35

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

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:

PREMISES: 1607 Fairview Avenue Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$107,405.07

Interest From **02/22/2007**
Through Date of Sale

(Costs to be added)

Dated:

2-26-07

Thomas B. Kline
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Elizabeth A. Berman

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

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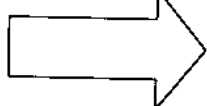
TAX PARCEL #: 04D-05-127

PROPERTY ADDRESS: 1607 FAIRVIEW AVENUE, BERWICK, PA 18603

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A ASSOCIATES CONSUMER DISCOUNT COMPANY		COURT NUMBER 2007-CV-103
DEFENDANT/S/ DEBRA A. SAMULEVICH and JOSEPH F. SAMULEVICH		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
DEBRA A. SAMULEVICH

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
1607 Fairview Avenue, Berwick, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY

Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322

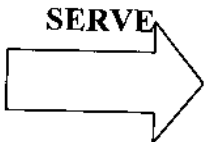
DATE
February 21, 2007

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A ASSOCIATES CONSUMER DISCOUNT COMPANY		COURT NUMBER 2007-CV-103
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AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
JOSEPH F. SAMULEVICH

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
1607 Fairview Avenue, Berwick, PA 18603

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GOLDBECK McCAFFERTY & McKEEVER
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532

Goldbeck McCafferty & McKeevër
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

CITIMORTGAGE INC. S/B/M CITIFINANCIAL
MORTGAGE COMPANY INC. F/K/A ASSOCIATES
CONSUMER DISCOUNT COMPANY
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019

Plaintiff

vs.

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH
(Mortgagor(s) and Record Owner(s))
1607 Fairview Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007-CV-103

2007-ED-35

AFFIDAVIT PURSUANT TO RULE 3129

CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A ASSOCIATES
CONSUMER DISCOUNT COMPANY, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets
forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property
located at:

1607 Fairview Avenue
Berwick, PA 18603

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

DEBRA A. SAMULEVICH
1607 Fairview Avenue
Berwick, PA 18603

JOSEPH F. SAMULEVICH
1607 Fairview Avenue
Berwick, PA 18603

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

DEBRA A. SAMULEVICH
1607 Fairview Avenue
Berwick, PA 18603

JOSEPH F. SAMULEVICH
1607 Fairview Avenue
Berwick, PA 18603

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

CITIFINANCIAL MORTGAGE CO., INC. F/K/A ASSOCIATES CONSUMER DISCOUNT
CO.

1111 Northpoint Drive
Building 4 Suite 100
Coppell, TX 75019

ASSOCIATES FINANCIAL SERVICES CO.
1111 Northpoint Drive, Bldg 4, Ste. 100
Coppell, TX 75019-3931

PENNSYLVANIA STATE EMPLOYEES CREDIT UNION
1 Credit Union Pl.
Harrisburg, PA 17110

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
Harrisburg, PA 17105-2675

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

PENNSYLVANIA HOUSING FINANCE AGENCY
211 North Front Street
PO BOX 15057
Harrisburg, PA 17101

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:

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

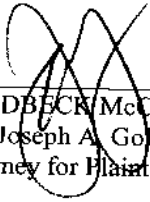
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
1607 Fairview Avenue
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: February 21, 2007



GOLDBECK, McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

CITIMORTGAGE INC. S/B/M CITIFINANCIAL
MORTGAGE COMPANY INC. F/K/A ASSOCIATES
CONSUMER DISCOUNT COMPANY

1111 Northpoint Drive
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Coppell, TX 75019

Plaintiff

vs.

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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007-CV-103

2007-ED 35

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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:

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

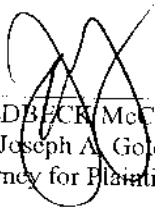
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I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating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

DATED: February 21, 2007


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Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

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MORTGAGE COMPANY INC. F/K/A ASSOCIATES
CONSUMER DISCOUNT COMPANY

1111 Northpoint Drive
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Plaintiff

vs.

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JOSEPH F. SAMULEVICH
Mortgagor(s) and Record Owner(s)

1607 Fairview Avenue
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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2007-CV-103

2007-ED-35

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SAMULEVICH, DEBRA A.
DEBRA A. SAMULEVICH
1607 Fairview Avenue
Berwick, PA 18603

Your house at 1607 Fairview Avenue, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$107,405.07 obtained by CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A ASSOCIATES 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 cancelled if you pay to CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A ASSOCIATES CONSUMER DISCOUNT COMPANY, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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 below 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5624.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5624.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760
PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to **SAVE YOUR HOME FROM FORECLOSURE**.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 5). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Judy at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of CITX-1594.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

CITIMORTGAGE INC. S/B/M CITIFINANCIAL
MORTGAGE COMPANY INC. F/K/A ASSOCIATES
CONSUMER DISCOUNT COMPANY
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019

Plaintiff

vs.

DEBRA A. SAMULEVICH
JOSEPH F. SAMULEVICH
Mortgagor(s) and Record Owner(s)
1607 Fairview Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

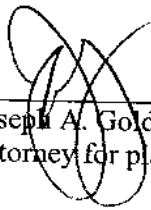
ACTION OF
MORTGAGE FORECLOSURE

NO. 2007-CV-103

2007-ED-35

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.



Joseph A. Goldbeck, Jr.
Attorney for plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

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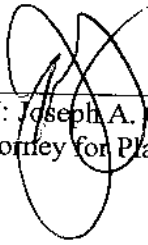
ACTION OF MORTGAGE FORECLOSURE

No. 2007-CV-103

2007-ED-35

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.


BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

GOLDBECK McCafferty & McKeever
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

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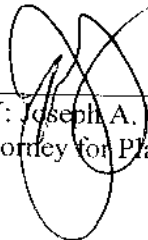
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BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
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701 Market Street
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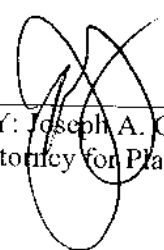
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BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

GOLDBECK MCCAFFERTY & MCKEEVER
A PROFESSIONAL CORPORATION

SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST., PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTTRUST BANK

3-7380/2360

02/22/2007

PAY

TO THE

ORDER OF

Sheriff of Columbia County

TWO THOUSAND AND XX / 100

\$2,000.00

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO *Samulevich*

[Signature]
AUTHORIZED SIGNATURE

Security Features. Details on back.

286675

⑈ 286675⑈ ⑆ 23607380⑆ 70 1100018⑈