

SHERIFF'S SALE COST SHEET

EMC Malt. vs. Machowski
NO. 160-08 ED NO. 1105-08 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	<u>\$35.50</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>\$5.50</u>
NOTARY	<u>\$15.00</u>
TOTAL *****	\$ 332.50

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

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$	
SCHOOL DIST.	20	\$	
DELINQUENT	20	\$	5.00
TOTAL *****			\$ 5.00

MUNICIPAL FEES DUE:

SEWER	20	\$	
WATER	20	\$	
TOTAL *****		\$	1.00

SURCHARGE FEE (DSTE) \$ 120.00
MISC. \$ _____
\$ _____
TOTAL ***** \$ -- 00

TOTAL COSTS (OPENING BID) \$ 607.50

2044d 742.58

THE LAW
Offices of

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

GREGORY JAVARDIAN

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

October 23, 2008

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

Attention: Tim

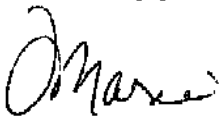
Re: EMC MORTGAGE CORPORATION
v. STANISLAW MACIOWSKI and PIOTR MACHOWSKI
No. 2008-CV-1105
Premises: 216 RASELY STREET, A/K/A 216 RASELEY STREET, BERWICK, PA

Dear Tim:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for FEBRUARY 4, 2009.

No funds were received in consideration for the stay.

Very truly yours,



Maric Keen for
Law Offices of Gregory Javardian

/mk

cc: EMC MORTGAGE CORPORATION/NEWTRAK
File #0003615010

VIA TELECOPY (570) 389-5625 and REGULAR MAIL

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/23/2008

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 160ED2008

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT STANISLAW MACHOWSKI
PIOTR MACHOWSKI

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

PERSON/CORP TO SERVED
STANISLAW MACHOWSKI
216 RASELEY STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

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
	10.07.08	0900	DANIELLO	LIC
	10.07.08	1630	DANIELLO	CARD STILL THERE!
	10.21.08	1425	DANIELLO	" " "
DEPUTY	<i>[Signature]</i>		DATE	10-21-08

MOVED TO 586 MANHATTAN AVE. APT 1
BROOKLYN, NY. 11222
KINGS CO.
10-22 Cost. Mail / Sent



October 8, 2008

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

EMC MORTGAGE CORPORATION

VS.

**STANISLAW MACHOWSKI
PIOTR MACHOWSKI**

DOCKET # 160ED2008

JD # 1105JD2008

Dear Timothy:

The amount due on sewer account #130101 for the property located at 216 Rasely Street Berwick, Pa through March 31, 2009 is \$260.55.

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

Sincerely,


Kelly Greer
Authority Clerk

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 10/07/2008

Fee: \$5.00

Cert. NO: 5264

MACHOWSKI STANISLAW
PIOTR MACHIWSKI
216 RASELEY STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20030 -9710
Location: 216 RASELEY ST LOT 8
Parcel Id:04C-03 -146-00,000

Assessment: 33,667
Balances as of 10/07/2008

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain, Per: dm.
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/23/2008

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 160ED2008

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT STANISLAW MACHOWSKI
PIOTR MACHOWSKI

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

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

SERVED UPON MAGGIE FIRITZ

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 10.06.08 TIME 0930 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

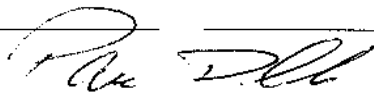
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 10.06.08

BERWICK AREA SCHOOL DISTRICT
2008 SCHOOL REAL ESTATE DATE 07/01/2008 BILL# 002505
Original
BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
CONNIE C. GINGHER
1615 LINCOLN AVENUE
BERWICK, PA 18603

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	33667	48.1000	1586.99	1619.38	1781.32
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.			PAY THIS AMOUNT	1586.99 IF PAID ON OR BEFORE Aug 31	1619.38 IF PAID ON OR BEFORE Oct 31 1781.32 IF PAID AFTER Nov 1

HOURS Mon, Tue, Thur, 9:30am-4:00pm
Closed Wednesday and Friday
Closed Holidays
PHONE 570-752-7442
M MACHOWSKI STANISLAW
A PIOTR MACHIWSKI
I 216 RASELEY STREET
L BERWICK PA 18603
NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION	ACCT.
PARCEL 04C03 14600000	4854
216 RASELEY ST	4352.00
20030-9710	29315.00
0.25 ACRES	

