

SHERIFF'S SALE COST SHEET

City Mortgage Inc. VS. Debra & Joseph Samulewicz
 NO. 91-07 ED NO. 103-07 JD DATE/TIME OF SALE Aug. 1 1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>240.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>77.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>8.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>507.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>680.97</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>905.97</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>15.00</u>	
TOTAL *****		\$ <u>5.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>522.97</u>	
SCHOOL DIST. 20	\$ <u>1134.23</u>	
DELINQUENT 20	\$ <u>1362.10</u>	
TOTAL *****		\$ <u>3019.26</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>260.54</u>	
WATER 20	\$ <u>0.00</u>	
TOTAL *****		\$ <u>260.54</u>

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>	
MISC. <u>Luz. Co.</u>	\$ <u>50.00</u>	
TOTAL *****		\$ <u>50.00</u>

TOTAL COSTS (OPENING BID) \$ 4964.27

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Citimortgage Inc. VS Debra + Joseph Samulovich

NO. 97-07 ED NO. 103-07 JD

DATE/TIME OF SALE: Aug. 1 1000

BID PRICE (INCLUDES COST) \$ 475,22

POUNDAGE - 2% OF BID \$ ~~2476~~ 98,78

TRANSFER TAX - 2% OF FAIR MKT \$ ---

MISC. COSTS \$ ---

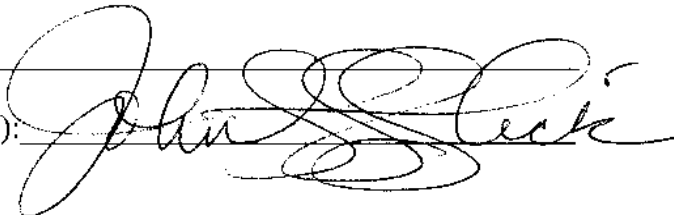
TOTAL AMOUNT NEEDED TO PURCHASE \$ 5063, ~~20~~

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):



TOTAL DUE: \$ 5063, ~~20~~

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 3063, ~~20~~

GOLDBECK MCCAFFERTY & MCKEEVER

Suite 5000 Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

www.goldbecklaw.com

August 3, 2007

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

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
Sale Book/Writ No.: /
Docket Number: 2007-CV-103
Sale Date: 08/01/2007
Property Address: 1607 Fairview Avenue Berwick, PA 18603

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter. Please deed the property to:

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

If funds are required to settle with the Sheriff and they are not enclosed, please call, fax or email the cost sheet to Amy Gough. Please notify our office when the deed is recorded.

GOLDBECK MCCAFFERTY & MCKEEVER

Julianne Crowe

Post Sale Department

215-825-6323

215-825-6423 (fax)

JCrowe@goldbecklaw.com

Amy Gough

215-825-6348

215-825-6448 (fax)

agough@goldbecklaw.com

Jeff Nefferdorf

Post Sale Department (FHA & VA)

215-825-6343

215-825-6443 (fax)

Assignment of Bid

NO. 2007-CV-103 – SAMULEVICH
1607 Fairview Avenue
Berwick, PA 18603

I, Joseph A. Goldbeck, Jr., Esquire, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated August 01, 2007 to:

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

GOLDBECK MCCAFFERTY & MCKEEVER

Date: August 3, 2007



JOSEPH A. GOLDBECK, JR.

304630

GOLDBECK McCAFFERTY McKEEVER

A PROFESSIONAL CORPORATION

SUITE 5000, MELLON INDEPENDENCE CENTER

701 MARKET ST. PHILADELPHIA, PA 19106

(215) 627-1322

FIRSTTRUST B

3-7380/2360

08/06/2007

PAY

TO THE

ORDER OF

Sheriff of Columbia County

\$**3,063.00

THREE THOUSAND SIXTY-THREE AND XX / 100

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT


 AUTHORIZED SIGNATURE

MEMO

Samulevich

⑈304630⑈ ⑆23607380⑆ 70 1100018⑈

GOLDBECK McCAFFERTY & McKEEVER

08/06/2007

304630

Sheriff of Columbia County

\$3,063.00

Samulevich

Mortgage Disbursement

GOLDBECK McCAFFERTY & McKEEVER

08/06/2007

304630

\$3,063.00

Mortgage Disbursement

Samulevich

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice July 11, 18, 25, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

..... RB

Sworn and subscribed to before me this 25th day of July, 2007

..... D

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires
Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

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

.....

70

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

July 5, 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 August 01, 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

CITX-1594
CF: 01/16/2007
SD: 08/01/2007
\$107,405.07

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

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.