SCHOOL PENALTY 10%
DELINQUENT TAX TO
COURTHOUSE DEC 15
CK 1586.99
MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT
8-31-08
CF 019403
Tax Notice 2008 County & Municipality
BERWICK BORO
MAKE CHECKS PAYABLE TO:
Connie C. Gingher
1615 Lincoln Avenue
Berwick PA 18603
HOURS MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & HOLIDAYS.
CLOSED FRIDAYS

PHONE: 570-752-7442
FOR: COLUMBIA COUNTY **DATE 03/01/2008** **BILL NO. 4790**

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	33,667	6.146	202.78	206.92	227.61
SINKING		1.345	44.37	45.28	49.81
FIRE		1.25	41.24	42.08	44.18
LIGHT		1.75	57.74	58.92	61.87
BORO RE		10.6	349.73	356.87	374.71
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	695.86 April 30 If paid on or before	710.07 June 30 If paid on or before 758.18 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED
MACHOWSKI STANISLAW
PIOTR MACHIWSKI
216 RASELEY STREET
BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04C-03 -146-00,000		
216 RASELEY ST		
.2498 Acres	Land	4,352
	Buildings	29,315
Total Assessment		33,667

This tax returned to
courthouse on:
January 1, 2009
FILE COPY
If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT
4.29 088

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/23/2008

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 160ED2008

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT STANISLAW MACHOWSKI
PIOTR MACHOWSKI

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE.	
BERWICK	

SERVED UPON KEELY GREEN

RELATIONSHIP CLIENT IDENTIFICATION _____

DATE 10-06-08 TIME 0915 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 *Pam Delle* DATE 10-06-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/23/2008

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 160ED2008

PLAINTIFF EMC MORTGAGE CORPORATION
DEFENDANT STANISLAW MACHOWSKI
PIOTR MACHOWSKI
ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

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

SERVED UPON MAUREN COLE

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 10-6-8 TIME 0950 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. Cole

DATE 10-6-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/23/2008

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 160ED2008

PLAINTIFF EMC MORTGAGE CORPORATION
DEFENDANT STANISLAW MACHOWSKI
PIOTR MACHOWSKI
ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

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

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 10-6-8 TIME 1040 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 10-6-8

REAL ESTATE OUTLINE

ED # 160-08

DATE RECEIVED 9-27-08
DOCKET AND INDEX 10-3-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WAIVER OF WATCHMAN ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 47677
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Feb. 4 09 TIME 0900
POSTING DATE Jan. 5, 09
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan 12
2ND WEEK 21
3RD WEEK 28, 09

SHERIFF'S SALE

Wednesday, February 4th, 2009 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 160ED2008 AND CIVIL WRIT NO. 1105JD2008 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 those certain lots, pieces or parcels of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at a point on the easterly side of Raseley Street at the northwest corner of Lot No. 9; thence along Raseley Street in a northerly direction a distance of 45 feet to Lot No. 7; thence along the same in an easterly direction a distance of 160 feet to an alley; thence along said alley in a southerly direction a distance of 45 feet to Lot No. 9; thence along same in a westerly direction a distance of 160 feet to the place of beginning.

This description is intended to cover and this deed to convey Lot No. 8 as marked and numbered in Raseley's Addition to the Borough of Berwick.

TRACT NO. 2: BEGINNING at a point on the East side of Raseley Street, at the southwest corner of Lot No. 7 of the Raseley Addition; thence in an easterly direction along the dividing line between Lots No. 7 and 8 a distance of 160 feet to the westerly side of an alley; thence along said alley in a northerly direction 22 1/2 feet to a point in line of lands now or late of Vernon P. Long, et ux; thence in a westerly direction on a line parallel with the first course herein and lands now or late of Vernon P. Long, et ux, a distance of 160 feet to the easterly side of Raseley Street; thence along Raseley Street in a southerly direction 22 1/2 feet to the place of beginning.

BEING the southerly one-half of Lot No. 7 in the Raseley Addition to the Borough of Berwick.

BEING known as 216 Rasely Street, a/k/a 216 Raseley Street, Berwick, PA 18603

BEING THE SAME PREMISES which Todd R. Corriveau and Viola Lynn Corriveau, by Deed dated June 17, 2003 and recorded August 4, 2003 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200309710 granted and conveyed unto Stanislaw Machowski and Piotr Machowski, his son.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *MAURICE J. JONES*

C. Date of Delivery *OCT 9 2008*

D. 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

PS Form 3811, February 2004

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 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) **7007 0710 0002 4087 6733**

Return Receipt 102595-02-M

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *MAURICE J. JONES* Date of Delivery *OCT 08 2008*

D. 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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *LEE SIMMONS*

C. Date of Delivery *OCT 9 2008*

D. 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

PS Form 3811, February 2004

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 Commonwealth of PA
 PO Box 2675
 Harrisburg, PA 17105

2. Article Number
 (Transfer from service label) **7007 0710 0002 4087 6689**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *LEE SIMMONS* Date of Delivery *OCT 08 2008*

D. 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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *MAURICE J. JONES*

C. Date of Delivery *OCT 9 2008*

D. 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

PS Form 3811, February 2004

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 OFFICE OF F.A.I.R.
 DEPARTMENT OF PUBLIC WELFARE
 PO BOX 8016
 HARRISBURG, PA 17105

2. Article Number
 (Transfer from service label) **7007 0710 0002 4087 6726**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *MAURICE J. JONES* Date of Delivery *OCT 09 2008*

D. 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

SHERIFF'S SALE

Wednesday, February 4th, 2009 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 160ED2008 AND CIVIL WRIT NO. 1105JD2008 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:

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TRACT NO. 2: BEGINNING at a point on the East side of Raseley Street, at the southwest corner of Lot No. 7 of the Raseley Addition; thence in an easterly direction along the dividing line between Lots No. 7 and 8 a distance of 160 feet to the westerly side of an alley; thence along said alley in a northerly direction 22 1/2 feet to a point in line of lands now or late of Vernon P. Long, et ux; thence in a westerly direction on a line parallel with the first course herein and lands now or late of Vernon P. Long, et ux, a distance of 160 feet to the easterly side of Raseley Street; thence along Raseley Street in a southerly direction 22 1/2 feet to the place of beginning.

BEING the southerly one-half of Lot No. 7 in the Raseley Addition to the Borough of Berwick.

BEING known as 216 Rasely Street, a/k/a 216 Rascey Street, Berwick, PA 18603

BEING THE SAME PREMISES which Todd R. Corriveau and Viola Lynn Corriveau, by Deed dated June 17, 2003 and recorded August 4, 2003 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200309710 granted and conveyed unto Stanislaw Machowski and Piotr Machowski, his son.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TERMS OF SALE

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Plaintiff's Attorney
Gregory Javardian, Esquire
1310 Industrial Boulevard 1st Floor, Suite 101
Southampton, PA 18966

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

SHERIFF'S SALE

Wednesday, February 4th, 2009 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 160ED2008 AND CIVIL WRIT NO. 1105JD2008 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:

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BEING the southerly one-half of Lot No. 7 in the Raseley Addition to the Borough of Berwick.

BEING known as 216 Rasely Street, a/k/a 216 Raseley Street, Berwick, PA 18603

BEING THE SAME PREMISES which Todd R. Corriveau and Viola Lynn Corriveau, by Deed dated June 17, 2003 and recorded August 4, 2003 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200309710 granted and conveyed unto Stanislaw Machowski and Piotr Machowski, his son.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

EMC MORTGAGE CORPORATION

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

vs.

**STANISLAW MACHOWSKI
PIOTR MACHOWSKI**

NO.: 2008-CV-1105

2008-ED-1160

**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 (specifically described property below):

Premises: 216 RASELY STREET, A/K/A 216 RASELEY STREET, BERWICK, PA 18603

(See legal description attached.)

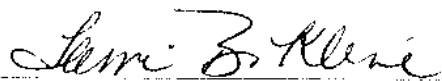
Amount Due \$53,216.24

Interest from 8/11/08 to \$ _____
Date of Sale (\$8.74 per diem)

Total \$ _____ Plus Cost \$ _____

as endorsed.