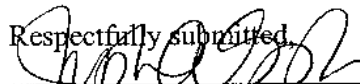
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ 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

06/27/2007 10:56 FAX 215 627 7734

GOLDBECK

→ COLUMBIA SO

002

(CITY-1594)

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAWSUITE 3000
MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106

June 27, 2007

Sheriff of Columbia County
Sheriff's Office - Phone# 570-389-5624, FAX Sheriff's Office
Bloomsburg, PA 17815

Attn: Real Estate Division

RE: Notice of Sale Service
DEBRA A. SAMULEVICH & JOSEPH F. SAMULEVICH
Docket #2007-CV-103
1607 Fairview Avenue Berwick, PA 18603

To the Sheriff:

It has been at least fifteen (15) days since the Notice of Sheriff's Sale was forwarded to your office. Please confirm if service of the notice has been completed by entering date of service along with your name.

If we do not receive a response we will call back tomorrow to discuss.

Defendants	Personal Service	Posting	Still Attempting	Reviewed by
DEBRA A. SAMULEVICH	6-4-07	6-28		TC
JOSEPH F. SAMULEVICH	6-4-07	6-28		TC

Thank you for cooperation and assistance in this matter.

GOLDBECK McCAFFERTY & McKEEVER
Service Department
Scott Lion
Direct: (215) 825-6345
Please fax to Scott Lion at (215)-825-6445
<mailto:slion@goldbecklaw.com>
service@goldbecklaw.com
www.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

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 L. 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

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

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

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: July 5, 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 #91 OF 2007 ED

POSTING OF PROPERTY

June 28, 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 DEPUITY PAUL D'ANGELO .

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 29TH DAY OF JUNE 2007

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

Luzerne County Sheriff's Department
Luzerne County Courthouse



200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

COLUMBIA COUNTY

07-CV-103

CITIMORTGAGE, INC.

VS

DEBRA A. SAMULEVICH, ET UX

STATE OF PENNSYLVANIA
LUZERNE COUNTY, SS:

MARK SENCZAKOWICZ, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on MONDAY the 4TH day of JUNE 07 at 10:15 AM, prevailing time, he served the within NOTICE OF SHERIFF SALE, WRIT OF EXECUTION

upon DEBRA A. SAMULEVICH
the within named, by handing to JOSEPH F. SMULEVICH an adult member of the household, whose relationship to the within named is that of HER HUSBAND at HER RESIDENCE, 649 SOUTHDAL ROAD, SICKSHINNY

in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this 5TH day of JUNE 20 07

[Signature]
Notary

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Ryan A. Foy, Notary Public
City Of Wilkes Barre, Luzerne County
My Commission Expires Dec. 30, 2008

Member, Pennsylvania Association of Notaries

[Signature]
Sheriff of Luzerne County

by [Signature]

Deputy Sheriff of Luzerne County, Pennsylvania

Luzerne County Sheriff's Department
Luzerne County Courthouse



200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

COLUMBIA COUNTY

07-CV-103

CITIMORTGAGE, INC.

VS

DEBRA A. SAMULEVICH, ET UX

STATE OF PENNSYLVANIA
LUZERNE COUNTY SS:

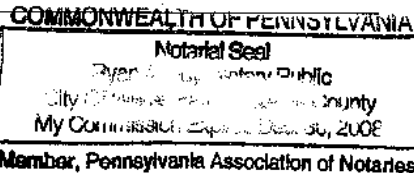
MARK SENCZAKOWICZ, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on MONDAY the 4TH day of JUNE 20 07 at 10:15 A. M., prevailing time, he served the within NOTICE OF SHERIFF SALE, WRIT OF EXECUTION upon JOSEPH F. SMULEVICH the within named, by handing to HIM personally, at HIS RESIDENCE, 649 SOUTHDAL ROAD, SHICKSHINNEY

_____ in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this 5TH day of JUNE 20 07

Notary



Sheriff of Luzerne County

Deputy Sheriff of Luzerne County, Pennsylvania

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) 784-6306

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

91ED2007

VS

MORTGAGE FORECLOSURE

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

NOW, TUESDAY, MAY 29, 2007, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, DEBRA SAMULEVICH, AT 649 SOUTH DALE ROAD, SHICKSHINNY, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA. 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6308

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

91ED2007

VS

MORTGAGE FORECLOSURE

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

NOW, TUESDAY, MAY 29, 2007, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, JOSEPH SAMULEVICH, AT 649 SOUTH DALE ROAD, SHICKSHINNY, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

LUZERNE COUNTY SHERIFF S OFFICE
200 N RIVER STREET
WILKES-BARRE, PA 18701

TR# 7 REG# 07 OP# 12 06/12/2007
06/12/2007 13:41:05

Othr County Civ Proc

ACCOUNT#: 100.4197.36206

FINANCE Receipt#: 101611

TR LINE#: 1

4481

AMT: 47.00

Other County Mileage

ACCOUNT#: 100.4197.36209

FINANCE Receipt#: 101611

TR LINE#: 2

4481

AMT: 13.00

Tendered

CHECK: 3396 60.00

CHANGE: .00

TOTAL: 60.00

-- THANK YOU --

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/22/2007

SERVICE# 10 - OF - 16 SERVICES
DOCKET # 91ED2007

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 JOE HERRAT

RELATIONSHIP Deputy Director IDENTIFICATION _____

DATE 5-29-7 TIME 1400 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) _____

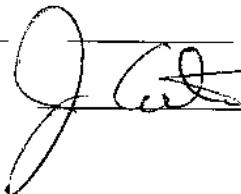
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 5-29-7



May 29, 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 # 91ED2007

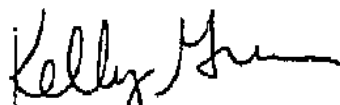
JD # 103JD2006

Dear Timothy:

The balance due on sewer account #133660 for the property located at 1607
Fairview Avenue Berwick, Pa through September 2007 is \$260.54.

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

Sincerely,


Kelly Greer
Authority Clerk

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 29-MAY-07

FEE: \$5.00

CERT. NO: 3455

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	1,329.05	28.05		0.00	1,357.10
TOTAL DUE :						\$1,357.10

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

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

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
clm.

<p>1. Article Addressed to:</p> <p>Citifinancial Mortgage Co. 1111 Northpoint Drive Coppell, TX 75019</p> <p>2. Article Number (Transfer from service label)</p> <p>7006 2760 0004 5957 6059</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	<p>102595-02-M-11</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>
<p>1. Article Addressed to:</p> <p>INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p> <p>2. Article Number (Transfer from service label)</p> <p>7006 2760 0004 5957 6066</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	<p>102595-02-M-14</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>
<p>1. Article Addressed to:</p> <p>COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230</p> <p>2. Article Number (Transfer from service label)</p> <p>7006 2760 0004 5957 6011</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	<p>102595-02-M-1</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>

Address
Date of Delivery
B. Received by (Printed Name)
D. Is delivery address different from item 1? If YES, enter delivery address below:
3. Service Type
4. Restricted Delivery? (Extra Fee)
102595-02-M-1

PA Housing Finance Agency
PO Box 15057
Harrisburg, PA 17101

7006 2760 0004 5957 6080

102595-02-M-1

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

1. Article Addressed to:
2. Article Number (Transfer from service label)
3. Service Type
4. Restricted Delivery? (Extra Fee)

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

7006 2760 0004 5957 6011

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

1. Article Addressed to:
2. Article Number (Transfer from service label)
3. Service Type
4. Restricted Delivery? (Extra Fee)

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

7006 2760 0004 5957 6042

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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:
2. Article Number (Transfer from service label)
3. Service Type
4. Restricted Delivery? (Extra Fee)

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

7006 2760 0004 5957 6011

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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2. Article Number (Transfer from service label)
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PA State Employees Credit Union
1 Credit Union Plaza
Harrisburg, PA 17110

7006 2760 0004 5957 6042

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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PS Form 3811, February 2004

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102595-02-M-1

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102595-02-M-1

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1 Credit Union Plaza
Harrisburg, PA 17110

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PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

1. Article Addressed to:
2. Article Number (Transfer from service label)
3. Service Type
4. Restricted Delivery? (Extra Fee)

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

7006 2760 0004 5957 6042

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/22/2007

SERVICE# 13 - OF - 16 SERVICES
DOCKET # 91ED2007

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 5-25-7 TIME 1340 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 5-25-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/22/2007

SERVICE# 1 - OF - 16 SERVICES
DOCKET # 91ED2007

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

PAPERS TO SERVED

DEBRA SAMULEVICH

MORTGAGE FORECLOSURE

1607 FAIRVIEW AVE.

BERWICK

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE TIME 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

5-24-7

0840

2

CAO

DEPUTY

DATE

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/22/2007

SERVICE# 2 - OF - 16 SERVICES
DOCKET # 91ED2007

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 AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

S

I

!