Dated Sept. 23, 2008
(Seal)



Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

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IMPROVEMENTS: RESIDENTIAL DWELLING.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

EMC MORTGAGE CORPORATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

STANISLAW MACHOWSKI
PIOTR MACHOWSKI

No.: 2008-CV-1105

2008 ED-160

PRAECIPE FOR WRIT OF EXECUTION
MORTGAGE FORECLOSURE

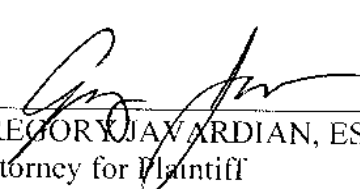
TO THE PROTHONOTARY:

Kindly issue Writ of Execution in the above matter.

Amount Due \$53,216.24

Interest from 8/11/08 to Date of Sale
@ \$8.74 per diem \$ _____

Subtotal \$ _____
(Costs to be added)



GREGORY JAX ARDIAN, ESQUIRE
Attorney for Plaintiff

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COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

STANISLAW MACHOWSKI
PIOTR MACHOWSKI

No.: 2008-CV-1105

2008-ED-160

AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 216 RASELY STREET, A/K/A 216 RASELEY STREET, BERWICK, PA 18603:

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

Name

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

STANISLAW MACHOWSKI

216 RASELY STREET, A/K/A
216 RASELEY STREET
BERWICK, PA 18603

PIOTR MACHOWSKI

586 MANHATTAN AVENUE, APT. 1R
BROOKLYN, NY 11222

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

STANISLAW MACHOWSKI

216 RASELY STREET, A/K/A
216 RASELEY STREET
BERWICK, PA 18603

PIOTR MACHOWSKI

586 MANHATTAN AVENUE, APT. 1R
BROOKLYN, NY 11222

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

Name

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

Bank of America, NA

1060 Andrew Drive, Suite 170
West Chester, PA 19380

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

Name

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

Plaintiff.

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

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

None.

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

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

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

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

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

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

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

Tenants/Occupants	216 RASELY STREET, A/K/A 216 RASELEY STREET BERWICK, PA 18603
-------------------	---

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



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

September 19, 2008

EMC MORTGAGE CORPORATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

STANISLAW MACHOWSKI
PIOTR MACHOWSKI

No.: 2008-CV-1105

2008-E-1110

AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action sets forth as of the date the Praccipe for the Writ of Execution was filed the following information concerning the real property located at 216 RASELY STREET, A/K/A 216 RASELEY STREET, BERWICK, PA 18603:

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
STANISLAW MACHOWSKI	216 RASELY STREET, A/K/A 216 RASELEY STREET BERWICK, PA 18603
PIOTR MACHOWSKI	586 MANHATTAN AVENUE, APT. 1R BROOKLYN, NY 11222

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

STANISLAW MACHOWSKI	216 RASELY STREET, A/K/A 216 RASELEY STREET BERWICK, PA 18603
PIOTR MACHOWSKI	586 MANHATTAN AVENUE, APT. 1R BROOKLYN, NY 11222

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
Bank of America, NA	1060 Andrew Drive, Suite 170 West Chester, PA 19380

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

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

Plaintiff.

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

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

None.

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

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

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

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

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

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

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

Tenants/Occupants	216 RASELY STREET, A/K/A 216 RASELEY STREET BERWICK, PA 18603
-------------------	---

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



GREGORY SAVARDIAN, ESQUIRE
Attorney for Plaintiff

September 19, 2008

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

EMC MORTGAGE CORPORATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

STANISLAW MACHOWSKI
PIOTR MACHOWSKI

No.: 2008-CV-1105

2008-ED-1160

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

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

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



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

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

EMC MORTGAGE CORPORATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

STANISLAW MACHOWSKI
PIOTR MACHOWSKI

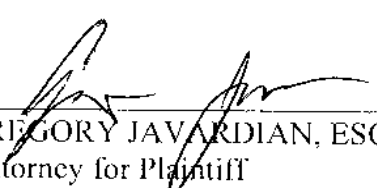
No.: 2008-CV-1105

2008-ED-160

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

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

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



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

EMC MORTGAGE CORPORATION

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

Plaintiff

vs.