Mandy
805-1650

40 Sheriff
10 Notary

IDENTIFICATION

AGE OTHER

Eyes Hair Age Military

CE AT POA POB POE CCSO

MBER: 18+ YEARS OF AGE AT POA

MANAGING AGENT

ENT

PLACE OF ATTEMPTED SERVICE

1st Ave Berwick

Moved To 649 South DATE

Road Shick-shining PA.

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

5-24-7 0840 2 (d)

5-24-7 0910 2 Moved To Shickshining

DEPUTY

DATE

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/22/2007

SERVICE# 9 - OF - 16 SERVICES
DOCKET # 91ED2007

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 Kelly Greer

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 5-24-7 TIME 6:45 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. Greer
DATE 5-24-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/22/2007

SERVICE# 8 - OF - 16 SERVICES
DOCKET # 91ED2007

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

PAPERS TO SERVED

CONNIE GINGHER-TAX COLLECTOR

MORTGAGE FORECLOSURE

1615 LINCOLN AVE.

BERWICK

SERVED UPON POSTED ON Side Door of Office

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-24-7 TIME 0900 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. L. Lute

DATE 5-24-7

REAL ESTATE OUTLINE

ED # 91-07

DATE RECEIVED 5-22-07
DOCKET AND INDEX 5-25-07

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>200900</u>	<u>✓</u>	CK# <u>295995</u>

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

SALE DATE	<u>Aug. 1, 2007</u>	TIME <u>1000</u>
POSTING DATE	<u>June 30, 07</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>June 30, 07</u>	
	2 ND WEEK <u>July 7, 07</u>	
	3 RD WEEK <u>July 14, 07</u>	

SHERIFF'S SALE

WEDNESDAY AUGUST 1, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 91 OF 2007 ED AND CIVIL WRIT NO. 103 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia Commonwealth 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 is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
Joseph A. Goldbeck, Jr., Esq.
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

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PROPERTY ADDRESS: 1607 FAIRVIEW AVENUE, BERWICK, PA 18603

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Plaintiff's Attorney
Joseph A. Goldbeck, Jr., Esq.
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY AUGUST 1, 2007 AT 10:00 AM

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Plaintiff's Attorney
Joseph A. Goldbeck, Jr., Esq.
701 Market Street
Philadelphia, PA 19106

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

Deputy _____

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

SUITE 5000
MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM

May 21, 2007

Tami Kline
Prothonotary of Columbia County
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
No. 2007-CV-103

Kindly take Judgment and issue the Writ of Execution and forward the same to the Sheriff's Office.

Please return a copy of the enclosed pleadings to my office with your time stamp affixed thereto in the stamped, self-addressed envelope for this purpose.

Thank you for your cooperation in this matter.

Package prepared by Melissa Curry.

Judgment / Writ / Sale Department

Kelly Norris - Supervisor

Direct: (215) 825-6362

Fax: (215) 825-6462

KNorris@goldbecklaw.com

*****If you have received an incorrect filing fee. Please contact Kelly Norris at the phone number listed above or Barbara Hand (215) 825-6320, and we will immediately overnight a check to you for the correct amount.**

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

**IN RE: Debra A. Samulevich
Joseph F. Samulevich**

Debtors

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

Moving Party

vs.

**Debra A. Samulevich
Joseph F. Samulevich**

Debtors

Trustee

CHAPTER 7

NO. 07-50840 RNO

11 U.S.C. Sections 362 and 1301

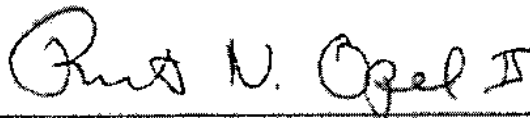
ORDER

Upon consideration of the failure of Debtors and the Trustee to file and Answer or otherwise plead, it is **ORDERED AND DECREED** that:

The Automatic Stay of all proceedings, as provided under 11 U.S.C. Sections 362 and 1301 of the Bankruptcy Reform Act of 1978 (The Code) 11 U.S.C. 11 U.S.C. Sections 362 and 1301 (if applicable), are modified to allow CITIMORTGAGE, INC., S/B/M CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES CONSUMER DISCOUNT COMPANY and its successor in title to proceed with the execution process through, among other remedies but not limited to Sheriff's Sale regarding the premises 1607 Fairview Avenue Berwick, PA 18603 and a possessory action if necessary.

Movant may, at its option, provide and enter into a potential forbearance agreement, loan modification, refinance agreement or other loan workout/ loss mitigation agreement. The moving party may contact the debtors via telephone or written correspondence to offer such an agreement.

Date: May 10, 2007



Robert N. Opel, II, Bankruptcy Judge

(JAT)

This document is electronically signed and filed on the same date.

FILED
PROTHONOTARY

2007 MAY 22 AM 11:20

Goldbeck McCafferty & McKee
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-91

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 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: May 21, 2007


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

GOLDBECK McCAFFERTY & McKEEVER

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

**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 our office at 215-825-6329 or 1-866-413-2311 and
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.
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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!

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

GOLDBECK McCAFFERTY & McKEEVER

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

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 MORTGAGE COMPANY INC. F/K/A
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 JOSEPH F. SAMULEVICH
Mortgagor(s) and Record Owner(s)

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

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P 3180-3183

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-91

FILED
PROTHONOTARY
JUL 22 AM 10:20
CLERK OF COURT
JUL 22 2007

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

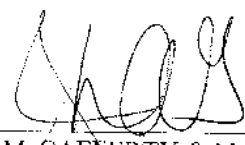
Issue Writ of Execution in the above matter:

Amount Due

\$107,405.07

Interest from 2/24/07
to Date of Sale at
10.5000%

(Costs to be added)



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

Term

No. 2007-CV-103

IN THE COURT OF COMMON PLEAS

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

vs.

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

**PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)**

Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322

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

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2007-ED-91

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 2/24/07
Through Date of Sale

(Costs to be added)

Dated: May 22, 2007

Sam B. Klue
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy _____

Term
No. 2007-CV-103

IN THE COURT OF COMMON PLEAS

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

vs.

DEBRA A. SAMULEVICH and
JOSEPH F. SAMULEVICH

Mortgagor(s)

1607 Fairview Avenue Berwick, PA 18603

WRIT OF EXECUTION
(Mortgage Foreclosure)

REAL DEBT	
INTEREST from	
COSTS PAID:	\$107,405.07
PROTHY	\$ 90.50 pd
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	14.00 pd
Judg. Fee	23.00 pd
Cr.	7.00
Sat.	

Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322

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.

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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

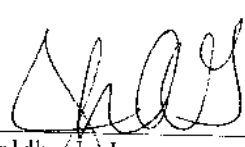
CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2007-CV-103

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 & McIVER

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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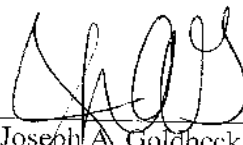
CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007-CV-103

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

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

GOLDBECK McCAFFERTY & McKEEVER

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 Attorney I.D.#16132
 Suite 5000- Mellon Independence Center
 701 Market Street
 Philadelphia, PA 19106
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IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

2007-ED-91

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:

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

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: May 21, 2007


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

Goldbeck McCafferty & McKeevry
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

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CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007-CV-103

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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.

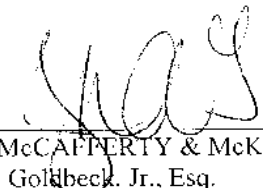
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
1607 Fairview Avenue
Berwick, PA 18603

(attach separate sheet if more space is needed)

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DATED: May 21, 2007



GOLDBECK McCARTHERY & 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
 215-825-6318
 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

**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, JOSEPH F.
JOSEPH F. 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 our office at 215-825-6329 or 1-866-413-2311 and

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

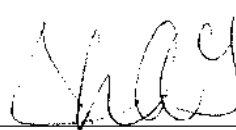
CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2007-CV-103

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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CONSUMER DISCOUNT COMPANY
1111 Northpoint Drive
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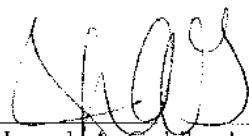
CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007-CV-103

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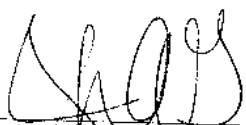
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BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

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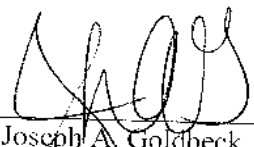
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BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

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
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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

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TAX PARCEL #: 04D-05-127

PROPERTY ADDRESS: 1607 FAIRVIEW AVENUE, BERWICK, PA 18603

**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

05/21/2007

PAY
TO THE
ORDER OF

Sheriff of Columbia County

\$2,000.00

TWO THOUSAND AND XX / 100

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO *Samulevich*


AUTHORIZED SIGNATURE

295995

⑈ 295995⑈ ⑆ 23607380⑆ 70 1100018⑈