CIVIL ACTION - LAW

STANISLAW MACHOWSKI
PIOTR MACHOWSKI

IN MORTGAGE FORECLOSURE

No.: 2008-CV-1105

Defendants

2008-ED-160

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

COMMONWEALTH OF PENNSYLVANIA :

:

ss

COUNTY OF BUCKS :

:

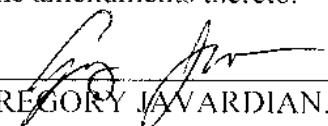
The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) STANISLAW MACHOWSKI is over 21 years of age, resides at 216 RASELY STREET, A/K/A 216 RASELEY STREET, BERWICK, PA 18603;

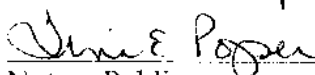
(b) PIOTR MACHOWSKI is over 21 years of age, resides at 586 MANHATTAN AVENUE, APT. 1R, BROOKLYN, NY 11222;

(c) Plaintiff, EMC MORTGAGE CORPORATION, is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 800 STATE HIGHWAY 121 BYPASS, LEWISVILLE, TX 75067-4180

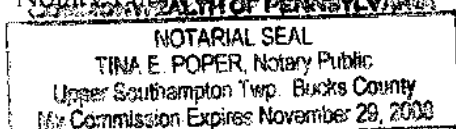
Deponent further avers that none of the above is within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with the amendments thereto.


GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

Sworn to and subscribed before me
this 2nd day of September, 2008.

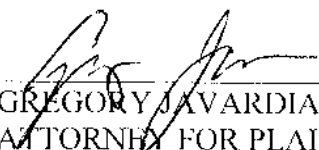

Tina E. Popper

Notary Public



WAIVER OF WATCHMAN

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



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

ALL those certain lots, pieces or parcels of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at a point on the easterly side of Raseley Street at the northwest corner of Lot No. 9; thence along Raseley Street in a northerly direction a distance of 45 feet to Lot No. 7; thence along the same in an easterly direction a distance of 160 feet to an alley; thence along said alley in a southerly direction a distance of 45 feet to Lot No. 9; thence along same in a westerly direction a distance of 160 feet to the place of beginning.

This description is intended to cover and this deed to convey Lot No. 8 as marked and numbered in Raseley's Addition to the Borough of Berwick.

TRACT NO. 2: BEGINNING at a point on the East side of Raseley Street, at the southwest corner of Lot No. 7 of the Raseley Addition; thence in an easterly direction along the dividing line between Lots No. 7 and 8 a distance of 160 feet to the westerly side of an alley; thence along said alley in a northerly direction 22 ½ feet to a point in line of lands now or late of Vernon P. Long, et ux; thence in a westerly direction on a line parallel with the first course herein and lands now or late of Vernon P. Long, et ux, a distance of 160 feet to the easterly side of Raseley Street; thence along Raseley Street in a southerly direction 22 ½ feet to the place of beginning.

BEING the southerly one-half of Lot No. 7 in the Raseley Addition to the Borough of Berwick.

BEING known as 216 Rasely Street, a/k/a 216 Raseley Street, Berwick, PA 18603

BEING THE SAME PREMISES which Todd R. Corriveau and Viola Lynn Corrivcau, by Deed dated June 17, 2003 and recorded August 4, 2003 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200309710 granted and conveyed unto Stanislaw Machowski and Piotr Machowski, his son.

IMPROVEMENTS: RESIDENTIAL DWELLING.

ALL those certain lots, pieces or parcels of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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IMPROVEMENTS: RESIDENTIAL DWELLING.

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

PLAINTIFF
EMC MORTGAGE CORPORATION

COURT NO.: 2008-CV-1105

DEFENDANT
STANISLAW MACHOWSKI
PIOTR MACHOWSKI

2008-ED-160
TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE STANISLAW MACHOWSKI AT:
216 RASELY STREET, A/K/A 216 RASELEY STREET
BERWICK, PA 18603

SALE DATE: _____

PLEASE SERVE DEFENDANT WITH NOTICE OF SHERIFF'S SALE. OUR OFFICE WILL HAVE A PROCESS SERVER ATTEMPT SERVICE UPON DEFENDANT, PIOTR MACHOWSKI, IN NY.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2008, at _____, o'clock __ M., at _____, Commonwealth of Pennsylvania, in the manner described below:

___ Defendant personally served.

___ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

___ Adult in charge of Defendant's residence who refused to give name or relationship.

___ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

___ Agent or person in charge of Defendant's office or usual place of business.

___ _____ an officer of said Defendant's company.

___ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 2008, at ____ o'clock __ M., Defendant NOT FOUND because:

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this ____ day of _____, 2008, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF
GREGORY JAVARDIAN, ESQUIRE
I.D.#55669
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

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

PLAINTIFF
EMC MORTGAGE CORPORATION

COURT NO.: 2008-CV-1105

2008-ED-100

DEFENDANT
STANISLAW MACHOWSKI
PIOTR MACHOWSKI

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE AT:

216 RASELY STREET, A/K/A 216 RASELEY STREET
BERWICK, PA 18603

SALE DATE: _____

PLEASE POST SHERIFF'S HAND BILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2008, at _____, o'clock ____ M., at _____, Commonwealth of Pennsylvania, in the manner described below:

___ Defendant personally served.

___ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

___ Adult in charge of Defendant's residence who refused to give name or relationship.

___ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

___ Agent or person in charge of Defendant's office or usual place of business.

___ _____ an officer of said Defendant's company.

___ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 2008, at ____ o'clock ____ M., Defendant NOT FOUND because:

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this ____ day of _____, 2008, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF
GREGORY JAVARDIAN, ESQUIRE
I.D.#55669
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

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

EMC MORTGAGE CORPORATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

STANISLAW MACHOWSKI
PIOTR MACHOWSKI

No.: 2008-CV-1105

2008-ED-1100

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: STANISLAW MACHOWSKI
216 RASELY STREET, A/K/A
216 RASELEY STREET
BERWICK, PA 18603**

**PIOTR MACHOWSKI
586 MANHATTAN AVENUE
APT. 1R
BROOKLYN, NY 11222**

Your house (real estate) at 216 RASELY STREET, A/K/A 216 RASELEY STREET, BERWICK, PA 18603, is scheduled to be sold at Sheriff's Sale on _____, 2008 at _____, in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of \$53,216.24, obtained by **EMC MORTGAGE CORPORATION**, against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(215) 942-9690**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 942-9690.
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 Gregory Javardian, Esquire at (215) 942-9690.
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 the 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. 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.
7. You may also have other rights and defenses, or ways of getting your home 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
168 E. 5TH STREET
BLOOMSBURG, PA 17815
TELEPHONE: (570) 784-8760**

ALL those certain lots, pieces or parcels of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at a point on the easterly side of Raseley Street at the northwest corner of Lot No. 9; thence along Raseley Street in a northerly direction a distance of 45 feet to Lot No. 7; thence along the same in an easterly direction a distance of 160 feet to an alley; thence along said alley in a southerly direction a distance of 45 feet to Lot No. 9; thence along same in a westerly direction a distance of 160 feet to the place of beginning.

This description is intended to cover and this deed to convey Lot No. 8 as marked and numbered in Raseley's Addition to the Borough of Berwick.

TRACT NO. 2: BEGINNING at a point on the East side of Raseley Street, at the southwest corner of Lot No. 7 of the Raseley Addition: thence in an easterly direction along the dividing line between Lots No. 7 and 8 a distance of 160 feet to the westerly side of an alley; thence along said alley in a northerly direction 22 ½ feet to a point in line of lands now or late of Vernon P. Long, et ux; thence in a westerly direction on a line parallel with the first course herein and lands now or late of Vernon P. Long, et ux, a distance of 160 feet to the easterly side of Raseley Street; thence along Raseley Street in a southerly direction 22 ½ feet to the place of beginning.

BEING the southerly one-half of Lot No. 7 in the Raseley Addition to the Borough of Berwick.

BEING known as 216 Rasely Street, a/k/a 216 Raseley Street, Berwick, PA 18603

BEING THE SAME PREMISES which Todd R. Corriveau and Viola Lynn Corriveau, by Deed dated June 17, 2003 and recorded August 4, 2003 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200309710 granted and conveyed unto Stanislaw Machowski and Piotr Machowski, his son.

IMPROVEMENTS: RESIDENTIAL DWELLING.

THE LAW OFFICES OF GREGORY JAVARDIAN

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

FIRSTTRUST
3-7380-2360

9/19/2008

PAY TO THE Sheriff
ORDER OF

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

\$ **1,350.00

DOLL'

47077

MEMO EMC VS. MACHOWSKI, S.

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